



Appendix I: Buildout Numbers and Assumptions

Appendix I: Future Growth and Buildout

The Future Land Use Plan is the geographic representation of the Community Vision and the Principles and Policies of the Comprehensive Plan. Land Use Classifications are assigned to private lands in the town and county according to the communitywide prioritization of the seven Themes of the Comprehensive Plan. The Future Land Use Plan depicts the nodal development pattern consistent with the stewardship and responsible growth values of the community. Potential growth under this Plan is calculated from our values based Future Land Use Plan; as opposed to the Future Land Use Plan being based on the allocation of a projected amount of growth.

Buildout is not a growth projection, a community defined growth cap, nor the organizing principle of Future Land Use Plan. Buildout is valuable as a numerical analysis tool that illustrates the concurrence of the Future Land Use Plan with the vision, principles, and policies of the community by assuming that every property owner developed or redeveloped consistent with the Future Land Use Plan. Because the Comprehensive Plan is based on community values and not growth caps, the absolute numbers of the buildout are less informative than the ratios that illustrate the numbers in the context of the communitywide land use pattern. In reality development will not occur at the absolute volume represented by a buildout nor in the exact pattern illustrated by the Future Land Use Plan. However, for monitoring purposes a comparison of the ratio of actual development in an area versus the ratio indicated by the buildout will help to determine if we are achieving our community vision.

This Comprehensive Plan calls for a predictable land use pattern where the land development regulations can be applied to each property to determine a maximum buildout for the community. That maximum buildout will fall within the future buildout range discussed below and will include all open space and workforce housing density bonuses. Because of unpredictable discretionary density bonuses in the 1994 Comprehensive Plan

a true maximum buildout could not be calculated from the zoning and land development regulations applicable at the time this Plan was adopted. For the purpose of comparison, an estimated 2009 buildout based on a number of assumptions derived from past development patterns was calculated. The assumptions are outlined below. Also below is a table of buildout numbers broken into individual districts.

Residential Buildout

The community has identified that the land use pattern most consistent with our vision is a nodal land use pattern – with the Town of Jackson as the largest node at the heart of the region. A nodal land use pattern concentrates dwelling units in areas of existing development and infrastructure and preserves areas of crucial habitat. Development and redevelopment should occur at either rural densities or town level densities and not at densities in between. In the rural county districts the low end of the buildout range presented below generally represents the base zoning appropriate while the high end implies the cap on density bonuses for dedicated open space. In the county nodes and town the ranges include density bonuses for dedicated open space and workforce housing provision as well as varying use mixes in nonresidential districts and potential changes in base densities.

The **rural county districts** that compose 96% of the private land in Jackson/Teton County:

- Will contain less than 40% of potential new residential development under this Comprehensive Plan versus about 70% under the 1994 Comprehensive Plan.
- Have 2,100 to 3,500 dwelling units less development potential under this Comprehensive Plan than the 1994 Plan.
- Would contain about 45% of the total existing and new Jackson/Teton County

units at buildout; they contained 50% of the units existing in 2009.

The **county nodes** and **Town of Jackson** that compose 4% of the private land in Jackson/Teton County:

- Will contain over 60% of potential new residential development under this

Comprehensive Plan versus about 30% under the 1994 Comprehensive Plan.

- Have 1,200 to 4,200 dwelling units more development potential under this Comprehensive Plan than the 1994 Plan.
- Would contain about 55% of total existing and new Jackson/Teton County units at buildout; they contained 50% of the units existing in 2009.

		2009 Existing Development		2009 Zoning Estimated Potential		Future Maximum Potential Range		10 Year Projection	
	% of Private Land	Dwelling Units	% of Total	New Units	% of Total	New Units	% of Total	New Units	% of Total
County Rural Districts	96%	4,900	50%	± 5,600	71%	2,100-3,500	36-38%	440	37%
County Nodes	1.5%	1,000	10%	± 600	8%	600-2,600	11-26%	220	18%
Town	2.5%	3,900	40%	± 1,600	21%	2,800-3,800	38-51%	540	45%
Total	100%	9,800	100%	± 7,800	100%	5,400-9,900	100%	1,200	100%

Projected Residential Growth

Buildout is not projected growth. In reality, the maximum buildout range shown could accommodate 50 to 60 years of growth at 2000s growth rates. At the 2000-2008 growth rate of 1.2%, about 1,200 new units could be expected in Jackson/Teton County over the next ten years and 1,800 new units over the next fifteen years. The actual growth rate and pattern of growth will be monitored throughout the life of this plan to evaluate the effectiveness of land development regulations and the Future Land Use Plan in implementing the policies of the Comprehensive Plan.

Nonresidential Buildout

Nonresidential development is composed of many uses. Retail, industrial, office, and lodging uses are all considered within these numbers. The Comprehensive Plan policies call for the condensation of most new nonresidential uses within the Town as a part of promoting Town as the "Heart of the Region". In the county nodes the focus will be on the provision of local basic services that add to local economic and social vibrancy and viability and promote alternate modes of transportation. Industrial development, which is important to the economic and social diversity of the community, requires more land and will be provided for in the county. In county rural districts and nodes the buildout ranges presented below generally vary based on the mix of uses in nonresidential development. In the Town use mix, changes in base floor area allowances, and floor area bonuses for the provision of workforce housing are included in the range.

The **rural county districts** that compose 96% of the private land in Jackson/Teton County:

- Will contain about 27% of potential new nonresidential development under this

Comprehensive Plan versus about 38% under the 1994 Comprehensive Plan.

- Have 1.2 million to 1.93 million square feet less development potential under this Comprehensive Plan than the 1994 Plan.
- Would contain about 23% of total existing and new Jackson/Teton County nonresidential floor area at buildout; they contained 20% of the nonresidential floor area existing in 2009.

The **county nodes** that compose 1.5% of the private land in Jackson/Teton County:

- Will contain about 12% of potential new nonresidential development under this Comprehensive Plan versus about 11% under the 1994 Comprehensive Plan.
- Have about the same nonresidential development potential under this Comprehensive Plan than the 1994 Plan.

- Would contain about 20% of total existing and new Jackson/Teton County nonresidential floor area at buildout; they contained about 25% of the nonresidential floor area existing in 2009.

The **Town of Jackson** that composes 1.5% of the private land in Jackson/Teton County:

- Will contain about 60% of potential new nonresidential development under this Comprehensive Plan versus about 51% under the 1994 Comprehensive Plan.
- Has 1.18 million square feet less to 564,000 square feet more development potential under this Comprehensive Plan than the 1994 Plan.
- Would contain about 57% of total existing and new Jackson/Teton County nonresidential floor area at buildout; it contained about 54% of the nonresidential floor area existing in 2009.

		2009 Existing Development		2009 Zoning Estimated Potential		Future Maximum Potential Range		10 Year Projection	
	% of Private Land	Floor Area (sf)	% of Total	New Floor Area	% of Total	New Floor Area	% of Total	New Units	% of Total
County Rural Districts	96%	1.58M	20%	± 3.61M	38%	1.68M-2.41M	27%	0.53 M	27%
County Nodes	1.5%	2.09M	26%	± 0.99M	11%	0.84M-0.98M	~12%	0.23 M	12%
Town	2.5%	4.25M	54%	± 4.86M	51%	3.68M-5.42M	~60%	1.17 M	60%
Total	100%	7.92M	100%	± 9.45M	100%	6.20M-8.81M	100%	1.95 M	100%

Projected Non-Residential Growth

Buildout numbers are not a growth projection. In reality, the maximum buildout range shown for nonresidential floor area represents 30 to 40 years of nonresidential construction and current rates of growth. From 2000 to 2008 an average of 195,000 square feet of new nonresidential floor area was constructed annually in Jackson/Teton County. The actual annual construction varied widely from only 88,000 square feet in 2003 to 755,400 square feet in 2001. If 195,000 square feet of nonresidential floor area are built each year for the next ten years 1.95 million additional square feet can be expected. Over the next fifteen

years 2.925 million additional square feet can be expected. Actual growth rates and patterns will be monitored throughout the life of this Plan to evaluate the realization of the policies of the Comprehensive Plan.

Residential Development												
			2009 Existing Development			2009 LDR Potential Development			Future Potential Development			
	Land Area (ac.)	% of Private Land	Dwelling Units	% of Town/ County Total	Gross Density	Dwelling Units	% of Town/ County Total	Resulting Density	Dwelling Units	% of Town/ County Total	Resulting Density	
Alta (*including Targhee)	4,730	6.2%	230	2.3%	0.05	860	11.1%	0.23	390 - 520	7.2% - 5.3%	0.13 - 0.16	
Buffalo Valley	4,050	5.3%	160	1.6%	0.04	410	5.3%	0.14	110 - 170	2.0% - 1.7%	0.07 - 0.08	
Gros Ventre	5,490	7.2%	150	1.5%	0.03	720	9.3%	0.16	200 - 370	3.7% - 3.7%	0.06 - 0.09	
North of Town	7,370	9.7%	630	6.4%	0.09	380	4.9%	0.14	250 - 470	4.6% - 4.8%	0.12 - 0.15	
Eastbank	19,570	25.7%	650	6.6%	0.03	840	10.8%	0.08	420 - 620	7.7% - 6.3%	0.05 - 0.06	
Westbank	21,680	28.4%	1,600	16.3%	0.07	1,690	21.7%	0.15	430 - 800	7.9% - 8.1%	0.09 - 0.11	
South Park (central/south)	2,640	3.5%	970	9.9%	0.37	240	3.1%	0.46	80 - 100	1.5% - 1.0%	0.40 - 0.41	
Hog Island/Game Creek	4,170	5.5%	350	3.6%	0.08	290	3.7%	0.15	60 - 130	1.1% - 1.3%	0.10 - 0.12	
Canyons	3,500	4.6%	190	1.9%	0.05	170	2.2%	0.10	120 - 340	2.2% - 3.4%	0.09 - 0.15	
Rural County Subtotal	73,200	96.0%	4,930	50.2%	0.07	5,600	72.0%	0.14	2,060 - 3,520	38.0% - 35.6%	0.10 - 0.12	
Teton Village	460	0.6%	470	4.8%	1.02	90	1.2%	1.22	90 - 240	1.7% - 2.4%	1.22 - 1.54	
Aspens	120	0.2%	360	3.7%	3.00	10	0.1%	3.08	10 - 310	0.2% - 3.1%	3.08 - 5.58	
Wilson	180	0.2%	170	1.7%	0.94	120	1.5%	1.61	120 - 520	2.2% - 5.3%	1.61 - 3.83	
South Park (north)	400	0.5%	0	0.0%	0.00	370	4.8%	0.93	370 - 1,500	6.8% - 15.2%	0.93 - 3.75	
County Nodes Subtotal	1,160	1.5%	1,000	10.2%	0.86	590	7.6%	1.37	590 - 2,570	10.9% - 26.0%	1.37 - 3.08	
West Jackson	300	0.4%	700	7.1%	2.33	0	0.0%	2.33	0 - 0	0.0% - 0.0%	2.33 - 2.33	
South Highway 89	180	0.2%	280	2.9%	1.56	0	0.0%	1.56	360 - 500	6.6% - 5.1%	3.56 - 4.33	
The "Y"	300	0.4%	780	7.9%	2.60	390	5.0%	3.90	550 - 880	10.1% - 8.9%	4.43 - 5.53	
Karns Meadows	75	0.1%	0	0.0%	0.00	170	2.2%	2.27	250 - 410	4.6% - 4.1%	3.33 - 5.47	
Southern Hillside	120	0.2%	260	2.6%	2.17	10	0.1%	2.25	10 - 10	0.2% - 0.1%	2.25 - 2.25	
Rodeo Grounds	65	0.1%	290	3.0%	4.46	220	2.8%	7.85	430 - 430	7.9% - 4.4%	11.08 - 11.08	
South Cache - Snow King	25	0.0%	50	0.5%	2.00	0	0.0%	2.00	70 - 70	1.3% - 0.7%	4.80 - 4.80	
Downtown Commercial Core	115	0.2%	150	1.5%	1.30	330	4.2%	4.17	300 - 410	5.5% - 4.1%	3.91 - 4.87	
Town Square Overlay	15	0.0%	5	0.1%	0.33	40	0.5%	3.00	30 - 40	0.6% - 0.4%	2.33 - 3.00	
NoBro	150	0.2%	130	1.3%	0.87	120	1.5%	1.67	180 - 250	3.3% - 2.5%	2.07 - 2.53	
Southeast Mixed Use	70	0.1%	270	2.8%	3.86	170	2.2%	6.29	390 - 550	7.2% - 5.6%	9.43 - 11.71	
East Jackson	370	0.5%	970	9.9%	2.62	140	1.8%	3.00	200 - 240	3.7% - 2.4%	3.16 - 3.27	
Snow King Resort	115	0.2%	0	0.0%	0.00	0	0.0%	0.00	0 - 0	0.0% - 0.0%	0.00 - 0.00	
Town of Jackson Subtotal	1,900	2.5%	3,885	39.6%	2.04	1,590	20.4%	2.88	2,770 - 3,790	51.1% - 38.4%	3.50 - 4.04	
Town/County Total	76,260	100.0%	9,815	100.0%	0.13	7,780	100.0%	0.23	5,420 - 9,880	100.0% - 100.0%	0.20 - 0.26	

NonResidential Development										
			2009 Existing Development		2009 LDR Potential Development		Future Potential Development			
	Land Area (ac.)	% of Private Land	Existing Floor Area	% of Town/County Total	Floor Area	% of Town/County Total	Floor Area	Floor Area		% of Town/ County Total
Alta (*including Targhee)	4,730	6.2%	87,000	1.1%	165,000	1.7%	138,000	-	150,000	2.2% - 1.7%
Buffalo Valley	4,050	5.3%	30,000	0.4%	13,000	0.1%	13,000	-	30,000	0.2% - 0.3%
Gros Ventre	5,490	7.2%	0	0.0%	13,000	0.1%	9,000	-	11,000	0.1% - 0.1%
North of Town	7,370	9.7%	177,000	2.2%	61,000	0.6%	(82,000)	-	56,000	-1.3% - 0.6%
Eastbank	19,570	25.7%	379,000	4.8%	143,000	1.5%	(63,000)	-	131,000	-1.0% - 1.5%
Westbank	21,680	28.4%	88,000	1.1%	242,000	2.6%	163,000	-	192,000	2.6% - 2.2%
South Park (central/south)	2,640	3.5%	689,000	8.7%	2,603,000	27.5%	953,000	-	1,143,000	15.4% - 13.0%
Hog Island/Game Creek	4,170	5.5%	76,000	1.0%	61,000	0.6%	322,000	-	461,000	5.2% - 5.2%
Canyons	3,500	4.6%	55,000	0.7%	308,000	3.3%	226,000	-	234,000	3.6% - 2.7%
Rural County Subtotal		73,200	96.0%	1,581,000	20.0%	3,609,000	38.2%	1,679,000	- 2,408,000	27.1% - 27.3%
Teton Village	460	0.6%	1,854,000	23.4%	815,000	8.6%	815,000	-	845,000	13.1% - 9.6%
Aspens	120	0.2%	180,000	2.3%	2,000	0.0%	(90,000)	-	0	-1.5% - 0.0%
Wilson	180	0.2%	51,000	0.6%	171,000	1.8%	88,000	-	104,000	1.4% - 1.2%
South Park (north)	400	0.5%	0	0.0%	0	0.0%	30,000	-	30,000	0.5% - 0.3%
County Nodes Subtotal		1,160	1.5%	2,085,000	26.3%	988,000	10.5%	843,000	- 979,000	13.6% - 11.1%
West Jackson	300	0.4%	0	0.0%	0	0.0%	0	-	0	0.0% - 0.0%
South Highway 89	180	0.2%	877,000	11.1%	770,000	8.1%	437,000	-	456,000	7.0% - 5.2%
The "Y"	300	0.4%	840,000	10.6%	262,000	2.8%	136,000	-	145,000	2.2% - 1.6%
Karns Meadows	75	0.1%	125,000	1.6%	86,000	0.9%	38,000	-	42,000	0.6% - 0.5%
Southern Hillside	120	0.2%	0	0.0%	0	0.0%	0	-	0	0.0% - 0.0%
Rodeo Grounds	65	0.1%	0	0.0%	0	0.0%	0	-	0	0.0% - 0.0%
South Cache - Snow King	25	0.0%	42,000	0.5%	154,000	1.6%	155,000	-	294,000	2.5% - 3.3%
Downtown Commercial Core	115	0.2%	1,013,000	12.8%	2,033,000	21.5%	1,752,000	-	2,766,000	28.3% - 31.4%
Town Square Overlay	15	0.0%	369,000	4.7%	139,000	1.5%	48,000	-	139,000	0.8% - 1.6%
NoBro	150	0.2%	389,000	4.9%	572,000	6.1%	376,000	-	624,000	6.1% - 7.1%
Southeast Mixed Use	70	0.1%	135,000	1.7%	134,000	1.4%	41,000	-	232,000	0.7% - 2.6%
East Jackson	370	0.5%	39,000	0.5%	26,000	0.3%	15,000	-	42,000	0.2% - 0.5%
Snow King Resort	115	0.2%	422,000	5.3%	680,000	7.2%	680,000	-	680,000	11.0% - 7.7%
Town of Jackson Subtotal		1,900	2.5%	4,251,000	53.7%	4,856,000	51.4%	3,678,000	- 5,420,000	59.3% - 61.5%
Town/County Total		76,260	100.0%	7,917,000	100.0%	9,453,000	100.0%	6,200,000	- 8,807,000	100.0% - 100.0%

Assumptions

County 2009 Existing Development:

- Residential:
 - Data was taken from Teton County Planning Department database
 - No adjustment was made for parcels with grandfathered multiple dwelling units
 - Accessory Residential Units (guesthouses/nonresidential employee housing) were not counted
 - All condos in the Aspens were considered to be dwelling units despite their short-term rental capability
 - All lots zoned TV-SF in 2009 were considered to be dwelling units despite their short-term rental capability
 - All other units with short term-rental capability were considered lodging and included in the nonresidential calculation
- Non-Residential:
 - Data was taken from Teton County Assessor records and supplemented with Teton County Planning Department information
 - Lodging units are included as nonresidential floor area
 - Basements are not included in nonresidential floor area

County 2009 Potential Development:

- Represents the potential development beyond what existed in 2009 based on 2009 zoning and Land Development Regulations
- The following assumptions were generally applied to each zoning district
 - ARUs were not counted as residential units
 - All condos in the Aspens were considered to be dwelling units despite their short-term rental capability
 - All lots zoned TV-SF in 2009 were considered to be dwelling units despite their short-term rental capability
 - Basements are not included in nonresidential floor area
 - Only existing PUD-PR and PUD-AH developments are calculated, additional PUD-PR and PUR-AH developments are not projected

AC		
	FAR	0.35
	%res	0
	%nonres	1
Rural		
	Res <23.3 ac	1 du per 35
	Res >23.3 ac and <121 ac (70 ac in Alta)	3 du per 35
	Res >121 (70 ac in Alta) ac and <360 ac	6 du per 35
	Res >360 ac	9 du per 35
	% of PRD max used	0.8
	Nonres FAR	0.007
BP		
	FAR	0.6
	%res	0
	%nonres	1
NC-SF		
	<6 ac	1 du per lot
	>6 ac	1 du per 3 ac
NC-PUD		1 du per lot
PUD-AH		1 du per lot
S		1 du per lot
AR		1 du per lot
BC		
	res	1 du per lot based on 1994 development
	nonres	
PUD-PR		approved master plan
OP		1 du per lot
WC		
	FAR	0.35
	%res	0.5
	res	9 du per ac
	%nonres	0.5

County Future Potential Development:

- Represents the potential development beyond what existed in 2009 based on the Future Land Use Plan and future zoning and regulation assumptions
- The following assumptions were generally applied to each land use classification:
 - ARUs were not counted as residential units
 - All condos in the Aspens were considered to be dwelling units despite their short-term rental capability
 - All lots zoned TV-SF in 2009 were considered to be dwelling units despite their short-term rental capability
 - Basements are not included in nonresidential floor area

	High	Low
MXR		
	1 res 0 lodging	0 res 1 lodging
MXL		
FAR	0.4	0.3
BC FAR	0.1	0.1
%res	0.5	0.3
unit size	1500 sf	1500 sf
%nonres	0.5	0.7
%ldg BV	0.25	0.25
unit size	500 sf	500 sf
OSR		
res	1 du per 35	0
nonres	0.007 FAR	0.007 FAR
IND		
FAR	0.6	0.45
Hog Isle FAR	0.06	0.06
%res	0.5	0.3
unit size	1000 sf	1000 sf
Hog Isle unit size	2000 sf	2000 sf
%nonres	0.5	0.7
SFM	9 du per ac	1 du per 35 ac
SFL	4.5 du per ac	1 du per 35 ac
SFD	1 du per lot	1 du per 35 ac
AGR	2 du per 35 ac	1 per 35 ac
PQP		
FAR	0.15	0.15
FAR (RU)	0.007	0.007
%res	0.2	0
unit size	1500 sf	1500 sf
%nonres	0.8	1
OSP	0	0
Northern South Park Max	1500 units	30000 sf

Town 2009 Existing Development:

- Residential
 - Data was taken from Town of Jackson street survey of existing units
- NonResidential
 - Data was taken from Teton County Assessor records and supplemented with Town of Jackson specific site knowledge
 - Lodging units are included as nonresidential floor area
 - Basements are not included in nonresidential floor area

Town 2009 Potential Development:

- Represents the potential development beyond what existed in 2009 based on 2009 zoning and Land Development Regulations
- Affordable/Employee Housing were not counted as residential units within the specified FAR and use mix
- Residential Properties
 - In all single family neighborhoods, one unit was applied to each vacant lot
 - In all two- and three family neighborhoods, the net gain in units was applied to each lot.
- Nonresidential Properties
 - The following assumptions were generally applied within each district to commercial properties and include the base PMD standards in the Downtown Commercial Core, Town Square and NoBro Districts

South Highway 89		
FAR	0.325 – 0.41	
%nonres		
	1	
The Y		
FAR	0.325	
%nonres		
	1	
Karns Meadow		
FAR	0.325	
%nonres		
	1	
PUD FAR		
	0.4	
Rodeo Grounds		
FAR	0.65	
%res		
	1	
unit size		
	1,200	sf
South Cache – Snow King Corridor		
FAR	0.8	
%nonres		
	1	
Downtown Commercial Core		
FAR	0.9 – 1.83	
%nonres		
	0.85	
%res		
	0.15	
unit size		
	1,500	sf
Town Square Overlay		
FAR	1.83	
%nonres		
	0.85	
%res		
	0.15	
unit size		
	1,500	sf
NoBro		
FAR	0.9 – 1.83	
%nonres		
	0.85	
%res		
	0.15	
unit size		
	1,200	sf
Southeast Mixed Use		
FAR	0.46 – 0.65	
%nonres		
	1	
East Jackson		
FAR	0.32 – 0.46	
%nonres		
	1	

Town Future Potential Development:

- Represents the potential development based on the Future Land Use Map
- Affordable/Employee Housing were counted as residential units within the specified FAR and use mix
- Residential Properties
 - In all single family neighborhoods, one unit was applied to each vacant lot
 - In all two- and three family neighborhoods, the net gain in units was applied to each lot.
- Nonresidential Properties
 - The following assumptions were generally applied within each district

	High	Low
South Highway 89		
FAR	0.41	0.41
%nonres	1	1
FAR	0.5	0.4
%nonres	0.5	0.6
%res	0.5	0.4
unit size	1,200 sf	1,200 sf
The Y		
FAR	0.75	0.4
%nonres	0.33	0.6
%res	0.67	0.4
unit size	1,200 sf	1,200 sf
Karns Meadow		
FAR	0.75	0.4
% nores	0.33	0.6
%res	0.67	0.4
unit size	1,200 sf	1,200 sf
multifamily FAR	0.4	0.4
unit size	1,200 sf	1,200 sf
Rodeo Grounds		
FAR	0.65	0.65
%res	1	1
unit size	1,200 sf	1,200 sf
South Cache – Snow King Corridor		
FAR	0.75	0.5
%nonres	0.5	0.5
%res	0.5	0.5
unit size	1,500 sf	1,500 sf
FAR	1.25	0.75
%nonres	0.5	0.5
%res	0.5	0.5
unit size	1,500 sf	1,500 sf
Downtown Commercial Core		
FAR	1.83	1.3

APPENDIX I: FUTURE GROWTH AND BUILDOUT

	High	Low
%nonres	0.85	0.85
%res	0.15	0.15
unit size	1,500 sf	1,500 sf
Town Square Overlay		
FAR	1.83	1.3
%nonres	0.85	0.85
%res	0.15	0.15
unit size	1,500 sf	1,500 sf
NoBro		
FAR	1.25	0.9
%nonres	0.7	0.7
%res	0.3	0.3
unit size	1,500 sf	1,500 sf
Southeast Mixed Use		
nonres FAR	0.75	0.5
%nonres	0.5	0.5
%res	0.5	0.5
unit size	1,200 sf	1,200 sf
multifamily FAR	0.65	0.65
unit size	1,200 sf	1,200 sf
East Jackson		
FAR	0.75	0.5
%nonres	0.5	0.5
%res	0.5	0.5
unit size	1,200 sf	1,200 sf