

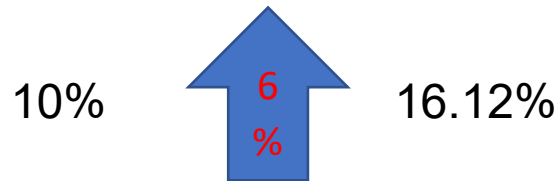
Abbr.	Current Zoning				Residential		Non Residential		Other	
	Description	Acres	Sq. Miles	Percentage	Acres	% Total	Acres	% Total	Acres	% Total
AG	Agriculture	5318.03	8.31	7.98%	5,318.03	7.976%				
CD	Conservation District	9118.85	14.25	13.68%					9,118.85	13.676%
CG	Commercial General	399.33	0.62	0.60%			399.33	0.599%		
CGS	Commercial General S	148.53	0.23	0.22%			148.53	0.223%		
CLR	Commercial Redevelopment Low impact	7.51	0.01	0.01%			7.51	0.011%		
COMREC	Commercial Recreation	3.15	0.00	0.00%					3.15	0.005%
GU	Government Use	987.96	1.54	1.48%					987.96	1.482%
ILW	Industrial/Light Warehouse	187.17	0.29	0.28%			187.17	0.281%		
NC	Neighborhood Commercial	241.27	0.38	0.36%			241.27	0.362%		
NZD	No Zoning Designation	6036.20	9.43	9.05%					6,036.20	9.053%
OPI	Office/Professional/Institutional	42.40	0.07	0.06%			42.40	0.064%		
PCD	Planned Community Development	6623.44	10.35	9.93%	1,804.53	2.706%	2,149.17	3.223%	2,669.69	4.004%
RMF	Residential Multi-Family	726.53	1.14	1.09%	726.53	1.090%				
RMH	Residential Manufactured Housing	196.32	0.31	0.29%	196.32	0.294%				
ROS	Recreation/Open Space	817.10	1.28	1.23%					817.10	1.225%
RSF-2	Residential Single Family 2	24063.64	37.60	36.09%	24,063.64	36.088%				
RSF-3	Residential Single Family 3	383.27	0.60	0.57%	383.27	0.575%				
RTF	Residential Two Family	424.61	0.66	0.64%	424.61	0.637%				
UIC	Utility Industrial Corridor	318.01	0.50	0.48%			318.01	0.477%		
V	Village	10636.22	16.62	15.95%	2,873.73	4.310%	3,173.96	4.760%	4,590.03	6.884%
	<b>Total</b>	<b>66679.55</b>	<b>104.19</b>	<b>100.00%</b>	<b>35,790.66</b>	<b>53.68%</b>	<b>6,667.35</b>	<b>10.00%</b>	<b>24,222.99</b>	<b>36.33%</b>



Drafted Zoning					Residential		Non Residential		Other	
Abbr.	Description	Acres	Sq. Miles	Percentage	Acres	% Total	Acres	% Total	Acres	% Total
AC-1	Activity Center 1	827.87	1.29	1.24%	41.39	0.062%	703.69	1.055%	82.79	0.124%
AC-2	Activity Center 2	598.70	0.94	0.90%	239.47	0.359%	107.76	0.162%	251.45	0.377%
AC-3	Activity Center 3	285.27	0.45	0.43%	28.53	0.043%	85.58	0.128%	171.16	0.257%
AC-4	Activity Center 4	3265.10	5.10	4.90%	1142.79	1.714%	1273.39	1.910%	848.93	1.273%
AC-5	Activity Center 5	673.52	1.05	1.01%	67.35	0.101%	572.49	0.859%	33.68	0.051%
AC-6	Activity Center 6	1750.00	2.73	2.62%	602.27	0.903%	1077.73	1.617%	70.00	0.105%
AC-7	Activity Center 7	9.70	0.02	0.01%	0.00	0.000%	0.00	0.000%	9.70	0.015%
AC-7A	Activity Center 7A	15.73	0.02	0.02%	9.44	0.014%	5.51	0.008%	0.79	0.001%
AC-7B	Activity Center 7B	59.13	0.09	0.09%	20.69	0.031%	23.65	0.035%	14.78	0.022%
AC-8	Activity Center 8	216.21	0.34	0.32%	43.24	0.065%	95.13	0.143%	77.83	0.117%
AC-9	Activity Center 9	209.50	0.33	0.31%	161.32	0.242%	27.24	0.041%	20.95	0.031%
AC-10	Activity Center 10	1941.04	3.03	2.91%	194.10	0.291%	1688.70	2.533%	58.23	0.087%
AG	Agricultural Estates	3955.37	6.18	5.93%	3955.37	5.933%	0.00	0.000%	0.00	0.000%
C	Commercial	70.16	0.11	0.11%	0.00	0.000%	70.16	0.105%	0.00	0.000%
COR	Corridor (40/60 Res/Non-res)	366.27	0.57	0.55%	146.51	0.220%	219.76	0.330%	0.00	0.000%
CT	Corridor, Transitional (30/70 Res/Non-res)	849.47	1.33	1.27%	254.84	0.382%	594.63	0.892%	0.00	0.000%
EC	Environmental Conservation	17288.86	27.01	25.93%	0.00	0.000%	0.00	0.000%	17288.86	25.932%
GU	Government Use	813.06	1.27	1.22%	0.00	0.000%	0.00	0.000%	813.06	1.220%
I-1	Industrial, Light	36.16	0.06	0.05%	0.00	0.000%	36.16	0.054%	0.00	0.000%
i-2	Industrial, Heavy	59.86	0.09	0.09%	0.00	0.000%	59.86	0.090%	0.00	0.000%
MH	Manufactured Housing	194.24	0.30	0.29%	194.24	0.291%	0.00	0.000%	0.00	0.000%
R-1	Residential, Low	18569.99	29.02	27.85%	18569.99	27.854%	0.00	0.000%	0.00	0.000%
R-2	Residential, Medium	2661.47	4.16	3.99%	2661.47	3.992%	0.00	0.000%	0.00	0.000%
R-3	Residential, Multi-Family	670.97	1.05	1.01%	670.97	1.006%	0.00	0.000%	0.00	0.000%
V	Village	11260.64	17.59	16.89%	3638.28	5.457%	4105.32	6.158%	3298.12	4.947%
NZD	No Zoning Designation	21.81	0.03	0.03%	0.00	0.000%	0.00	0.000%	21.81	0.033%
	<b>Total</b>	<b>66,670.11</b>	<b>104.17</b>	<b>100.00%</b>	<b>32642.26</b>	<b>48.96%</b>	<b>10746.77</b>	<b>16.12%</b>	<b>23062.13</b>	<b>34.59%</b>



## Plain Comparison of Non-Residential Existing vs. Proposed



### Increase in Land Area for Potential Non-Residential Development

$$\text{Percent Change} = \frac{(\text{Final Value} - \text{Initial Value})}{\text{Initial Value}} \times 100$$

$$(10746.77 - 6667.35) / 6667.35 \times 100 = 61\%$$

Increased Activity Center Land Area by 79% - @ 4,362 Acres

Increased Estimated Non-Residential Area in Activity Centers by 63% - @ 2,180 Acres

Zoning						
Activity Center	Current			Drafted		
	District	Acres	Sq. Miles	Percentage	Acres	Sq. Miles
Activity Center 1	727.17	1.14	13.70%	827.87	1.29	8.40%
Activity Center 2	590.20	0.92	11.12%	598.68	0.94	6.08%
Activity Center 3	177.82	0.28	3.35%	285.27	0.45	2.90%
Activity Center 4	1616.70	2.51	30.22%	3,265.10	5.10	33.14%
Activity Center 5	674.02	1.05	12.70%	673.52	1.05	6.84%
Activity Center 6	1183.54	1.73	20.92%	1,750.00	2.73	17.76%
Activity Center 7	81.28	0.08	0.97%	9.70	0.02	0.10%
Activity Center 7A	16.01	0.02	0.30%	15.73	0.02	0.16%
Activity Center 7B				59.13	0.09	0.60%
Activity Center 8	216.25	0.23	2.75%	216.21	0.34	2.19%
Activity Center 9	207.05	0.33	3.98%	209.50	0.33	2.13%
Activity Center 10				1,941.04	3.03	19.70%
<b>TOTAL</b>	<b>5,490.03</b>	<b>8.29</b>	<b>100.00%</b>	<b>9,851.76</b>	<b>15.39</b>	<b>100.00%</b>

Zoning - SUMMARY	Current		Drafted		
	Activity Center	Acres	%	Acres	%
Residential		1457.17	26.54%	2550.60	25.89%
Non-Residential		3480.65	63.40%	5660.87	57.46%
Other		558.61	10.17%	1640.28	16.65%
<b>Totals</b>		<b>5496.44</b>	<b>100.12%</b>	<b>9851.75</b>	<b>100.00%</b>

And...

Increased Village Land Area by 6% - @ 670 Acres

Increased Estimated Non-Residential Area in Village by 29% - @ 931 Acres

District		Current							Drafted						
Village	Acres		Residential		Non-Residential		Other			Residential		Non-Residential		Other	
	Name	Current	Drafted	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres
Wellen Park	8551.72	8587.54	15.40%	1316.73	35.68%	3051.56	48.92%	4183.43	22.12%	1899.93	46.38%	3982.92	29.73%	2553.08	
Toledo Village	2038.05	2153.09	76.40%	1557.00	6.01%	122.40	19.95%	406.60	72.31%	1557.00	5.68%	122.40	18.88%	406.60	
Bobcat Trail	x	519.80	x	x	x	x	x	x	34.89%	181.35	0.00%	0.00	65.11%	338.44	
<b>Totals</b>	<b>10589.77</b>	<b>11260.42</b>	<b>27.14%</b>	<b>2873.73</b>	<b>29.97%</b>	<b>3173.96</b>	<b>43.34%</b>	<b>4590.03</b>	<b>32.31%</b>	<b>3638.28</b>	<b>36.46%</b>	<b>4105.32</b>	<b>29.29%</b>	<b>3298.12</b>	

Village - SUMMARY	Current		Drafted	
	Acres	%	Acres	%
Residential	2873.73	27.14%	3638.28	32.31%
Non-Residential	3173.96	29.97%	4105.32	36.46%
Other	4590.03	43.34%	3298.12	29.29%
<b>Totals</b>	<b>10637.72</b>	<b>100.45%</b>	<b>11041.72</b>	<b>98.06%</b>

\*discrepancies due ROW (i.e., US 41 & River Rd) & SCPA data



Thus...

In order to fairly represent the increase of non-residential area proposed on the new Official Zoning Map, the existing non-residential acreage is reduced by the percentage increase in the drafted acreage (61%) resulting in the apples to apples comparison showing a functional increase of 12%.

<i>Summary</i>	Zoning			
	Current Less 61%		Drafted	
	Acres	%	Acres	%
<b>Non-Residential</b>	<b>2,600.27</b>	<b>3.90%</b>	<b>10,746.77</b>	<b>16.12%</b>