

Table 3: Regulation Options for a Hypothetical 100 Dwelling Unit (61 Parcels) Subdivision

Current Development Regulations ²			Option #1 ³			Option #2 ⁴			Option #3 ⁵		
	Sq. Ft.	Acres		Sq. Ft.	Acres		Sq. Ft.	Acres		Sq. Ft.	Acres
Single-Family	400,000	9.18	Single-Family	300,000	6.89	Single-Family	400,000	9.18	Single-Family	300,000	6.89
Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07	Duplex Condo	90,000	2.07
Multi-Family	130,500	3.00	Multi-Family	130,500	3.00	Multi-Family	130,500	3.00	Multi-Family	130,500	3.00
ROW	188,784	4.33	ROW	152,784	3.51	ROW	172,656	3.96	ROW	139,656	3.21
Total=	809,284	18.58	Total=	673,284	15.46	Total=	793,156	18.21	Total=	660,156	15.16
Cost¹=	\$412,734.84		Cost¹=	\$343,374.84		Cost¹=	\$404,509.56		Cost¹=	\$336,679.56	
			Difference	\$69,360.00		Difference	\$8,225.28		Difference	\$76,055.28	
			% Difference	16.80%		% Difference	1.99%		% Difference	18.43%	

¹ = Cost is based on \$0.51 per sq. ft. for unimproved land (based on 2019/2020 real estate purchases).
² = Minimum 8,000 square feet single-family lots & 72 feet right-of-way.
³ = Minimum 6,000 square feet single-family lots & 72 feet right-of-way.
⁴ = Minimum 8,000 square feet single-family lots & 66 feet right-of-way.
⁵ = Minimum 6,000 square feet single-family lots & 66 feet right-of-way.