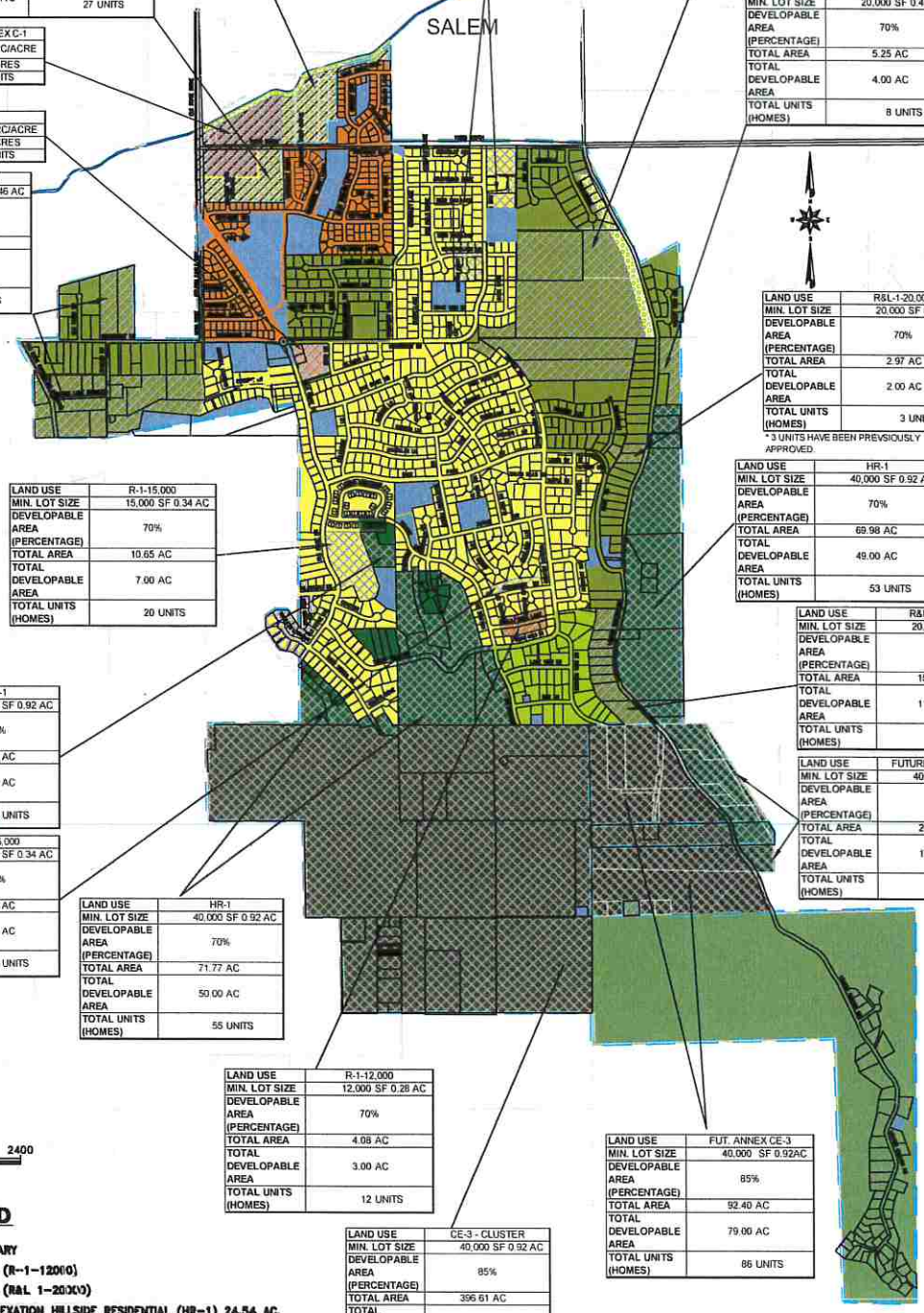
DEVELOPMENT CAPACITY

CITY OF ELK RIDGE



LAND USE	FUT. ANNEX R-1-15,000
MIN. LOT SIZE	15,000 SF 0.34 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	14.63 AC
TOTAL DEVELOPABLE AREA	10.00 AC
TOTAL UNITS (HOMES)	30 UNITS

LAND USE	R-1-15,000
MIN. LOT SIZE	15,000 SF 0.34 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	9.05 AC
TOTAL DEVELOPABLE AREA	6.00 AC
TOTAL UNITS (HOMES)	18 UNITS

LAND USE	R&L-1-20,000
MIN. LOT SIZE	20,000 SF 0.46 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	80.17 AC
TOTAL DEVELOPABLE AREA	56.00 AC
TOTAL UNITS (HOMES)	122 UNITS

LAND USE	FUT. ANNEX R-1-15,000
MIN. LOT SIZE	15,000 SF 0.34 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	12.94 AC
TOTAL DEVELOPABLE AREA	9.00 AC
TOTAL UNITS (HOMES)	27 UNITS

LAND USE	R&L-1-20,000
MIN. LOT SIZE	20,000 SF 0.46 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	5.25 AC
TOTAL DEVELOPABLE AREA	4.00 AC
TOTAL UNITS (HOMES)	8 UNITS

LAND USE	FUTURE ANNEX C-1
MIN. LOT SIZE	2.5 ERC/ACRE
TOTAL AREA	20.08 ACRES
TOTAL ERCs	51 UNITS

LAND USE	C-1
MIN. LOT SIZE	2.5 ERC/ACRE
TOTAL AREA	7.35 ACRES
TOTAL ERCs	19 UNITS

LAND USE	R&L-1-20,000
MIN. LOT SIZE	20,000 SF 0.46 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	50.01 AC
TOTAL DEVELOPABLE AREA	35.00 AC
TOTAL UNITS (HOMES)	76 UNITS

LAND USE	R&L-1-20,000
MIN. LOT SIZE	20,000 SF 0.46 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	2.97 AC
TOTAL DEVELOPABLE AREA	2.00 AC
TOTAL UNITS (HOMES)	3 UNITS*

* 3 UNITS HAVE BEEN PREVSIOUSLY APPROVED

LAND USE	R-1-15,000
MIN. LOT SIZE	15,000 SF 0.34 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	10.65 AC
TOTAL DEVELOPABLE AREA	7.00 AC
TOTAL UNITS (HOMES)	20 UNITS

LAND USE	HR-1
MIN. LOT SIZE	40,000 SF 0.92 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	69.98 AC
TOTAL DEVELOPABLE AREA	49.00 AC
TOTAL UNITS (HOMES)	53 UNITS

LAND USE	R&L-1-20,000
MIN. LOT SIZE	20,000 SF 0.46 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	15.37 AC
TOTAL DEVELOPABLE AREA	11.00 AC
TOTAL UNITS (HOMES)	23 UNITS

LAND USE	HR-1
MIN. LOT SIZE	40,000 SF 0.92 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	3.48 AC
TOTAL DEVELOPABLE AREA	2.00 AC
TOTAL UNITS (HOMES)	2 UNITS

LAND USE	FUTURE ANNEX HR-1
MIN. LOT SIZE	40,000 SF 0.92 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	24.54 AC
TOTAL DEVELOPABLE AREA	17.00 AC
TOTAL UNITS (HOMES)	19 UNITS

LAND USE	R-1-15,000
MIN. LOT SIZE	15,000 SF 0.34 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	2.27 AC
TOTAL DEVELOPABLE AREA	2.00 AC
TOTAL UNITS (HOMES)	6 UNITS

LAND USE	HR-1
MIN. LOT SIZE	40,000 SF 0.92 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	71.77 AC
TOTAL DEVELOPABLE AREA	50.00 AC
TOTAL UNITS (HOMES)	55 UNITS

LAND USE	R-1-12,000
MIN. LOT SIZE	12,000 SF 0.28 AC
DEVELOPABLE AREA (PERCENTAGE)	70%
TOTAL AREA	4.08 AC
TOTAL DEVELOPABLE AREA	3.00 AC
TOTAL UNITS (HOMES)	12 UNITS

LAND USE	FUT. ANNEX CE-3
MIN. LOT SIZE	40,000 SF 0.92AC
DEVELOPABLE AREA (PERCENTAGE)	85%
TOTAL AREA	92.40 AC
TOTAL DEVELOPABLE AREA	79.00 AC
TOTAL UNITS (HOMES)	86 UNITS

LAND USE	CE-3 - CLUSTER
MIN. LOT SIZE	40,000 SF 0.92 AC
DEVELOPABLE AREA (PERCENTAGE)	85%
TOTAL AREA	396.61 AC
TOTAL DEVELOPABLE AREA	337.00 AC
TOTAL UNITS (HOMES)	367 UNITS

0 800 1600 2400

Scale In Feet

LEGEND

- CITY BOUNDARY
- RESIDENTIAL (R-1-12000)
- RESIDENTIAL (R&L 1-20000)
- FUTURE ANNEXATION HILLSIDE RESIDENTIAL (HR-1) 24.54 AC.
- RESIDENTIAL (R-1-20000)
- RESIDENTIAL (R-1-15000)
- FUTURE ANNEXATION RESIDENTIAL (R-1-15000) 27.57 AC.
- COMMERCIAL (C-1)
- FUTURE ANNEXATION COMMERCIAL (C-1) 20.08 AC.
- HILLSIDE RESIDENTIAL (HR-1)
- CRITICAL ENVIRONMENT (CE-2)
- CRITICAL ENVIRONMENT (CE-3)
- FUTURE ANNEXATION CRITICAL ENVIRONMENT (CE-3) 92.40 AC.
- PUBLIC FACILITY
- OPEN SPACE
- DEVELOPABLE AREA

REVISED: MARCH 8, 2018

DEVELOPABLE AREA SUMMARY

LAND USE	TOTAL AREA		DEVELOPABLE AREA		UNITS	
R-1-12,000	4.08	AC	3.00	AC	12	DWELLINGS
R-1-15,000	49.53	AC	34.00	AC	101	DWELLINGS
R&L-1-20,000	153.76	AC	108.00	AC	232	DWELLINGS
HR-1	169.77	AC	118.00	AC	129	DWELLINGS
CE-3 (Cluster)	489.01	AC	416.00	AC	453	DWELLINGS
C-1	27.43	AC	27.43	AC	70	ERC'S*
TOTALS	**893.59**	**AC**	**706.43**	**AC**	**997**	**DWELLINGS/ ERC'S**

* ERC = EQUIVALENT RESIDENTAL CONNECTION (UNIT)