

Zoning District	Total Acres	# of Vacant Parcels	Total Vacant Acres	Potential Dwelling Unit Capacity on Vacant Acres *	Estimated Underdeveloped Acres	Potential Dwelling Unit Capacity on Underdeveloped Acres*	"Discount" Factor of 50% (applied to sum of Columns E and G)	Total Estimated New Dwelling Unit Capacity
R-1 to R-4	21.31	1	5.03	20	11.25	44	32	32
R-4 to R-8	114.56	29	29.58	221	54.14	424	322	323
R-8/R-12 to R-18	25.04	19	17.02	299	-	-	149	150
Total	160.91	49.00	51.63	540.00	65.39	468.00	503.00	505.00

* Potential Dwelling Units are calculated on each parcel independently and rounded down to the nearest whole number, then all parcels are summed for this table.

Zoning District	Total Acres	# of Parcels	Estimated Existing Building Footprint - Cumulative (sq. ft.)	Maximum Lot Area Available for Residential Use in CB Zone	Amended Lot Area for Residential Use (after reducing for 35-Ft bldg height & max. 18 du/lot)	Total Estimated New Dwelling Unit Capacity (assuming 1k sq. ft. du size)
CB (with max. R-18 density)*	69.30	99	499,526	4,754,206	1,247,979	1,248
Total	69.30	99	499,526	4,754,206	1,247,979	1,248

*Residential uses permitted in the CB zone only as part of a mixed-use development. Maximum gross building area for mixed use construction is 3.5 Floor Area Ratio (per K.C.C. 21A.14.110). Maximum building area for residential use is 75% of gross building area.

