

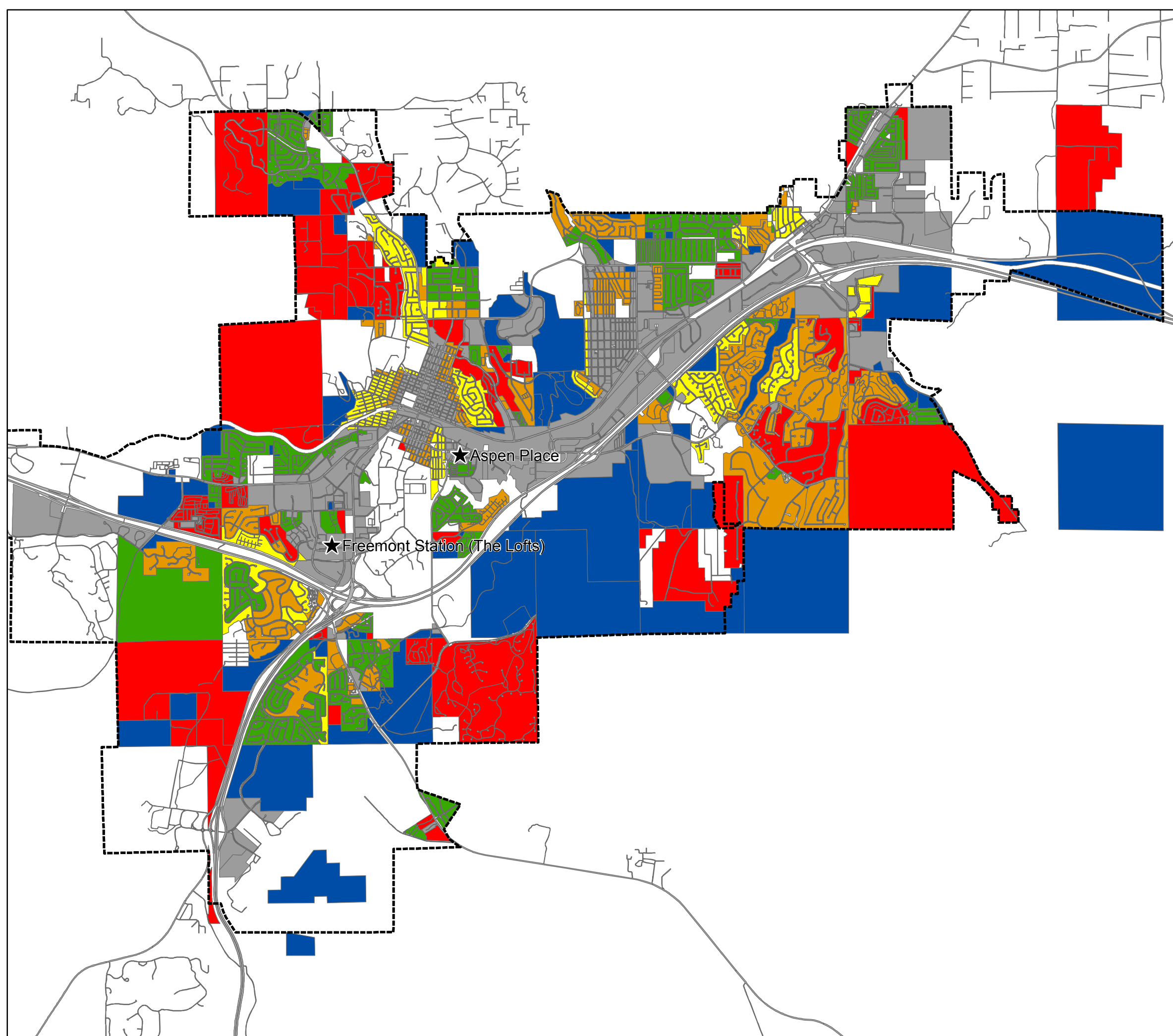
Areas with Potential for Growth Based on Max Res. Density per Zoning

This map compares the existing average units per acre to the units per acre that could potentially be built. Units per acre limits are set for all Residential zones in the Zoning Code. For example, the Coconino Estates Neighborhood has an estimated average units per acre of 3.8 but the Single Family Residential Zoning in that area allows for a maximum of 5 units per acre. Therefore, the existing units per acre has used about 77 percent of what is allowed.

Methods:
Zones made based on neighborhoods, zoning code, and Resource Protection Overlay

Units per acre was calculated by summing the total units in zone then dividing by the total acres in that zone minus Right of Ways.

Units Per Acre was then divided by the max Unit Per Acre allowed by zoning. This resulted in the percent of allowed units per acre that has currently been used. For example, areas in red have only used 0 to 30 percent of the units per acre that is allowed.



Legend

- ★ 29+ Unit Mixed-Use Apartments
- Unit per Acre in Zone/
Max Unit per Acre**
- Vacant
- 0 - 0.3
- 0.3 - 0.6
- 0.6 - 0.8
- .8 +
- Commercial
- Urban Growth Boundary

More Potential

↓

Less Potential

