

RESIDENTIAL LOT VACANCY, AVAILABILITY AND DWELLING UNIT POTENTIAL

SUMMARY AND CONCLUSIONS

Pamela Hall, Ph.D.

March, 2005

The focus of this summary of the vacancy analysis is to discuss how well the interrelated goals of the Comprehensive Plan: encouraging urban infill and limiting urban sprawl have been realized and to provide suggestions on how to further these goals. Encouraging urban infill and limiting urban sprawl are strongly linked: policies that relax limits on sprawl can easily result in retarding urban infill and likewise policies that limit effective urban densities will create premature pressure to build outside the growth boundary.

1. Leon County population has increased substantially in the last two years (15,000 new residents). Surrounding county populations are also increasing. However, the total number of new residents in surrounding counties is only about 20% of new residents in Leon. Walkulla still has only about one tenth of the population of Leon and its new residents are only about one tenth of the number of Leon. **There does not appear to be any great shift in population to surrounding counties at the expense of growth in Leon.**

2. The average number of dwelling units built each has been very stable, between 2500 and 3000 for 30 years (Figure 1A). Single family represents approximately 43% of the total, multifamily approximately 40% and mobile homes approximately 17% of the total. However, there has been a substantial amount of annual variation in the production of single family homes. (Figure 1B). The Leon County real estate market is similar to other locales, with "boom" and "bust" periods.

3. Since the adoption of the Comp Plan (1990) and the implementation of its regulations (approximately 1992), there has been no drop in the number of houses or dwelling units produced (Figure 1B). The number of single family houses has steadily increased from an average of just under 1100 a year in the early 70's to 1400 per year since 2000.

4. Coincident with the adoption of the Comp Plan, the density of single family homes has substantially increased inside the Urban Services Area (USA) (as defined in 2002) which includes most of Tallahassee and some unincorporated areas in the County (Figure 1C). Complimenting this, the density of single family homes has not increased outside the USA.

In 2002 the Countywide average lot size for developed property is approximately 0.84 acres, not including agricultural land and 1.55 acres including agricultural parcels with a house. But 50% of the lots are less than 0.33 acres (median) in either case. However, there is a distinct change in density at the urban services boundary. Inside the USA the average lot size is 0.55 acres while outside it is 2.61 acres (not including houses on agricultural land since there is very little of this inside the USA). The medians are 0.29

and 1.59, respectively, again showing a large difference in the typical residential lot size across the USA boundary.

The number of home has increased in both areas, but the density has only increased within the USA. The average number of dwelling unit per acre inside the USA for development in 1992 was 1.6 and rose to 2.5 in 2002. Over the same time period, the average dwelling units per acre outside the USA has remained quite constant at 0.36. The cyclic pattern of home production is still evident both inside and outside the USA.

Note that Figure 1C is a graph of DENSITY, while Figures 1A and 1B show the NUMBER of houses.

5. In 2002, there were 16,384 vacant and available parcels which comprise 167,191 acres of developable land (Table 1, see table legend and report for details on definitions). **If the remaining vacant parcels were built out at the rate that parcels in the same zoning classes have been successfully built in the last 10 years, they would conservatively produce 77,049 new dwelling units. Accounting for the two most recent years, during which approximately 6,000 dwelling units were built (multi- and single family), a capacity of about 71,000 dwelling units still remain.**

6. **While the number of potential dwelling units is large, it is substantially less than if the same vacant land were built out at the maximum allowed under current zoning which is over 164,000.** The achievement of development density varies quite a bit among zoning categories (Table 3 or Table 3A for residential zoning only). **On average recent development densities have not achieved maximum allowed. This indicates that there is no need for density allowance (zoning) to be changed for large portions of land in order to accommodate housing needs in the near future. However, it does indicate that development standards should be reviewed to assess how to enhance current average build out densities while not creating large impacts on storm water management and traffic.**

Development standards strongly influence how much land is actually used for houses the subdivision of any given parcel. Land is required for infrastructure such as roads and storm water facilities. Requirements for landscaping and green space set asides can also limit land actually available for house lots. Requirements of minimum lot sizes, set backs and buffers which can limit the number of house lots. Restricting development on environmentally sensitive land (wet lands, flood plains and steep slopes) also limits house lot numbers, but development on such lands carries huge environmental costs and potential damage to the houses due to flooding. However, increased density on developable land also has consequences: larger amounts of storm water runoff which necessitate greater treatment capacity, more impervious area for roadways and parking, and loss of green space and old vegetation that greatly enhances the living conditions of a subdivision as well as its integration into the surrounding existing development and further exacerbate storm water runoff.

7. **This analysis indicates that the policies of the Comprehensive Plan have regulated the location and density of residential development while not apparently lowering the quantity of new homes and the creation of residential lots.**

Most likely the creation of a “growth” boundary (the Urban Services Area) and zoning which controls density and housing types are the measures that have been most effective in implementing the Comprehensive Plan policies. Large changes in the location and size of the USA and maximum allowable zoning densities outside the USA could greatly reduce the progress in increased residential density inside the USA that has occurred since the creation of this area. Creation of incentives for building outside the USA, such as increasing maximum or effective densities in the UF or Rural areas, will most likely slow urban infill and encourage urban sprawl.

What is needed are changes in regulations that will increase the proportion of developable land within the USA that can be put “under roof” while at the same time not creating an asphalt jungle. This means that changes in development standards such as eliminating minimum lots sizes, reducing set backs, increasing the zoning classes that allow a mixture of housing types instead of limiting it to single family detached must be accompanied by good, consistently implemented design standards for the development, not just the dwellings.

8. Discussion of the types of remaining vacant land and expectations for residential development.

The estimate of the total number of potential dwelling units that vacant land could produce presumes a complete build out, border to border, at current development patterns. Continuing this pattern is not, necessarily sufficient for creating and maintaining a quality community which retains the capacity to accommodate long term growth and livability. What I believe the large amount of potential dwelling units means is that our community has time to create better implement of planning objectives. The following is a description of the vacant land and an assessment of it capacity to be developed and the possible impact of that development.

Plantation acreage.

Over 100,000 acres of developable, vacant land is held in large holdings mostly in the north and eastern parts of the County. However, under current zoning, these lands even if fully built out would only contribute about 12,000 units (Table 1,C13). It is unknown what the owner’s near intentions are and some have become parts of exurban subdivisions (e.g.. Centerville Farms). **These lands are the source of much of the natural beauty of Leon County and serve as water recharge and natural treatment areas.** The Red Hills Conservation has helped to place much of this land (not counted here as developable acreage) in permanent conservation easement.

Existing platted lots: For sale now.

The land that is most likely to be immediately built upon are platted lots both inside and outside of the USA of which there were approximately 9,000 acres and 10,000 lots (Table 1, A1,B3, B8 and platted parcels of D14 and D15). This includes platted lots in existing older subdivisions that are not expected to further subdivide. There is also a substantial reservoir of lots that could subdivide given their large size relative to their

current zoning and neighborhood lot size (approximately 1,700 more units from platted improved lots). It is reasonable to assume that as infill continues these large platted lots will subdivide to some extent.

Large planned developments: works in process.

Large planned developments such as Bull Run, Southwood and Welaunee apparently are going to provide more units than their current zoning allows (Table 1, B5, B6, B7). This is not unexpected as much of these lands were in low density zoning districts and under agricultural exemption just before development plans were (or will be) approved and development actually begins. However, the actual production of dwelling units by such large and long term developments will change as master plans are, inevitably, amended. This is even more true for a few of the remaining large land holdings inside the USA for which no development plans yet exist (e.g. English Properties, Fallschase). **It is critical to the twin goals of the Comp Plan that these large urban development actually produce urban densities and a variety of housing types to accommodate the growth in Leon County and in a phased fashion that does not add to urban sprawl.**

Room to grow: unplatted land.

There are 36,600 acres of developable vacant land in metes and bounds, much of it held in agricultural exemption in addition to the remaining large vacant tracts of Southwood, Welaunee, English Properties and Fallschase. The development pattern of this land will “make it or break it” for our community, strongly shaping the type of community we become.

In 2002, about 12,600 of these acres are inside the USA and under current zoning and development patterns would produce about 26,000 dwelling units, a gross density of only 2 dwelling units per acre. Nearly 8,600 of these acres are metes and bounds property and could be further subdivided. Under current development practices and zoning, this acreage could produce about 21,000 dwelling units (2.4 dwelling units per acre). Of this, 3,300 acres are parcels with a house but greater than 5 acres (averaging over 10 acres) which could be subdivided into much smaller lots under their current zoning. Many of these parcels are now undergoing subdivision, producing many lots while retaining the existing home. These parcels have and will continue to provide a great deal of urban infill, IF the resulting lots are of urban size taking advantage of existing urban services (less than quarter acre), not suburban size (half to one acre or so).

There are about 4,000 acres of agricultural exempt parcels inside the USA and that are not a part of large single holdings. This land is where average lot sizes should be small and decreasing over time to enhance urban infill. But under current development practices this acreage would be developed into about only 4,900 units which are average lot size of nearly 1 acre (0.86). However, the maximum number of units allowed under current zoning is over 17,000 units or about quarter acre lots. To continue urban infill, the effective density of this land needs to be greatly increased.

Outside the USA there was a lot more unplatted meets and bounds acreage: almost

15,000 acres but with a very low potential number of dwelling units (3,900) as intended for an area without urban services. Many of these parcels are already at or below the current zoning minimum lot size. These and larger ones can be subdivided below their current zoning minimum lot size due to the remaining vested rights subdivision allowance (Comp Plan policy 2.1.9). In fact, I believe it is these two processes - basically the retention and continuing creation of nonconforming lots - that has kept the density outside the USA fairly constant from before the Comp Plan instead of decreasing it as expected with the adoption of the very low density zoning of the Comp Plan.

Agricultural exemptions outside the USA (about 9,000 acres) are often in tree plantations, but with zoning densities of exurban or suburban housing (3 acres or less per unit). In fact, these types of parcels, under recent development practices, would have average lot sizes of 1.9 acres. This is an example of urban sprawl and there should be some consideration of how to discourage the continuing development of this land in such a pattern.

8. The apparently large amount of potential dwelling units should be carefully interpreted. It is critical to the interrelated goals of the Comprehensive Plan that: 1) existing lots of large size relative to their existing urban zoning develop at urban densities, 2) large urban developments such as Southwood, Welaunee and other large tracts (e.g. English properties, Fallchase) produce urban densities and a variety of housing types in a phased process, 3) remaining metes and bounds and agricultural exempted land must be carefully develop so that urban densities inside the USA are created AND urban sprawl is limited by retaining much of the acreage outside the USA as vacant.

It is how this last category of land: smaller tracts of unplatted land, is developed that will largely shape the quality of life in and the character of Tallahassee and Leon County in the decades to come. It is time for a paradigm shift in development pattern: let us not repeat the mistakes of other Florida cities.

Tallahassee and Leon County are growing communities and in relationship to the surrounding counties, capturing the vast majority of the growth of the entire region. Leon also has a high median household income relative to surrounding counties. These are the signs of a community that people desire to live in and to do that, they need residences.

The challenge of the next decade and more is to continue the transition from a small town to an metropolitan center with suburban neighborhoods and commercial areas without creating a sprawling metropolis as has occurred in other areas of Florida. I believe this is best done by strengthening the link between the policies of encouraging urban infill and limiting urban sprawl. In fact, I do not believe these can be done in isolation from each other. Policies that create incentives to build at suburban densities outside the growth boundary will decrease urban infill. Even if allowable densities are high inside the growth boundary in many zoning categories, development standards that restrict actual attainment of these densities, or nearly so, will limit infill. Yet, there must also be policies that require both new developments and the rest of the

community to take responsibility for the impacts of higher density by improving treatment of storm water, reducing road size, creating fewer cul-de-sacs to retain traffic flow, reducing parking and developing alternative transportation, retaining green space at the small scale (street side, saving large individual trees) and creating public parks.

In order to produce the necessary change in the historical development patterns in Leon County, revision of regulations will not be sufficient. There needs to be a change in point of view and subsequent behavior of all the stake holders in our community: the real estate developers and builders, the residents of established neighborhoods and elected officials of both polities. For a long time, conventional developments of suburban densities on large vacant parent parcels have largely been accomplished by moving the urban services boundary further and further away from the city center often wrecking havoc on the local environment and dramatically increasing the amount of time spent in a car, trying to get to work, school, stores, and activities. This is urban sprawl, the common pattern of development of thousands of communities around the United States and from which many are now trying to recover.

We do not need to repeat the mistakes of other Florida cities. We have time to forge a new direction and build a more livable, economically desirable community and environmentally responsible. A new pattern needs to be established in Leon County that creates innovated developments of mixed housing types at urban densities on the remaining smaller parent parcels inside an area where urban services can be delivered. This means that new neighborhoods will be built that are not identical to older existing ones, that housing types will vary, and that design will help integrate new development into the fabric of the community. Doing this will prevent the creation of an “asphalt jungle” as the residential areas in and around the urban center develop. At the same time the multifaceted environmental consequences of increased densities must be taken care of with a judicious distribution of the costs of retrofitting to ameliorate existing problems and providing for the cost of the impact of new development and not continually passed onto the next generation of residents.

I hope that this analysis and the accompanying history of residential sales will help our community grow well into the 21st century.

RESIDENTIAL LOT VACANCY, AVAILABILITY AND DWELLING UNIT POTENTIAL

SUMMARY OF ANALYSIS

June, 2004

1. The number of dwelling units (single family, multifamily and mobile home) built in Leon County including the City of Tallahassee has averaged 2800 per year for nearly three decades (Fig 1A). Given the stability in the average annual number of dwelling units built since 1970, it is reasonable and appropriate to presume that the decade of 2000 to 2010 will be similar. There is also little evidence of any change in the proportion of the total number of dwelling units attributed to each housing type. Single family represents approximately 43% of the total, multifamily approximately 40% and mobile homes approximately 17% of the total.
2. Actual annual building of single family housing is greatly more variable than decade averages and appears to be strongly cyclic. There is an approximately five to seven year cycle of increasing building followed by a decrease. During the last 32 years (1970 to 2002), there has been a modest increase in the total number of single family homes built each year.
3. The current overall average lot size for developed property is approximately 0.84 acres not including agricultural land (1.18 dwelling units per acre). However, there is a distinct change in density at the Urban Services Boundary. Inside the USA the average lot size is 0.55 acres while outside it is 2.61 acres (1.83 and 0.38 dwelling units per acre, respectively). The density of single family houses (dwelling units per acre) greatly increased inside the Urban Services Area (USA) with the adoption of the Comprehensive Plan regulations. The Comprehensive Plan policies were intended to direct growth inward and to encourage urban fill and have been successful in doing so, raising the average dwelling unit per acre from 1.6 in 1992 to 2.5 in 2002 inside the USA. There has been no change outside the USA in the density of single family houses (average is 0.36 dwelling units per acre).
4. There are 16,384 vacant and available parcels which comprise 167,191 acres of developable land (Table 1, see table legend and report for details on definitions). The number of potential dwelling units was computed using conservative assumptions for the definition of vacancy, for acreage of land available for development which was reduced to account for environmental restrictions and essentially ignoring the existing rights to transfer density from environmentally restricted land and that the density of single family dwellings will not increase from what has been accomplished since the adoption of the Comprehensive Plan. The vacant and available parcels, if built out at the rate that parcels in the same zoning classes have been successfully built in the last 10 years would realistically produce a minimum of 77,049 dwelling units. These figures can be further updated by assuming that the number of potential dwelling units (77,049) could be adjusted downward by the average number of dwelling units presumed to have been built from January 2003 through May 2004 (4,200 units), resulting in the ability to develop approximately 72,850 potential dwelling units on vacant parcels as of June 2004.

5. Given the expected demand for dwelling units, the amount of vacant land that is available for development without any change in zoning or other regulations, is between 20 and 25 years of land for residential development.

6. These data clearly show that the policies of the Comprehensive Plan has been successful at directing growth inward and increasing the density of residential development within the USA without decreasing the average annual number of residential dwellings built either within or outside the USA. Current development densities would have to increase substantially before maximum allowable densities become limiting.

Figure 1, Legend

A. The number of dwelling units, for single family, multifamily and mobile homes and their summation is shown for each decade since 1950. The values shown are the average annual number of dwelling units for each housing type, averaged over one decade. The last point is only for the four years, 2000 through 2003 but has been standardized to 1 decade.

B. The annual number of single family dwelling units (including townhouses and condominiums with single tax identifications numbers) built since 1950. Note the year at which the Comprehensive Plan policies began to be implemented.

C. The annual number of single family dwelling units (including townhouses and condominiums with single tax identifications numbers) built since 1950 shown for the area inside the Urban Services Area (USA) and outside. Note the year at which the Comprehensive Plan policies began to be implemented.

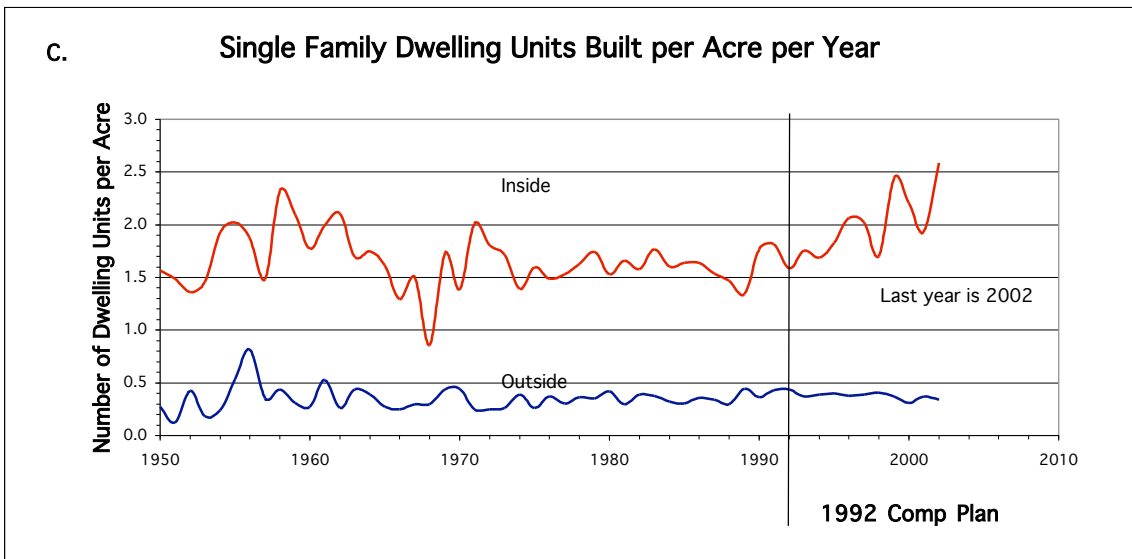
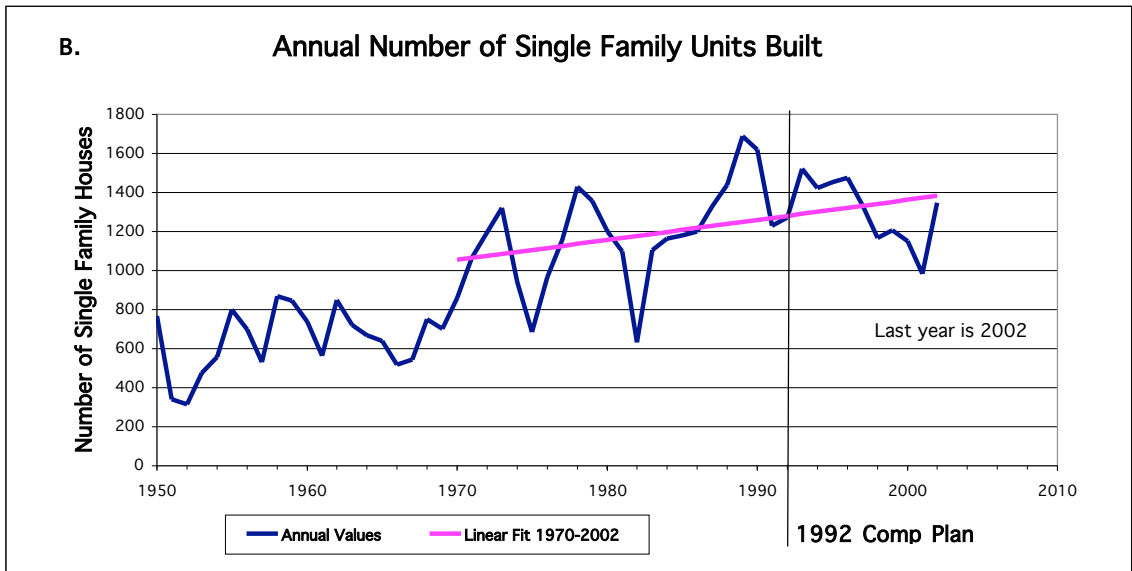
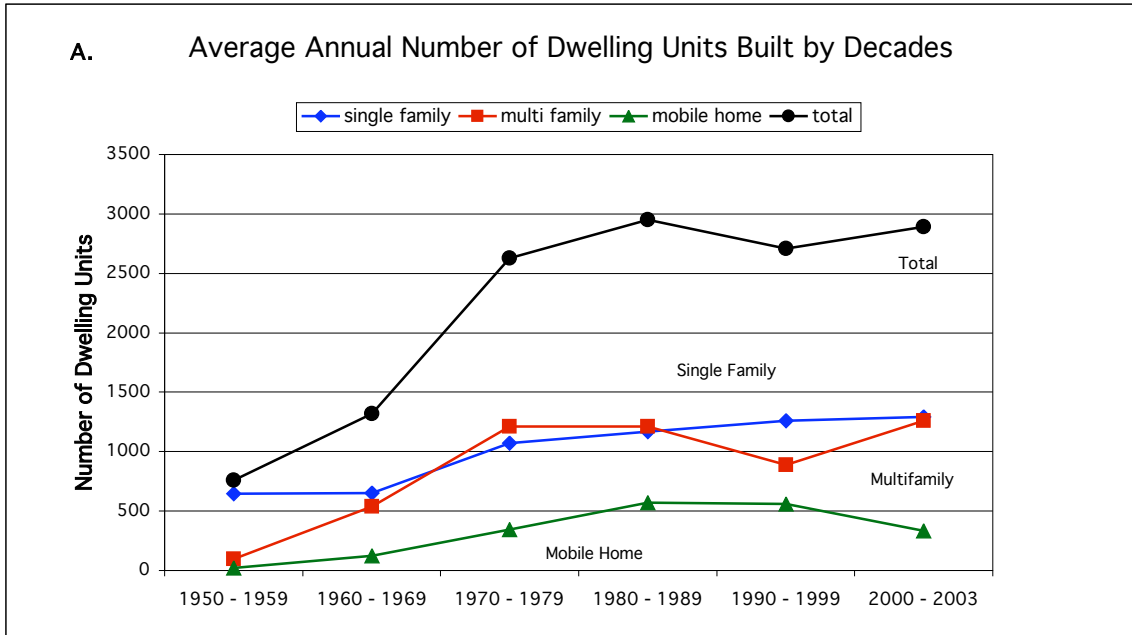


TABLE 1 LEGEND

1. SYNOPSIS OF PARCELS TYPES

The Property Appraisers tax rolls and information from the TLCPD on zoning and environmental conditions were used to determine how many parcels are available for development and the potential number of dwelling units that could be developed on these parcels. All parcels that are tax exempt were not included in this analysis. This includes all government owned land, public parks, open space, etc. All parcels that are not developable because they are SWMF, subdivision headers, subdivision open space, etc., were also eliminated from this analysis. Parcels were classified as vacant or improved depending upon whether there was any evidence in the database that a building of any type existed on the parcel. For further details on how the following classifications were done please refer to the detailed manual of analysis that accompanies the full report.

The following are the labels used in Table 1

A. RESIDENTIAL & VACANT (zoning only allows Residential)

- (1) platted (both recorded and unrecorded subdivisions)
- (2) undivided (metes and bounds property)

B. MIXED USED & VACANT (zoning allows Residential and other Uses)

- (3) PUD, CPA, TPA or DRI, platted
- (4) PUD, CPA, TPA or DRI, undivided
- (5) Bull Run (all Phases)
- (6) Southwood (Phases I and II)
- (7) Welaunee ("Toe" & "Arch")
- (8) Mixed Use zoning other than PUD, CPA, TPA or DRI, platted
- (9) Mixed Use zoning other than PUD, CPA, TPA or DRI, undivided

C. AGRICULTURAL EXEMPTION (Vacant or Improved, various zoning)

- (10) Inside the USA, parcel < 2 acres in size
- (11) Inside the USA, parcel >= 2 acres in size
- (12) Outside the USA, zoned other than Rural
- (13) Outside the USA, zoned Rural

D. RESIDENTIAL & IMPROVED (Large enough for more subdivision)

- (14) Inside the USA and >= 5 acres
- (15) Outside the USA and >= 10 acres

Subtotals are provided for each of the main classes (A, B, C, and D) and for some minor classes (inside and outside USA, etc.)

2. DEVELOPABLE ACREAGE

Developable acreage is the area of a parcel on which development can take place. Conservation easements and environmental constraints were taken into account to determine the amount of developable area for each parcel.

Conservation easements from Tall Timber Research Station were accounted for and any known others that preclude further development. If the conservation easement is part of a platted lot then the entire lot area is included as the lot is already platted for development as is.

The preservation features as defined in the Comprehensive Plan: wetlands, flood plain and steep slope were mapped and the portion of each parcel that contains these areas was computed. Most vacant parcels are free of these environmental constraints. Over 75% of all parcels did not have more than 10% of their area in such environments. The average area of environmental constraints for all developable lots that are currently improved (with houses) was 7%. The average area of environmental constraints for all vacant parcels and parcels with agricultural exemptions was 14%. Again, the vast majority of parcels (74%) had very little area in environmental constraints.

Gross density of residential development can be transferred from the undevelopable area under environmental constraints to developable area. In most cases all if not most of the gross density can be preserved on the entire parcel by such a transfer.

However, the actual amount of transfer is dependent on the specifics of the parcel and the development plan. Therefore, a very conservative adjustment was made to the acreage of each parcel by reducing the parcel size by the mean proportion of area of environmental constraints for all parcels. This results in a decrease for all parcels that is very similar to assuming the no transfer of density from undevelopable areas can ever occur, a highly unlikely scenario for most of the vacant land.

3. POTENTIAL DWELLING UNITS

The number of potential dwelling units was computed for each parcel based on the zoning of the parcel and its size (see Table 3).

$DU = \text{Density for zoning category} * \text{Developable area of parcel}$

The density for each zoning category was computed in three ways: 1) density as currently exists on developed land (HISTORICAL), 2) density as currently exists on land developed since 1992 (RECENT), and 3) the maximum density allowed by current zoning code (MAXIMUM). The dwelling units for the maximum density was computed using the entire area of a parcel except for conservation easements because the transfer of gross density from constrained land is allowed. Therefore, the environmentally constrained area was included for computation of MAXIMUM allowed. Density of development for 1992 could only be computed specifically for single family lots. Therefore, the historical density of development was used for non-single family zoning

categories for the computation of the potential number of dwelling units for RECENT number of potential dwelling units.

Table 2 LEGEND

Table 2 provides the distribution of vacant parcels and parcels on which further subdivision can be done as presented in Table 1. The number of parcels, the acreage of these parcels (DEVELOPABLE ACREAGE) and the number of potential dwelling units (RECENT) are divided into nine mutually exclusive locations: Urban Core (as delimited in the Comprehensive Plan), four quadrates by two categories of inside or outside the USA.

The values in Table 2 for the nine locations do not quite sum to the total number of potential dwelling units and developable acreage because the locations of two parcels relative to the USA boundary were missing.

Table 3 LEGEND

Table 3 contains the list of zoning categories used for the residential vacancy analysis as shown in Table 1. Zoning categories that do not allow residential development are not listed. Column contain: abbreviation and description of zoning or future land use category, types of allowed uses, and the densities (dwelling units per acre) of residential development used for the computation of potential dwelling units on vacant land. See Table 1 for further description on how these were determined. Types of uses allowed are abbreviated as follows: "mixed", residential and nonresidential uses; "res only", residential use only; "SF", single family housing included townhouses and duplexes with individual parcel tax identification numbers; "MF", multifamily housing.

TABLE 1 PARCEL TYPE (unique tax id numbers)	NUMBER OF PARCELS	DEVELOPABLE ACREAGE (adjusted for easements and environment)	POTENTIAL NUMBER OF DWELLING UNITS		
			HISTORICAL	RECENT (1992-2002)	MAXIMUM ALLOWED
TOTAL AVAILABLE	16,384	167,191	40,308	77,049	164,634
A. Residential & Vacant	12,119	20,993	14,641	19,644	54,144
(1) platted lots	8,137	7,040	6,404	8,137	25,010
(2) metebounds parcels	3,982	13,953	8,237	11,507	29,134
B. Mixed Use & Vacant	1,822	7,990	2,688	18,174	28,156
(3) PUD etc., platted lots	591	219	115	591	510
(4) PUD etc., metebounds parcels	37	576	338	338	1,339
(5) Bull Run	3	322	203	800	750
(6) Southwood Phase I (1999-2010) Phase II (2011-2020)	424	1,257	757	4,770 1,825 2,945	2,797
(7) Welaunee "Toe" "Arch"	12	5,087	43	10,320 4,870 5,450	7,123
(8) other zoning, platted lots	461	100	337	461	4,130
(9) other zoning, metebounds parcels	294	429	894	894	11,507
C. Agricultural Exemptions	1,559	128,110	10,785	24,984	47,440
Inside USA	237	7,541	4,546	6,307	25,914
(10) < 2 acres	42	18	18	19	88
(11) >= 2 acres	195	7,523	4,528	6,288	25,826
Outside USA	1,322	120,568	6,239	18,677	21,527
(12) other than rural zoning (mostly UF)	347	12,908	4,086	6,835	9,008
(13) rural zoning only	975	107,661	2,153	11,843	12,519
D. Residential & Improved	884	10,097	12,194	14,247	34,894
(14) Inside USA, >=5 acres	479	4,202	11,177	12,470	31,276
(15) Outside USA, >=10 acres	405	5,895	1,017	1,776	3,617

TABLE 2

Distribution of the Number of Vacant Parcels

	USA Boundary		Totals
	IN	OUT	
Urban Core	1,349		1,349
NE	4,008	3,248	7,256
NW	2,059	637	2,696
SE	1,199	1,354	2,553
SW	1,221	1,307	2,528
Totals	9,836	6,546	16,382

Distribution of the Acreage of Vacant Parcels

	USA Boundary		Totals
	IN	OUT	
Urban Core	671		671
NE	10,575	68,932	79,506
NW	5,795	16,806	22,600
SE	6,413	47,104	53,516
SW	1,582	9,309	10,891
Totals	25,035	142,150	167,185

Distribution of the Number of Potential Dwelling Units

	USA Boundary		Totals
	IN	OUT	
Urban Core	2,834		2,834
NE	21,794	11,719	33,512
NW	11,250	2,675	13,925
SE	10,751	8,374	19,125
SW	4,099	3,552	7,651
Totals	50,728	26,319	77,047

TABLE 3			Residential Densities (Dwelling Units/Acre)		
Zoning or Future Land Use Category	Zoning or Future Land Use Description	Type of Use Allowed	Historical Density	Recent Density 1992-2002	Maximum Density Allowed
AC	Activity Center	mixed	2.67	2.67	45.00
BC-1	Bradfordville Commercial One	mixed	0.04	0.04	12.00
BC-2	Bradfordville Commercial Two	mixed	0.05	0.05	12.00
BOR	Bradfordville Office Residential	mixed	0.00	0.00	12.00
C-1	Commercial One	mixed	0.71	0.71	16.00
C-2	Commercial Two	mixed	0.13	0.13	16.00
CM	Commercial Medical	mixed	0.71	0.71	20.00
CP	Commercial Parkway	mixed	2.06	2.06	16.00
CPA	Critical Planning Area	mixed	0.00	0.00	2.00
CU	Central Urban	mixed	5.25	5.25	45.00
D	Downtown	mixed	5.13	5.13	50.00
DRI	Development of Regional Impact	mixed	0.18	0.18	2.00
LP	Lake Protection	res only - SF	0.69	1.50	2.00
LT	Lake Talquin Recreation	res only - SF	0.08	0.32	1.00
MH	Manufactured Home	res only - SF&MF	4.38	4.38	8.00
MR-1	Medium Density Residential	res only - SF&MF	8.53	8.53	16.00
OR-1	Office-Residential One	mixed	3.46	3.46	8.00
OR-2	Office-Residential Two	mixed	1.99	1.99	16.00
OR-3	Office-Residential Three	mixed	1.43	1.43	20.00
PUD	Planned Unit Development	mixed	0.63	0.63	2.00
R	Rural	mixed - SF	0.02	0.29	0.10
R-1	Residential One	res only - SF	0.69	1.77	3.63
R-2	Residential Two	res only - SF	1.56	4.24	4.84
R-3	Residential Three	res only - SF&MF	2.14	4.19	8.00
R-4	Residential Four	res only - SF&MF	6.98	6.98	8.00
R-5	Residential Five	res only - SF&MF	1.88	2.90	8.00
RA	Residential Acreage	res only - SF	0.33	0.33	1.00
RC	Rural Community	mixed - SF	0.16	0.34	4.00
RO	Residential Office	mixed	8.16	8.16	8.16
RP	Residential Preservation (County)	res only - SF	0.81	0.97	3.63
RP-1	Residential Preservation One	res only - SF	1.83	2.30	3.60
RP-2	Residential Preservation Two	res only - SF	3.68	4.83	6.00
RP-MH	Res. Preservation - Mobile Home	res only - SF	4.31	4.86	6.00
SCD	Special Character District	mixed	6.07	6.07	6.07
TPA	Target Planning Area	mixed	0.02	0.02	2.00
UF	Urban Fringe	mixed - SF	0.31	0.64	0.33
UP-1	Urban Pedestrian One	mixed	3.1	3.10	16.00
UP-2	Urban Pedestrian Two	mixed	6.46	6.46	20.00
UT	University Transition	mixed	1.31	1.31	50.00