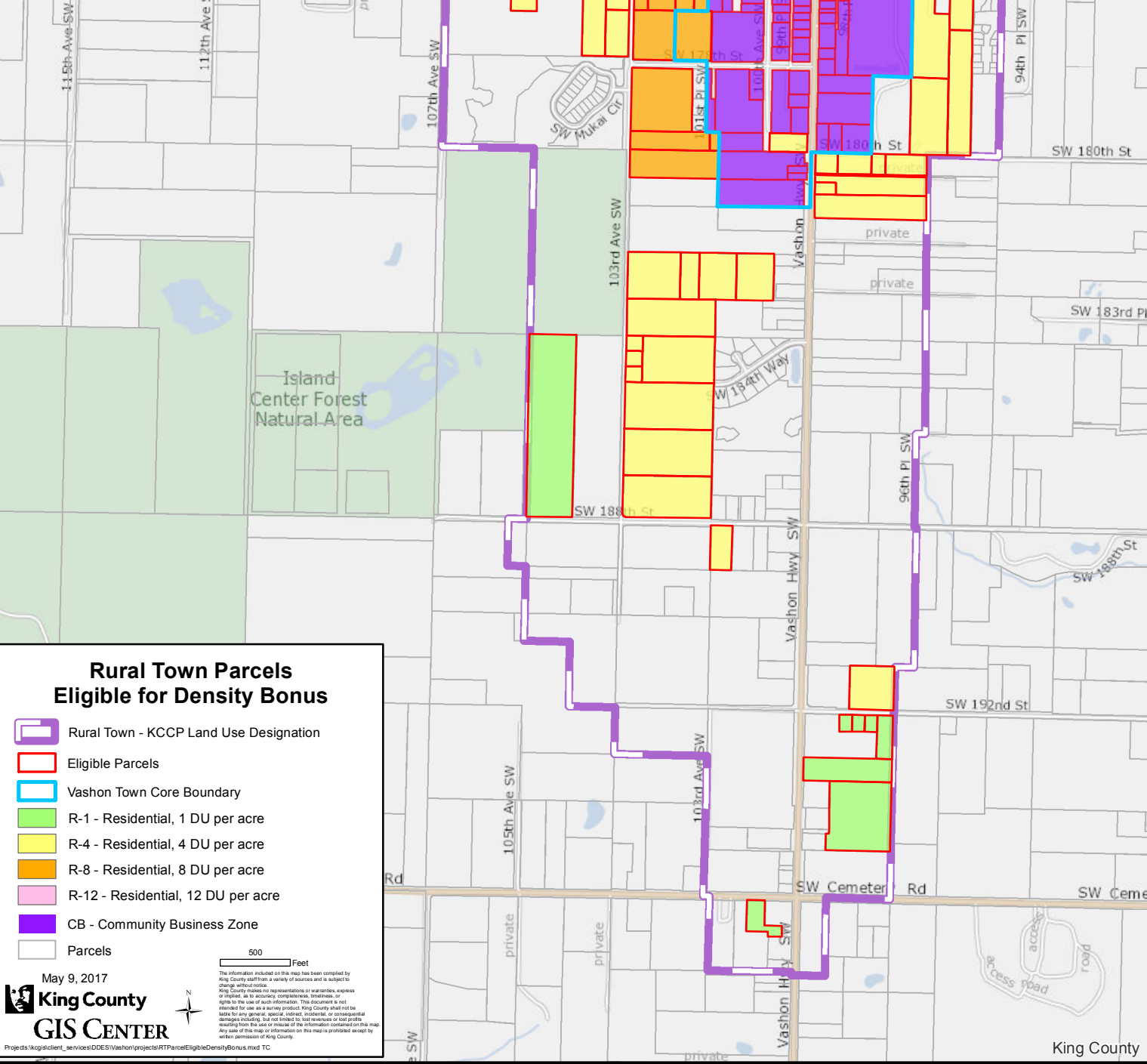


Zoning District	Total Acres	# of Vacant Parcels	Total Vacant Acres	Potential Dwelling Unit Capacity on Vacant Acres *	Estimated Underdeveloped Acres	Potential Dwelling Unit Capacity on Underdeveloped Acres*	"Discount" Factor of 50% (applied to sum of Columns E and G)	Total Estimated New Dwelling Unit Capacity
R-1 to R-4	21.31	1	5.03	20	11.25	44	32	32
R-4 to R-8	114.56	29	29.58	221	54.14	424	322	323
R-8/R-12 to R-18	25.04	19	17.02	299	-	-	149	150
<b>Total</b>	<b>160.91</b>	<b>49.00</b>	<b>51.63</b>	<b>540.00</b>	<b>65.39</b>	<b>468.00</b>	<b>503.00</b>	<b>505.00</b>

\* Potential Dwelling Units are calculated on each parcel independently and rounded down to the nearest whole number, then all parcels are summed for this table.

Zoning District	Total Acres	# of Parcels	Estimated Existing Building Footprint - Cumulative (sq. ft.)	Maximum Lot Area Available for Residential Use in CB Zone	Amended Lot Area for Residential Use (after reducing for 35-Ft bldg height & max. 18 du/lot)	Total Estimated New Dwelling Unit Capacity (assuming 1k sq. ft. du size)
CB (with max. R-18 density)*	69.30	99	499,526	4,754,206	1,247,979	1,248
<b>Total</b>	<b>69.30</b>	<b>99</b>	<b>499,526</b>	<b>4,754,206</b>	<b>1,247,979</b>	<b>1,248</b>

\*Residential uses permitted in the CB zone only as part of a mixed-use development. Maximum gross building area for mixed use construction is 3.5 Floor Area Ratio (per K.C.C. 21A.14.110). Maximum building area for residential use is 75% of gross building area.



### Rural Town Parcels Eligible for Density Bonus

- Rural Town - KCCP Land Use Designation
- Eligible Parcels
- Vashon Town Core Boundary
- R-1 - Residential, 1 DU per acre
- R-4 - Residential, 4 DU per acre
- R-8 - Residential, 8 DU per acre
- R-12 - Residential, 12 DU per acre
- CB - Community Business Zone
- Parcels

500 Feet

May 9, 2017

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