

**TOWN OF JAMESTOWN RHODE ISLAND
DEPARTMENT OF PUBLIC WORKS**

**WATER DISTRICT
BUILD-OUT ANALYSIS**

Prepared for:

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FINAL DRAFT

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Section 1 – Introduction

1.1 Project Purpose and Scope

This build-out analysis report has been prepared to reflect the most recent residential and commercial geographic information system (GIS) data that was used to determine the maximum potential future population growth over time under the current rules and regulations for the Town of Jamestown water district community.

The objective of this build-out analysis report is to get a sense of what the maximum potential future calculated population will be so that the Town of Jamestown can plan long-range goals for the water district community.

The last build-out analysis was conducted by the Town of Jamestown in the summer of 2010.

1.2 Assumptions and Considerations

The Town of Jamestown’s build-out analysis was conducted with the following assumptions and considerations:

1. The analysis is limited to the current limits of the water district, both the Rural District and the Urban District, where water mains currently exist. The analysis does not include any property north of the current Urban District. The limits of the Urban and Rural Districts are shown on Figure 1-1.
2. Existing dwellings in the Rural District that are connected to a private well will install a new well rather than tie into the water system, in the event that their current well becomes insufficient.
3. Current zoning regulations are intact.
4. The accessory dwelling units (ADUs) were determined based on any residential lot size in the water district greater than or equal to 20,000 square feet.
5. Average household size is 2.34 persons per household for 2017 through 2021 (based on 2022 U.S. Census Bureau Data - American Community Survey (ACS)).
6. An average of 15% of the land will be used for roads and infrastructure in subdivided residential area (this percentage was average for Jamestown subdivisions).
7. Wetland property protected under the Wetlands Protection Act, enforced by regulations administered by the Rhode Island Department of Environmental Management (RIDEM), and shown on the Rhode Island Geographic Information Systems (RIGIS), will not be built upon.
8. Extensions and connections into the Town of Jamestown’s water system are consistent with current regulations of the Board of Water and Sewer Commissioners.



FIGURE 1-1

Public Water and Sewer Service Area

TOWN OF JAMESTOWN RHODE ISLAND

Comprehensive Plan, 2014

Map Legend

Features

- Highways
- Roads

Boundaries

- Jamestown
- RI Municipal
- Streams
- Other States
- Sewer Pump Stations
- Rural Water District
- Urban Water and Sewer District

This map is not the product of a Professional Land Survey. It was created by Jamestown GIS Department for general reference, informational, planning or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. The Town of Jamestown makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.



RIGIS



Justin Jobin
Jamestown GIS Dept.
May 2014

Location Inset



0 0.25 0.5 1 Miles

-
9. New residential development from urban and rural vacant lots were based on single family homes and ADUs throughout the entire water district. Developable sub-divided lots were calculated based on the minimum lot size for each vacant lot.
 10. All dwelling units are constructed to be occupied year-round.
 11. Governmental demand will remain unchanged through build-out.
 12. The assessors data used in this analysis is from October 2022.

1.3 Definitions

The following definitions may be useful in interpreting the build-out analysis:

Vacant - All land, urban or rural, that does not have any structures valued over \$10,000 and includes but is not limited to undeveloped residential and commercial lands, water bodies, agricultural land, recreation land, and open space lands.

Developable Land – All land that is currently not protected from development through deed restrictions, easements, or open space zoning and does not contain natural characteristics which would prohibit development (the presence of wetlands or constraints due to soil type).

Non-Vacant Developable Sub-Dividable Properties – Properties that have structures worth more than \$10,000 and have land in excess of two-times that required by zoning for the minimum lot size.

Accessory Dwelling Units – In January 2023, Rhode Island General Law 45-24, as amended and titled, “An Act Relating to Towns and Cities – Zoning Ordinances”, allows the owner to build an ADU on any lot with a total area of 20,000 square feet or more for which the primary use is residential and where the proposed ADU is located within the existing footprint of the primary structure or existing secondary attached or detached structure and does not expand the footprint of the structure.

Persons Per Household (PPH) – Equals the total 2022 population of Jamestown divided by the total occupied housing units (statistics from the 2022 U.S. Census Bureau-ACS).

Commercial – All commercial property and property which is partly commercial and partly residential. The commercial zones include commercial downtown (CD), commercial limited (CL), and commercial waterfront (CW). CD is Jamestown’s central business district. CL is the zone of Jamestown that transitions from strictly residential to commercial use areas. CW is the district that is intended to encourage water-dependent land uses.



Section 2 – Build-Out Analysis

The tables that follow show the results of residential and commercial build-out analysis, including projected future population growth within the service area, projected numbers of units, and total potential connections to the Town’s water service for water use projections. A build-out analysis reflects the greatest potential growth under the current regulatory framework (zoning and subdivision regulations). Other factors such as environmental and economic conditions influence land development and will ultimately influence the rate of population growth.

The build-out analysis is shown in detail on the spreadsheets and GIS figures provided in Appendix A. The tables presented below are a summary of the data and calculations provided in Appendix A.

2.1 Residential

The current minimum lot size for residential urban and rural single family property development are as follows:

Zone	Minimum Lot size (Square Feet)
R-8	8,000
R-20	20,000
R-40	40,000
RR-80	80,000

2.1.1 Vacant Property

The vacant developable properties were determined by creating a subset of the assessors’ data which met the following criteria:

1. Were within the Rural or Urban water districts; and
2. Were zoned residential; and
3. Were vacant and developable;

Existing conforming and non-conforming lots are included in the totals for “Developable Vacant Lots”.

New Lots that could be created from existing conforming vacant lots (i.e., lots that were at least 2 times the size of the minimum lot size allowed by zoning), are included under “Potential New Lots by Subdivision”.

Table 1 – Residential Vacant Developable Properties (Single Family Lot Sizes)

Property Type	Developable Vacant Lots	Potential New Lots by Subdivision	Total Vacant and New Lots
Rural Vacant Residential	36	36	72
Urban Vacant Residential	23	4	27
Totals	59	40	99



2.1.2 Non-Vacant Property

The non-vacant subdividable properties were determined by creating a subset of the assessors' data which met the following criteria:

1. Were within the Rural or Urban water districts; and
2. Were zoned residential; and
3. Had an existing structure; and
4. Were at least 2 times the size of the minimum lot size allowed by zoning.

The analysis also takes into consideration the estimated 15% of land required for each lot needed for roads and infrastructure.

Table 2 – Residential Non-Vacant Developable Properties (Single Family Lot Sizes)

Property Type	Potential New Lots by Subdivision
Rural Non-Vacant Residential	188
Urban Non-Vacant Residential	99
Totals	287

2.1.3 Accessory Dwelling Units (ADUs)

The number of possible existing accessory dwelling units (ADUs) were determined by creating a subset of the assessors' data which met the following criteria and are included under "ADUs from Existing Lots":

1. Were within the Rural or Urban water districts; and
2. Were zoned residential; and
3. Had a lot size greater than or equal to 20,000 square feet.

Vacant and Non-Vacant Lots that could be subdivided (as summarized above) and met the above criteria, are included below under "New ADUs from New Lots"

Table 3 – Existing and Potential ADUs

<u>Property Type</u>	<u>ADUs from Existing Lots</u>	<u>New ADUs from New Lots</u>	<u>Total ADUs</u>
Rural ADU Residential	275	224	499
Urban ADU Residential	283	40	323
Total ADUs	558	264	822

It should be noted that the total ADUs in this analysis includes the ADUs as a result of this build-out analysis, but also includes the ADUs that are possible from existing lots.



2.1.4 Summary of Residential Property Build-Out

The following table summarizes the total potential residential build-out in the rural and urban districts.

Table 4 – Residential Property Build-Out Summary

<u>Property Type</u>	<u>Lots</u>
Developable Vacant Lots	59
Potential New Lots by Subdivision - From Vacant Lots	40
Potential New Lots by Subdivision of Non-Vacant Lots	287
Potential New ADUs from New Lots	264
ADUs from Existing Lots	558
Total Vacant Lots, Potential New Lots + ADUs	1,208

2.2 Commercial

The current minimum lot size for commercial urban and rural single family property development are as follows:

Zone	Minimum Lot size (Square Feet)
CL	8,000
CD	5,000
CW	8,000*

* The CW zone lot size represents Multi-Family Use Minimum Lot Size.

2.2.1 Vacant

The vacant developable properties were determined by creating a subset of the assessors' data which met the following criteria:

1. Were within the Rural or Urban water districts; and
2. Were zoned commercial; and
3. Were vacant and developable;

Existing conforming and non-conforming lots are included in the totals for “Developable Vacant Lots”.

New Lots that could be created from existing conforming vacant lots (i.e., lots that were at least 2 times the size of the minimum lot size allowed by zoning), are included under “Potential New Lots by Subdivision”.

Vacant lots that could be subdivided (i.e., were at least 2 times the size of the minimum lot size allowed by zoning) are also included below.



Table 5 – Commercial Vacant Developable Properties

Property Type	Developable Vacant Lots	Potential New Lots by Subdivision	Total Vacant and New Lots
Urban Vacant Commercial	0	0	0
Totals	0	0	0

2.2.2 Non-Vacant Property

The non-vacant subdividable commercial properties were determined by creating a subset of the assessors' data which met the following criteria:

1. Were zoned commercial; and
2. Had an existing structure; and
3. Were at least 2 times the size of the minimum lot size allowed by zoning.

The analysis also takes into consideration the estimated 15% of land required for each lot needed for roads and infrastructure.

Table 6 – Commercial Non-Vacant Developable Properties

Property Type	Potential New Lots by Subdivision
Urban Non-Vacant Commercial	78
Totals	78

2.2.3 Summary of Commercial Property Build-Out

The following table summarizes the total potential commercial build-out in the rural and urban districts.

Table 7 – Commercial Property Build-Out Summary

<u>Property Type</u>	<u>Lots</u>
Developable Vacant Lots	0
Potential New Lots by Subdivision	78
Total Vacant Lots, Potential New Lots + ADUs	78



Section 3 – Water System Impacts

3.1 Water Service Connections

Based on the analysis in Section 2, below is a summary of the potential number of new units at full build-out. For this analysis, it is assumed that each new lot or ADU will result in 1 new water service connection.

Table 8 – Residential and Commercial Property Build-Out Summary

<u>Property Type</u>	<u>Lots</u>
Total Residential Vacant Lots, Potential New Lots + ADUs	1,208
Total Commercial Vacant Lots, Potential New Lots	78
Total Additional Residential and Commercial Lots at Build-Out	1,286

The increase in the number of new residential and commercial lots will have a corresponding increase in the number of new water service connections.

Table 9 – Potential New Residential and Commercial Connections

<u>Property Type</u>	<u>Connections</u>
Current Residential Connections	1,420
Potential New Residential Connections	1,208
Potential Total Residential Connections at Build-Out	2,628
Current Commercial Connections	96
Potential New Commercial Lots	78
Potential New Commercial Connections ¹	156
Potential Total Commercial Connections at Build-Out	252
Total Residential and Commercial Connections at Build-Out	2,880

¹ Commercial zoning allows 2 units per lot by right. As such, the number of connections is calculated by multiplying the number of new lots by 2 connections per lot.



3.2 Water Service Population

3.2.1 Residential Service Area Population

The increase in the number of connections will result in an increase in residential service area population over the course of the entire build-out timeframe, as shown in the following Table:

Table 10 – Residential Service Area Population Build-Out Summary

Current Residential Service Area Population	3,323
Potential New Residential Connections from Vacant and New Lots	386
Potential New Residential Connections from ADUs	822
Potential New Residential Population at Build-Out *	3,369
Potential Total Residential Service Area Population at Build-Out	6,692
Percentage Increase at Build-Out	101%

* Average household size is 2.34 persons per household (Based on 2022 US Census Bureau Data-ACS).
ADUs are estimated to be 3 persons per ADU.

3.3 Current and Projected Water Demand

3.3.1 Residential Demand

Table 11 – Residential Current and Projected Residential Demand

<u>Demand</u>	<u>Gallons/Day</u>	<u>Gallons/Year</u>
Average Daily Demand (FY 2022)	130,987	47,810,255
Additional Daily Demand at Build-Out *	132,748	48,453,040
Average Daily Demand at Build-Out *	263,735	96,263,295
Maximum Daily Demand (FY 2022) **	261,974	
Maximum Daily Demand at Build-Out **	527,470	

* FY 2022 usage of 39.4 gallons per capita per day

** Estimated Maximum Daily Demand = Average Daily Demand x 2.0 gpd = gallons per day



3.3.2 Commercial Demand

Table 12 – Commercial Current and Projected Demand

Number of Commercial Users		
Current Commercial Users (FY 2022)	96	
Potential New Commercial Connections	156	
Commercial Connections at Build-Out	252	
Commercial Demand		
<u>Demand</u>	<u>Gallons/Day</u>	<u>Gallons/Year</u>
Commercial Demand (FY 2022)	11,536	4,210,786
Average Commercial Demand Per Existing User	120	43,862
Average Commercial Demand Per New User *	92	33,652
Additional Commercial Demand at Build-Out	14,383	5,249,640
Total Commercial Demand at Build-Out	25,919	9,460,426

* New commercial demand assumes residential units constructed in the Commercial zone, with 2 units per lot. As such, a residential demand of 92 gpd/connection is used instead of the commercial demand of 120 gpd/connection.

3.3.3 Governmental Demand

Table 13 – Governmental Current and Projected Demand

Commercial Demand		
<u>Demand</u>	<u>Gallons/Day</u>	<u>Gallons/Year</u>
Governmental Demand (FY 2022)	5,109	1,864,804
Additional Governmental Demand at Build-Out	0	0
Total Governmental Demand at Build-Out	5,109	1,864,804



3.4 Comparison of Capacity and Demand

Table 14 – Comparison of Capacity and Demand (gallons per day)

Total Demands (gallons per day)		
<u>Demand Type</u>	<u>Current Demand</u>	<u>Demand at Build-Out</u>
Residential Average Daily Demand	130,987	263,735
Commercial Daily Demand	11,536	25,919
Governmental Daily Demand	5,109	5,109
Total Average Daily Demand	147,632	294,763
Maximum Daily Demand *	295,265	589,526
Capacity (gallons per day)		
North Pond Capacity	185,000	
Well JR-1 Capacity **	24,000 to 48,000	
JWD System Capacity (North Pond & Well JR-1)	209,000 to 233,000	
Water Treatment Facility Capacity	500,000	

* Estimated Maximum Daily Demand = Average Daily Demand x 2.0

** Well JR-1 is only used when the JWD water treatment plant is operating and has a daily permitted max flow of 50,000 GPD.



3.5 Build-Out Over Time

The information below outlines the current annual population growth as projected by the Town of Jamestown that was used by Pare for future water use projections. These projections were also the basis for use in the 5-year and 20-year water use planning projections in the latest 5-year update to the Jamestown Water Supply System Management Plan (WSSMP).

Annual estimates include that each year there will be approximately 4.0 vacant lots and 5.5 sub-dividable lots are used for new home construction which includes condominiums in the commercial zone. As a result, yearly estimates suggest that the Jamestown population will grow by 23 people (2.34 persons per household) with the development of vacant and non-vacant developable sub-dividable properties.

Annual ADUs are estimated based on 12 new dwelling units will be constructed with half of the dwelling units being one-bedroom and the other half of the dwelling units being two-bedroom. Each year estimates that the Jamestown population will grow by 36 people (two people per bedroom) with the construction of ADUs alone. In total, each year there is an estimated population growth of 59 people in Jamestown. The table below depicts the build-out over time based on this information.

Commercial water usage for the 5-year and 20-year planning periods were projected to increase by five (5) new commercial connections each year.

Table 15 – Projected Population Growth from New Development

<u>Year</u>	<u>Vacant Lots</u>	<u>Subdividable Lots</u>	<u>ADUs</u>	<u>Total</u>
1-Year	4.0 (9)	5.5 (13)	12 (36)	21.5 (58)
5-Year	20 (47)	28 (64)	60 (180)	108 (291)
20-Year	80 (187)	110 (257)	240 (720)	430 (1,165)
Full Build-Out	99 (232)	287 (672)	822 (2,466)	1,208 (3,369)
Time to Full Build-Out	25 years	52 years	69 years	--

* Values in parenthesis estimate the population growth for each housing category.



3.6 Bedroom Count Analysis

As an alternate analysis, Pare has determined that the current housing stock could support an additional 5,219 people (based on the number of existing bedrooms) for a potential total of 8,542 people. Jamestown is currently experiencing an influx of population in the summer months which is evident in their peak summer demand.

This calculation is based on our understanding that there are currently 4,271 bedrooms in the service area and an estimated occupancy of 2 persons per bedroom. This is a theoretical upper limit of population based on the number of existing bedrooms and does not account for the feasibility or likelihood of such an increase.

Table 16 – Residential Service Area Population – Existing Housing

Current Residential Service Area Population (based on Census data) *	3,323
Potential Residential Service Area Population (based on Bedroom Count)	8,542
Percentage Increase in Population	157%

* Census data includes only full-time residents; seasonal population is greater.



Section 4 – Conclusions

Currently, water from the Jamestown production sources (North Pond and Well JR-1) can produce a maximum of approximately 233,000 gallons per day. As a result, the current water system can meet the average daily demand (ADD) of 147,632 GPD of flow.

However, the current system does not produce enough water to meet the maximum daily demand (MDD) of 295,265 GPD of flow. There are currently seasonal flows during the summer months where population is at its peak and these flows can be as high as 350,000 GPD, which far exceeds the current system capacity.

Using the data forecasted in the tables above, the average daily demand at final build-out (294,763 GPD) suggests that the JWD system capacity will not have enough water to support the average daily demand at full build-out within the existing geographic area analyzed in this report.

Based on the limitations of supply and the projected growth, it would not be prudent to consider any expansion of the water district, without developing additional supply and/or managing demand in a significant way. Strategies for increasing supply and managing demand can be found in the Water Supply System Management Plan (WSSMP).



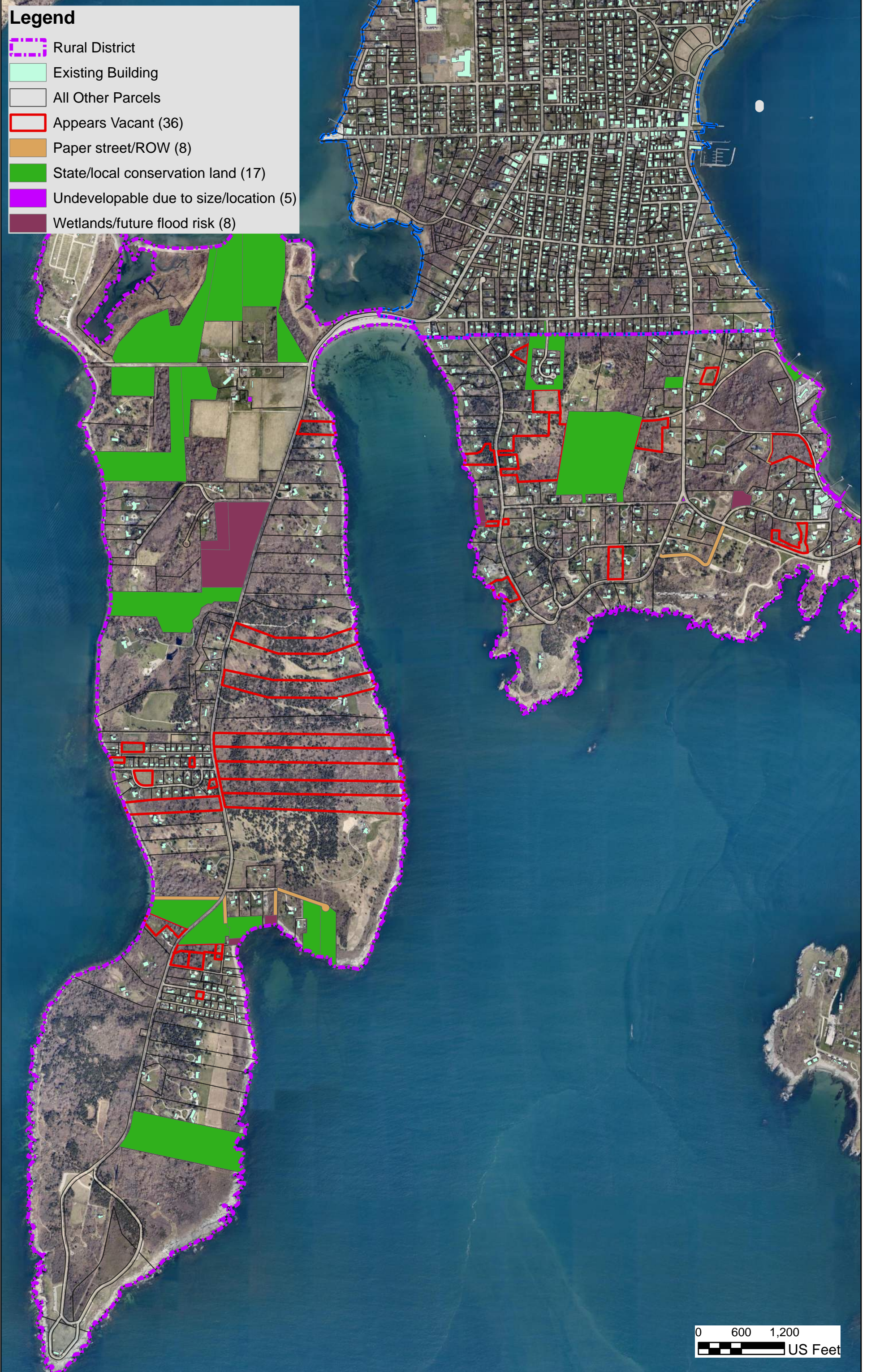
APPENDICES



APPENDIX A

GIS MAPPING AND DATA TABLES

Rural Vacant Residential Properties



0 600 1,200
US Feet

Rural Vacant Residential Properties

OBJEC TID	MSPARCELID	MSAREA CFT	ZONE	Min Lot Size	Develop able	Developa ble Vacant Lots	Excess Developa ble Area (SF)	Excess Developab le Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New Lots
200	10-108	34570	RR-80	80000	no	0	0	0	0	0
212	10-121	139745	RR-80	80000	yes	1	59745	50783	0	0
213	10-122	50614	RR-80	80000	yes	1	0	0	0	0
231	10-151	5744	RR-80	80000	yes	1	0	0	0	0
233	10-154	73542	RR-80	80000	yes	1	0	0	0	0
235	10-156	90901	RR-80	80000	yes	1	10901	9265	0	0
236	10-157	1141431	RR-80	80000	no	0	0	0	0	0
237	10-16	186801	RR-80	80000	yes	1	106801	90781	1	1
239	10-18	11547	RR-80	80000	no	0	0	0	0	0
246	10-26	52183	RR-80	80000	no	0	0	0	0	0
254	10-35	61378	RR-80	80000	yes	1	0	0	0	0
268	10-53	80373	RR-80	80000	yes	1	373	317	0	0
272	10-57	6145	RR-80	80000	no	0	0	0	0	0
292	10-83	151362	RR-80	80000	yes	1	71362	60657	0	0
296	10-88	7585	RR-80	80000	no	0	0	0	0	0
299	10-92	82705	RR-80	80000	yes	1	2705	2299	0	0
300	10-94	495371	RR-80	80000	yes	1	415371	353066	4	4
311	11-22	240915	RR-80	80000	no	0	0	0	0	0
313	11-24	3776	RR-80	80000	no	0	0	0	0	0
327	11-37	90180	RR-80	80000	yes	1	10180	8653	0	0
331	11-41	147028	RR-80	80000	no	0	0	0	0	0
336	11-46	835619	RR-80	80000	no	0	0	0	0	0
340	11-5	645370	RR-80	80000	no	0	0	0	0	0
344	11-57	710493	RR-80	80000	no	0	0	0	0	0
345	11-58	506330	RR-80	80000	no	0	0	0	0	0
346	11-59	828418	RR-80	80000	no	0	0	0	0	0
348	11-7	243165	RR-80	80000	no	0	0	0	0	0
362	12-111	13107	R-40	40000	yes	1	0	0	0	0
363	12-112	7653	R-40	40000	yes	1	0	0	0	0
370	12-120	9345	R-40	40000	yes	1	0	0	0	0
375	12-137	238751	RR-80	80000	no	0	0	0	0	0
376	12-138	113637	RR-80	80000	no	0	0	0	0	0
377	12-139	23090	RR-80	80000	no	0	0	0	0	0
378	12-140	14186	R-40	40000	yes	1	0	0	0	0
389	12-155	8727	R-40	40000	yes	1	0	0	0	0
401	12-180	12101	R-40	40000	yes	1	0	0	0	0
410	12-190	46353	R-40	40000	yes	1	6353	5400	0	0
418	12-201	390711	RR-80	80000	yes	1	310711	264104	3	3
425	12-208	497638	RR-80	80000	yes	1	417638	354993	4	4
428	12-211	46373	R-40	40000	yes	1	6373	5417	0	0
429	12-212	648030	RR-80	80000	no	0	0	0	0	0
430	12-213	516216	RR-80	80000	yes	1	436216	370783	4	4
432	12-215	253577	RR-80	80000	yes	1	173577	147540	1	1
434	12-217	159989	RR-80	80000	no	0	0	0	0	0
435	12-218	150638	RR-80	80000	no	0	0	0	0	0
436	12-23	999	RR-80	80000	no	0	0	0	0	0
443	12-3	46047	R-40	40000	yes	1	6047	5140	0	0
444	12-31	571937	RR-80	80000	yes	1	491937	418146	5	5
445	12-37	633460	RR-80	80000	yes	1	553460	470441	5	5
446	12-38	487075	RR-80	80000	yes	1	407075	346014	4	4
447	12-39	509601	RR-80	80000	yes	1	429601	365161	4	4
448	12-4	62837	R-40	40000	yes	1	22837	19411	0	0
456	12-5	212190	RR-80	80000	no	0	0	0	0	0
470	12-68	39142	R-40	40000	yes	1	0	0	0	0
479	12-82	15863	R-40	40000	no	0	0	0	0	0

OBJEC TID	MSPARCELID	MSAREA CFT	ZONE	Min Lot Size	Develop able	Developa ble Vacant Lots	Excess Developa ble Area (SF)	Excess Developab le Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New Lots
481	12-84	90711	RR-80	80000	yes	1	10711	9105	0	0
497	13-32	850038	RR-80	80000	no	0	0	0	0	0
3344	9-529	210514	R-40	40000	no	0	0	0	0	0
3420	9-630	39592	R-40	40000	no	0	0	0	0	0
3499	9-737	33467	R-40	40000	yes	1	0	0	0	0
3523	9-773	31752	R-40	40000	no	0	0	0	0	0
3558	9-816	42355	R-40	40000	yes	1	2355	2002	0	0
3596	9-860	117136	R-40	40000	yes	1	77136	65565	1	1
3632	9-743	4084	RR-80	80000	no	0	0	0	0	0
3635		11378	RR-80	80000	yes	1	0	0	0	0
3671	Median	1368	RR-80	80000	no	0	0	0	0	0
3676	Paper Street	64778	RR-80	80000	no	0	0	0	0	0
3678	Paper Street	41485	RR-80	80000	no	0	0	0	0	0
3690	Paper Street	18883	RR-80	80000	no	0	0	0	0	0
3698	Paper Street	16977	RR-80	80000	no	0	0	0	0	0
3707	Paper Street	46200	RR-80	80000	no	0	0	0	0	0
3726	ROW	9211	RR-80	80000	no	0	0	0	0	0
3727	ROW	929	R-40	40000	no	0	0	0	0	0
3728	ROW	1205	R-40	40000	no	0	0	0	0	0
						36			36	36

Summary	
Developable Vacant Lots	36
Potential New Lots by Subdivision	36
Potential New ADUs from New Lots	36
TOTAL	108

Urban Vacant Residential Properties

Legend

- Urban Water Sewer District
- Existing Building
- Flood risk or restricted by wetlands (8)
- Appears vacant (26)
- Local Conservation Land (1)
- Local Conservation Land, Flood risk or restricted by wetlands (21)
- Paper street (11)
- Paper street, Flood risk or restricted by wetlands (2)
- Undevelopable due to size or existing use (1)
- Undevelopable due to size or existing use, Flood risk or restricted by wetlands (7)
- Driveway (1)
- All Other Parcels



Urban Vacant Residential Properties


OBJEC TID	MSPARCELID	MSAREA CFT	ZONE	Min Lot Size	Develop able	Developa ble Vacant	Excess Developa ble Area	Excess Developab le Area x	Potential New Lots by Subdivision	Potential New ADUs
4	8-183	15810	R-20	20000	no	0	0	0	0	0
5	8-198	54282	R-20	20000	no	0	0	0	0	0
6	8-20	8763	R-20	20000	no	0	0	0	0	0
7	8-248	28123	R-20	20000	yes	1	8123	6904	0	0
8	8-28	22978	R-20	20000	no	0	0	0	0	0
9	8-282	20513	R-20	20000	no	0	0	0	0	0
10	8-301	51194	R-20	20000	no	0	0	0	0	0
11	8-338	45054	R-20	20000	no	0	0	0	0	0
12	8-340	20446	R-20	20000	yes	1	446	379	0	0
13	8-367	38711	R-20	20000	no	0	0	0	0	0
14	8-376	23756	R-20	20000	no	0	0	0	0	0
15	8-377	18784	R-20	20000	no	0	0	0	0	0
16	8-379	390	R-20	20000	no	0	0	0	0	0
17	8-389	43555	R-20	20000	no	0	0	0	0	0
18	8-429	9762	R-20	20000	yes	1	0	0	0	0
19	8-520	29314	R-20	20000	no	0	0	0	0	0
23	8-611	6195	R-20	20000	yes	1	0	0	0	0
25	8-637	7858	R-20	20000	yes	1	0	0	0	0
27	8-776	18286	R-20	20000	yes	1	0	0	0	0
28	8-788	29388	R-20	20000	yes	1	9388	7979	0	0
29	8-803	8308	R-20	20000	yes	1	0	0	0	0
30	8-825	6578	R-20	20000	no	0	0	0	0	0
31	8-829	19995	R-20	20000	yes	1	0	0	0	0
32	8-872	28307	R-20	20000	yes	1	8307	7061	0	0
33	8-881	19995	R-20	20000	yes	1	0	0	0	0
34	8-883	18955	R-20	20000	yes	1	0	0	0	0
35	8-887	18293	R-20	20000	yes	1	0	0	0	0
40	9-316	30129	R-20	20000	yes	1	10129	8610	0	0
41	9-318	82051	R-20	20000	no	0	0	0	0	0
47	9-371	16640	R-20	20000	no	0	0	0	0	0
48	9-372	5061	R-20	20000	no	0	0	0	0	0
49	9-377	9674	R-20	20000	no	0	0	0	0	0
50	9-384	18003	R-20	20000	no	0	0	0	0	0
51	9-385	49438	R-20	20000	no	0	0	0	0	0
52	9-386	16248	R-20	20000	no	0	0	0	0	0
53	9-389	5586	R-20	20000	no	0	0	0	0	0
55	9-393	5265	R-20	20000	no	0	0	0	0	0
56	9-395	26505	R-20	20000	no	0	0	0	0	0
57	9-399	5269	R-20	20000	no	0	0	0	0	0
58	9-404	27788	R-20	20000	no	0	0	0	0	0
59	9-411	15428	R-20	20000	no	0	0	0	0	0
62	9-435	9379	R-20	20000	yes	1	0	0	0	0
66	9-677	9350	R-20	20000	no	0	0	0	0	0
68	9-8	52723	R-20	20000	no	0	0	0	0	0
69	9-818	40854	R-20	20000	no	0	0	0	0	0
70	9-819	24612	R-20	20000	no	0	0	0	0	0
71	9-820	28470	R-20	20000	no	0	0	0	0	0
75	8-888	20053	R-20	20000	yes	1	53	45	0	0
78	Paper Street	28743	R-20	20000	no	0	0	0	0	0
79	Paper Street	7948	R-20	20000	no	0	0	0	0	0
80	Paper Street	5407	R-20	20000	no	0	0	0	0	0
81	Paper Street	6879	R-20	20000	no	0	0	0	0	0
82	Paper Street	18796	R-20	20000	no	0	0	0	0	0
83	Paper Street	38294	R-20	20000	no	0	0	0	0	0
84	Paper Street	5256	R-20	20000	no	0	0	0	0	0
85	Paper Street	18938	R-20	20000	no	0	0	0	0	0


86	Paper Street	9028	R-20	20000	no	0	0	0	0	0
88	Paper Street	40405	R-20	20000	no	0	0	0	0	0
39	9-289	26254	R-40	20000	no	0	0	0	0	0
42	9-352	10820	R-40	20000	no	0	0	0	0	0
67	9-733	31542	R-40	20000	no	0	0	0	0	0
2	8-155	11702	R-8	8000	yes	1	3702	3147	0	0
20	8-526	9162	R-8	8000	yes	1	1162	988	0	0
21	8-560	10291	R-8	8000	yes	1	2291	1948	0	0
26	8-753	47673	R-8	8000	yes	1	39673	33722	4	0
36	9-103	5759	R-8	8000	yes	1	0	0	0	0
37	9-120	5823	R-8	8000	yes	1	0	0	0	0
38	9-184	11171	R-8	8000	yes	1	3171	2695	0	0
43	9-353	6532	R-8	8000	no	0	0	0	0	0
46	9-361	2105	R-8	8000	no	0	0	0	0	0
61	9-421	8376	R-8	8000	no	0	0	0	0	0
64	9-538	21358	R-8	8000	no	0	0	0	0	0
72	9-823	8868	R-8	8000	no	0	0	0	0	0
73	9-828	13077	R-8	8000	no	0	0	0	0	0
74	9-865	8394	R-8	8000	yes	1	394	335	0	0
76	Paper Street	19730	R-8	8000	no	0	0	0	0	0
87	Paper Street	7765	R-8	8000	no	0	0	0	0	0
89	ROW	2466	R-8	8000	no	0	0	0	0	0
						23			4	0

Summary	
Developable Vacant Lots	23
Potential New Lots by Subdivision	4
Potential New ADUs from New Lots	0
TOTAL	27


Rural Non-Vacant Subdividable Residential Properties


Legend


 Rural District

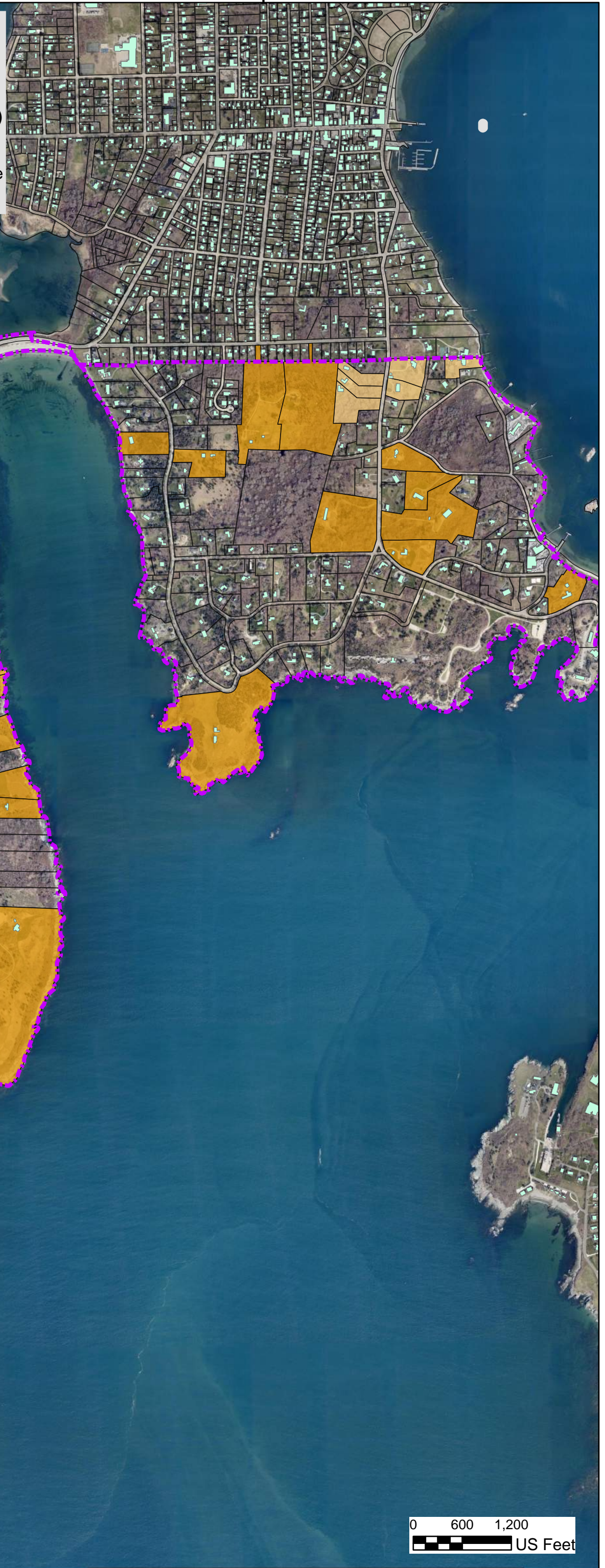
 Existing Building


Zone, # of Lots, Subdivision Status (52 total)

 R-40, 7 Lots >80,000sf and Subdividable

 RR-80, 45 Lots >160,000sf and Subdividable

 All Other Parcels



0 600 1,200
 US Feet

Rural Non-Vacant Subdividable Residential Properties


OBJECTID	MSPARCEL ID	MSAREA CFT	ZONE	Min Lot Size (SF)	Excess Area (SF)	Excess Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New lots
1173	10-10	172314	RR-80	80000	92314	78467	0	0
1203	10-14	179392	RR-80	80000	99392	84483	1	1
1210	10-15	538649	RR-80	80000	458649	389852	4	4
1232	10-33	165246	RR-80	80000	85246	72460	0	0
1253	10-59	1163042	RR-80	80000	1083042	920586	11	11
1262	10-70	194898	RR-80	80000	114898	97664	1	1
1270	10-82	177543	RR-80	80000	97543	82912	1	1
1272	10-84	524449	RR-80	80000	444449	377782	4	4
1283	11-10	212952	RR-80	80000	132952	113009	1	1
1285	11-12	322310	RR-80	80000	242310	205963	2	2
1286	11-15	284316	RR-80	80000	204316	173669	2	2
1287	11-18	299677	RR-80	80000	219677	186725	2	2
1288	11-2	205824	RR-80	80000	125824	106950	1	1
1289	11-21	400080	RR-80	80000	320080	272068	3	3
1293	11-25	262383	RR-80	80000	182383	155026	1	1
1294	11-26	361887	RR-80	80000	281887	239604	2	2
1300	11-31	240103	RR-80	80000	160103	136088	1	1
1313	11-60	400510	RR-80	80000	320510	272433	3	3
1314	11-45	1601391	RR-80	80000	1521391	1293182	16	16
1318	11-49	257142	RR-80	80000	177142	150571	1	1
1320	11-51	299672	RR-80	80000	219672	186721	2	2
1321	11-55	473742	RR-80	80000	393742	334681	4	4
1322	11-56	624442	RR-80	80000	544442	462776	5	5
1398	12-202	768249	RR-80	80000	688249	585011	7	7
1399	12-203	702476	RR-80	80000	622476	529104	6	6
1400	12-204	572477	RR-80	80000	492477	418606	5	5
1402	12-206	225900	RR-80	80000	145900	124015	1	1
1403	12-207	240050	RR-80	80000	160050	136043	1	1
1405	12-209	610609	RR-80	80000	530609	451018	5	5
1406	12-210	249072	RR-80	80000	169072	143711	1	1
1421	12-29	3250565	RR-80	80000	3170565	2694980	33	33
1428	12-41	854641	RR-80	80000	774641	658445	8	8
1429	12-42	1486492	RR-80	80000	1406492	1195518	14	14
1432	12-47	648288	RR-80	80000	568288	483045	6	6
1433	12-48	313977	RR-80	80000	233977	198880	2	2
1437	12-52	173627	R-40	40000	133627	113583	2	2
1456	12-78	172002	RR-80	80000	92002	78202	0	0
1478	13-37	374886	RR-80	80000	294886	250653	3	3
1479	13-38	406742	RR-80	80000	326742	277730	3	3
1480	13-39	354842	RR-80	80000	274842	233616	2	2
1482	13-40	294334	RR-80	80000	214334	182184	2	2
1483	13-41	389669	RR-80	80000	309669	263218	3	3
1484	13-42	250966	RR-80	80000	170966	145321	1	1
1497	9-340	88501	R-40	40000	48501	41226	1	1
1498	9-341	128143	R-40	40000	88143	74921	1	1


OBJECTID	MSPARCEL ID	MSAREA CFT	ZONE	Min Lot Size (SF)	Excess Area (SF)	Excess Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New lots
1499	9-346	84242	R-40	40000	44242	37606	0	0
1506	9-531	158530	R-40	40000	118530	100750	2	2
1507	9-534	572822	RR-80	80000	492822	418899	5	5
1509	9-582	81565	R-40	40000	41565	35330	0	0
1510	9-586	165564	RR-80	80000	85564	72730	0	0
1529	9-829	83930	R-40	40000	43930	37340	0	0
1539	9-859	737931	RR-80	80000	657931	559241	6	6
							188	188

Summary	
Potential New Lots by Subdivision	188
Potential New ADUs from New lots	188
TOTAL	376


Urban Non-Vacant Subdividable Residential Properties


Legend


 Urban Water Sewer District


 Existing Building

Zone, # of Lots, Subdivision Status (106 total)

 R-20, 27 Lots >40,000sf and Subdividable

 R-40, 10 Lots >80,000sf and Subdividable

 R-8, 69 Lots >16,000sf and Subdividable

 All Other Parcels



Urban Non-Vacant Subdividable Residential Properties









OBJECTID	MSPARCEL ID	MSAREA CFT	ZONE	Min Lot Size (SF)	Excess Area (SF)	Excess Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New lots	Revised New Lots by Subdivision	Revised New ADUs from New lots
9	8-115	63891	R-20	20000	43891	37307	1	1	1	1
99	8-205	51279	R-8	8000	43279	36787	4	0	4	0
149	8-258	48404	R-20	20000	28404	24144	1	1	0	0
171	8-29	109262	R-20	20000	89262	75872	3	3	0	1
246	8-385	46757	R-20	20000	26757	22743	1	1	1	1
254	8-396	54818	R-20	20000	34818	29595	1	1	0	0
441	8-635	43134	R-20	20000	23134	19664	0	0	0	0
499	8-748	77811	R-20	20000	57811	49139	2	2	0	0
529	8-828	69915	R-20	20000	49915	42428	2	2	1	1
531	8-830	102933	R-20	20000	82933	70493	3	3	3	3
549	8-879	42541	R-20	20000	22541	19160	0	0	0	0
771	9-317	41479	R-20	20000	21479	18258	0	0	0	0
823	9-4	279290	R-20	20000	161290	137096	6	6	6	6
829	9-406	52582	R-20	20000	32582	27694	1	1	0	0
832	9-409	41316	R-20	20000	21316	18119	0	0	0	0
845	9-426	43275	R-20	20000	23275	19784	0	0	0	0
890	9-5	54057	R-20	20000	34057	28948	1	1	1	1
976	9-623	62443	R-20	20000	42443	36077	1	1	0	0
979	9-626	40171	R-20	20000	20171	17145	0	0	0	0
1018	9-674	108932	R-20	20000	88932	75593	3	3	0	0
1040	9-701	40386	R-20	20000	20386	17328	0	0	0	0
1059	9-753	50780	R-20	20000	30780	26163	1	1	1	1
1099	9-809	97147	R-20	20000	77147	65575	3	3	2	3
1100	9-810	124522	R-20	20000	104522	88843	4	4	4	4
1107	9-821	44255	R-20	20000	24255	20617	1	1	1	1
1108	9-822	50137	R-20	20000	30137	25616	1	1	1	1
1118	9-832	77798	R-20	20000	57798	49129	2	2	1	1
155	8-268	87460	R-40	40000	47460	40341	1	1	1	1
157	8-270	90732	R-40	40000	50732	43122	1	1	0	0
158	8-271	108416	R-40	40000	68416	58154	1	1	1	1
159	8-272	133223	R-40	40000	93223	79239	1	1	1	1
341	8-492	116297	R-40	40000	76297	64852	1	1	1	1
450	8-645	122340	R-40	40000	82340	69989	1	1	1	1
755	9-300	96976	R-40	40000	56976	48429	1	1	1	1
778	9-324	134199	R-40	40000	94199	80069	2	2	0	0
866	9-459	166714	R-40	40000	126714	107707	2	2	1	1
1113	9-827	137811	R-40	40000	97811	83139	2	2	2	2
43	8-147	16188	R-8	8000	8188	6960	0	0	0	0
57	8-161	18433	R-8	8000	10433	8868	1	0	0	0
579	9-113	22964	R-8	8000	14964	12720	1	0	2	0
608	9-143	23162	R-8	8000	15162	12888	1	0	1	0
641	9-176	19822	R-8	8000	11822	10048	1	0	1	0
651	9-186	20830	R-8	8000	12830	10905	1	0	1	0
652	9-187	22190	R-8	8000	14190	12062	1	0	1	0
653	9-188	22779	R-8	8000	14779	12563	1	0	1	0
654	9-189	20179	R-8	8000	12179	10352	1	0	1	0
657	9-191	19583	R-8	8000	11583	9846	1	0	1	0
694	9-233	29486	R-8	8000	21486	18263	2	0	2	0
702	9-241	21348	R-8	8000	13348	11346	1	0	1	0
735	9-279	20017	R-8	8000	12017	10215	1	0	1	0
737	9-281	20320	R-8	8000	12320	10472	1	0	1	0
741	9-285	16060	R-8	8000	8060	6851	0	0	0	0
742	9-287	34102	R-8	8000	26102	22187	2	0	2	0
747	9-292	16180	R-8	8000	8180	6953	0	0	0	0
757	9-303	20922	R-8	8000	12922	10984	1	0	1	0
758	9-304	21438	R-8	8000	13438	11422	1	0	1	0
759	9-305	22814	R-8	8000	14814	12592	1	0	1	0

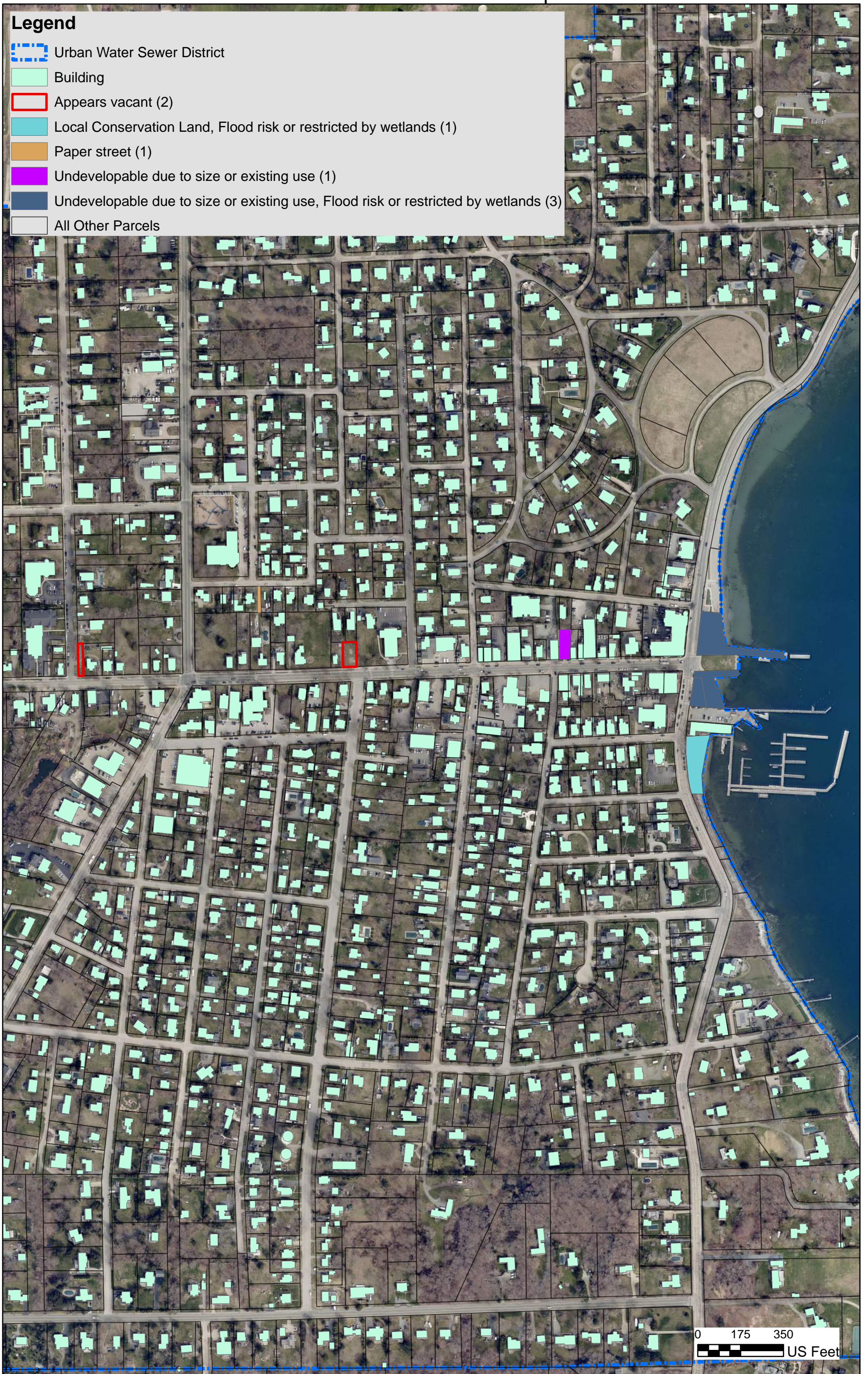
OBJECTID	MSPARCEL ID	MSAREA CFT	ZONE	Min Lot Size (SF)	Excess Area (SF)	Excess Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New lots	Revised New Lots by Subdivision	Revised New ADUs from New lots
760	9-306	16115	R-8	8000	8115	6898	0	0	0	0
761	9-307	31879	R-8	8000	23879	20297	2	0	0	0
762	9-308	23448	R-8	8000	15448	13131	1	0	1	0
763	9-309	20112	R-8	8000	12112	10295	1	0	0	0
765	9-311	17970	R-8	8000	9970	8474	1	0	1	0
768	9-314	23886	R-8	8000	15886	13503	1	0	1	0
769	9-315	24661	R-8	8000	16661	14162	1	0	0	0
773	9-319	33754	R-20	20000	13754	11691	0	0	0	0
837	9-418	19639	R-8	8000	11639	9893	1	0	1	0
839	9-420	21155	R-8	8000	13155	11181	1	0	1	0
865	9-458	17713	R-8	8000	9713	8256	1	0	1	0
873	9-47	18058	R-8	8000	10058	8549	1	0	1	0
883	9-490	18226	R-8	8000	10226	8692	1	0	1	0
884	9-491	164843	R-20	20000	144843	123117	6	6	6	6
887	9-495	23598	R-8	8000	15598	13258	1	0	1	0
895	9-505	30000	R-8	8000	22000	18700	2	0	0	0
920	9-545	18154	R-8	8000	10154	8631	1	0	1	0
931	9-562	24391	R-8	8000	16391	13932	1	0	1	0
950	9-59	43627	R-8	8000	35627	30283	3	0	3	0
951	9-590	29812	R-8	8000	21812	18540	2	0	1	0
959	9-60	19525	R-8	8000	11525	9796	1	0	1	0
994	9-65	17342	R-8	8000	9342	7940	0	0	0	0
997	9-654	20523	R-8	8000	12523	10644	1	0	0	0
998	9-655	24542	R-8	8000	16542	14061	1	0	1	0
999	9-656	16178	R-8	8000	8178	6951	0	0	0	0
1003	9-66	21703	R-8	8000	13703	11648	1	0	1	0
1005	9-661	32457	R-20	20000	12457	10589	0	0	0	0
1023	9-68	19487	R-8	8000	11487	9764	1	0	0	0
1029	9-690	25330	R-8	8000	17330	14731	1	0	1	0
1030	9-691	24777	R-8	8000	16777	14261	1	0	1	0
1031	9-692	18332	R-8	8000	10332	8783	1	0	1	0
1044	9-706	16909	R-8	8000	8909	7573	0	0	0	0
1050	9-72	17182	R-8	8000	9182	7805	0	0	0	0
1051	9-730	39193	R-8	8000	31193	26514	3	0	3	0
1054	9-742	25021	R-8	8000	17021	14468	1	0	1	0
1056	9-746	20455	R-8	8000	12455	10587	1	0	1	0
1066	9-768	23957	R-8	8000	15957	13564	1	0	1	0
1073	9-778	18413	R-8	8000	10413	8851	1	0	1	0
1074	9-779	22180	R-8	8000	14180	12053	1	0	1	0
1081	9-786	20049	R-8	8000	12049	10242	1	0	1	0
1090	9-795	25924	R-8	8000	17924	15236	1	0	1	0
1096	9-801	26337	R-8	8000	18337	15586	1	0	1	0
1097	9-805	23727	R-8	8000	15727	13368	1	0	1	0
1105	9-82	19944	R-8	8000	11944	10153	1	0	1	0
1111	9-825	23345	R-8	8000	15345	13043	1	0	1	0
1122	9-853	18632	R-8	8000	10632	9037	1	0	1	0
1124	9-856	18272	R-8	8000	10272	8731	1	0	1	0
1125	9-857	16032	R-8	8000	8032	6827	0	0	0	0
1129	9-862	21076	R-8	8000	13076	11114	1	0	1	0
TOTAL							127	57	99	40

Summary	
Revised New Lots by Subdivision	99
Revised New ADUs from New lots	40
TOTAL	139

Urban Vacant Commercial Properties

Legend

-  Urban Water Sewer District
-  Building
-  Appears vacant (2)
-  Local Conservation Land, Flood risk or restricted by wetlands (1)
-  Paper street (1)
-  Undevelopable due to size or existing use (1)
-  Undevelopable due to size or existing use, Flood risk or restricted by wetlands (3)
-  All Other Parcels



Urban Vacant Commercial Properties


OBJEC TID	MSPARCELID	MSAREA CFT	ZONE	Min Lot Size	Developable	Developable Vacant Lots	Excess Developable Area (SF)	Excess Developable Area x 85% (SF)	Potential New Lots by Subdivision	Potential New ADUs from New Lots
2379	8-122	5610	CD	5000	no	0	0	0	0	0
2772	8-573	5459	CD	5000	no	0	0	0	0	0
3217	9-356	12440	CD	5000	no	0	0	0	0	0
3394	9-595	5749	CD	5000	no	0	0	0	0	0
2803	8-614	2633	CL	8000	no	0	0	0	0	0
3677	Paper Street	1438	CL	8000	no	0	0	0	0	0
2429	8-171	24096	CW	8000	no	0	0	0	0	0
3215	9-354	16135	CW	8000	no	0	0	0	0	0
						0			0	0


Summary

Developable Vacant Lots	0
Potential New Lots by Subdivision	0
Potential New ADUs from New Lots	0
TOTAL	0

Urban Non-Vacant Subdividable Commercial Properties


Legend


 Urban Water Sewer District

 Existing Building

Zone, # Lots, Subdivision Status (57 total)

 CD, 21 Lots >10,000sf and Subdividable

 CL, 33 Lots >16,000sf and Subdividable

 CW, 3 Lots >16,000sf and Subdividable



Urban Non-Vacant Subdividable Commercial Properties

OBJECTID	MSPARCEL ID	MSAREAC FT	ZONE	Min Lot Size (SF)	Excess Area (SF)	Excess Area x 85% (SF)	Calculated New Lots by Subdivision	Calculated New ADUs from New Lots	Revised New Lots by Subdivision	Revised New ADUs from New Lots
4	8-102	43707	CL	8000	35707	30351	3	0	3	0
5	8-106	17571	CL	8000	9571	8135	1	0	1	0
15	8-120	42902	CD	5000	37902	32216	6	0	6	0
19	8-124	49174	CD	5000	44174	37548	7	0	1	0
59	8-163	10812	CD	5000	5812	4940	0	0	1	0
62	8-166	19297	CD	5000	14297	12153	2	0	1	0
268	8-410	23013	CL	8000	15013	12761	1	0	1	0
287	8-433	12982	CD	5000	7982	6785	1	0	1	0
290	8-438	18780	CD	5000	13780	11713	2	0	2	0
294	8-442	23585	CL	8000	15585	13247	1	0	1	0
297	8-445	18789	CL	8000	10789	9171	1	0	1	0
325	8-473	28840	CL	8000	20840	17714	2	0	2	0
337	8-488	38347	CD	5000	33347	28345	5	0	0	0
340	8-490	20663	CL	8000	12663	10763	1	0	1	0
371	8-530	26302	CW	8000	18302	15556	1	0	0	0
419	8-597	17825	CW	8000	9825	8352	1	0	1	0
431	8-616	26241	CL	8000	18241	15505	1	0	0	1
438	8-626	39206	CL	8000	31206	26525	3	0	0	0
468	8-745	19922	CL	8000	11922	10134	1	0	1	0
492	8-775	87254	CL	8000	79254	67366	8	0	0	0
497	8-780	27544	CL	8000	19544	16612	2	0	0	0
505	8-794	20644	CL	8000	12644	10748	1	0	0	0
506	8-795	21936	CL	8000	13936	11845	1	0	0	0
523	8-82	20164	CL	8000	12164	10339	1	0	1	0
543	8-87	22994	CL	8000	14994	12745	1	0	1	0
559	8-92	20024	CL	8000	12024	10221	1	0	1	0
562	8-96	24534	CL	8000	16534	14054	1	0	1	0
563	8-97	23206	CL	8000	15206	12925	1	0	1	0
564	8-98	23835	CL	8000	15835	13460	1	0	1	0
571	9-105	39698	CD	5000	34698	29493	5	0	0	0
576	9-11	102027	CL	8000	94027	79923	9	0	1	0
595	9-13	30327	CL	8000	22327	18978	2	0	0	0
645	9-180	21268	CD	5000	16268	13828	2	0	2	0
648	9-183	35199	CD	5000	30199	25670	5	0	12	0
655	9-19	26949	CL	8000	18949	16107	2	0	0	0
666	9-20	22560	CL	8000	14560	12376	1	0	1	0
668	9-201	12339	CD	5000	7339	6238	1	0	0	0
669	9-207	17585	CD	5000	12585	10697	2	0	2	0
672	9-21	92609	CL	8000	84609	71918	8	0	8	0
682	9-22	59751	CL	8000	51751	43988	5	0	5	0
692	9-23	23147	CL	8000	15147	12875	1	0	1	0
705	9-246	26547	CD	5000	21547	18315	3	0	3	0
706	9-247	10034	CD	5000	5034	4279	0	0	0	0
721	9-263	27207	CD	5000	22207	18876	3	0	0	0
774	9-32	11997	CD	5000	6997	5947	1	0	0	0
779	9-33	13618	CD	5000	8618	7325	1	0	1	0
791	9-36	27512	CD	5000	22512	19135	3	0	0	0
799	9-37	13406	CD	5000	8406	7145	1	0	1	0
804	9-375	27221	CL	8000	19221	16338	2	0	1	0
807	9-38	12347	CD	5000	7347	6245	1	0	1	0
821	9-398	23649	CW	8000	15649	13302	1	0	1	0
962	9-603	17055	CD	5000	12055	10246	2	0	2	0
963	9-605	13993	CD	5000	8993	7644	1	0	1	0
974	9-621	30894	CL	8000	22894	19460	2	0	2	0
980	9-631	11033	CD	5000	6033	5128	1	0	0	0
1101	9-814	25349	CL	8000	17349	14746	1	0	1	0
1149	9-813	29827	CL	8000	21827	18553	2	0	2	0
							126	0	78	1

Summary	
Revised New Lots by Subdivision	78
Revised New ADUs from New Lots	1
TOTAL	79

Urban ADU Residential Properties

Legend

Urban District Residential lots >20,000 square feet (283)



Rural ADU Residential Properties

Legend

Rural District Residential lots >20,000 square feet (275)

