

BUILDOUT ANALYSIS

Since 1985, the Town has issued building permits for 1,823 residential dwelling units (1,150 single-family; 476 multi-family; 197 manufactured homes). 2004 and 2005 experienced the most residential development, as 87 and 152 building permits were issued, respectively.

How much more residential development can the Town expect to see? Based on the residential density permitted under current zoning law, the Town's vacant land could accommodate up to 5,781 new residential dwelling units. This figure is the maximum amount of residential units that could be located in the Town based on the current zoning.

Pinetop-Lakeside Vacant Land-Projected Buildable Residential Units						
Zoning	Number of Parcels	Minimum Land		Number of Buildable Units*	Potential New Residents**	
		Requried per Dwelling Unit	Acres			
R-LOW	213	43,560	736	626	1,564	
R1-2	2	20,000	69	128	319	
R1-4	353	10,000	155	573	1,432	
MH-4	35	10,000	6	22	55	
R-2	10	3,630	6	64	159	
R-3	36	2,178	7	119	298	
C-1	109	2,178	96	1,632	4,080	
PUD	349	2,178	154	2,618	6,545	
Total	1,107		1,229	5,781	14,452	

* Sets aside 15% of land for roads and other non-residential development. Figures exclude U.S. Forest Service land, Woodland Park, and other public lands.

** Based on average of 2.5 residents per dwelling unit.

Data based on PL_PARCELS2013

Most likely, this number will be somewhat lower because not all new developments will build to the maximum allowable density. Also, much C-1 and PUD vacant land could be devoted to non-residential uses. These two zoning districts constitute the majority of potential residential units (4,250 of 5,781), but much of these potential residential units will be lost to commercial uses.

When only considering residential zoning districts, the Town could experience up to 1,532 new residential dwelling units. Considering the growth that occurred in 2004 and 2005 and the overall growth since 1985, it is very feasible that the Town could experience this type of growth in the next twenty to thirty years. Any residential development in the C-1 or PUD zoning districts could push the number to over 2,000 new residential dwelling units.

These numbers only consider potential growth within Town limits. Growth in surrounding unincorporated areas could be even greater than growth within the Town.