

Breakdown: What Each Proposed District Is Made Of

One table per proposed district, showing which current zoning districts feed into it. Sorted by acres, descending, largest source first.

Neighborhood Residential — 4,000 parcels, 3,736.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-1	3,516	2,889.4	77.3%
R-3	157	475.7	12.7%
R-2	179	148.1	4.0%
M-1	3	106.0	2.8%
B-2	10	75.0	2.0%
R-3C	124	26.1	0.7%
R-3 INSTITUTIONAL OVERLAY	2	14.1	0.4%
R-4	9	2.1	0.1%
TOTAL	4,000	3,736.5	100.0%

General Industrial — 562 parcels, 1,709.8 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
M-1	511	1,576.8	92.2%
M-1C	5	38.6	2.3%
R-1	2	32.9	1.9%
B-2	30	22.8	1.3%
M-1 TECHNOLOGY	6	21.8	1.3%
R-3	6	11.3	0.7%
R-2	1	4.5	0.3%
B-2C	1	1.0	0.1%
TOTAL	562	1,709.8	100.0%

Maintains Current Proffers and Entitlements — 571 parcels, 1,198.0 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-7	84	218.6	18.2%
B-2C	79	194.7	16.3%
R-5C	31	172.9	14.4%
R-3 INSTITUTIONAL OVERLAY	21	153.0	12.8%
M-1	8	119.6	10.0%
R-3C	84	59.9	5.0%
R-8C	65	54.5	4.6%
R-2C	63	50.3	4.2%
R-2	7	42.3	3.5%
R-1	49	42.0	3.5%
B-2C INSTITUTIONAL OVERLAY	4	39.6	3.3%
M-1C	7	16.0	1.3%

B-2	5	13.8	1.2%
B-1C	26	10.1	0.8%
R-6	27	7.5	0.6%
R-3	5	2.3	0.2%
R-8	5	0.7	0.1%
R-5	1	0.2	0.0%
TOTAL	571	1,198.0	100.0%

Auto-Urban Commercial — 747 parcels, 1,098.1 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-2	726	1,079.2	98.3%
M-1	8	7.4	0.7%
B-2C	5	4.8	0.4%
R-3	5	4.0	0.4%
R-5	1	1.9	0.2%
R-1	2	0.8	0.1%
TOTAL	747	1,098.1	100.0%

Flexible Neighborhood — 2,376 parcels, 688.9 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-2	1,621	491.3	71.3%
R-3	540	159.7	23.2%
M-1	38	12.2	1.8%
R-4	117	11.8	1.7%
B-2	27	7.4	1.1%
R-3C	15	2.5	0.4%
R-2 INSTITUTIONAL OVERLAY	4	1.2	0.2%
R-2C	4	0.9	0.1%
B-1	4	0.7	0.1%
B-2C	1	0.4	0.1%
R-2C INSTITUTIONAL OVERLAY	1	0.3	0.0%
R-8	3	0.3	0.0%
R-8C	1	0.2	0.0%
TOTAL	2,376	688.9	100.0%

Garden Community — 762 parcels, 450.2 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-3	671	349.0	77.5%
R-4	14	67.3	15.0%
R-2	23	26.8	5.9%
B-2	7	3.6	0.8%
R-3C	47	3.5	0.8%

TOTAL	762	450.2	100.0%
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Attached Community — 2,955 parcels, 300.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-3	1,736	175.1	58.2%
R-4	865	89.0	29.6%
R-3C	310	33.0	11.0%
R-2	39	3.3	1.1%
R-8	5	0.3	0.1%
TOTAL	2,955	300.6	100.0%

Traditional Neighborhood — 1,125 parcels, 253.7 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-2	695	144.4	56.9%
R-3	182	48.6	19.2%
U-R	151	35.1	13.8%
U-R R-P OVERLAY	61	12.4	4.9%
M-1	27	10.7	4.2%
B-2	6	2.0	0.8%
R-1	1	0.2	0.1%
R-8	1	0.1	0.1%
R-4	1	0.1	0.0%
TOTAL	1,125	253.7	100.0%

Neighborhood Commercial — 135 parcels, 98.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-2	74	48.0	48.6%
R-3	43	38.8	39.4%
M-1	10	7.2	7.3%
B-2C	7	4.5	4.5%
R-1	1	0.2	0.2%
TOTAL	135	98.6	100.0%

Mixed Use Downtown — 247 parcels, 95.0 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-1	230	90.2	94.9%
B-1C	12	3.6	3.7%
B-2	4	1.1	1.2%
M-1	1	0.2	0.2%
TOTAL	247	95.0	100.0%

Breakdown: Where Each Current District Went

One table per current zoning district,
showing the proposed districts it maps
to. Sorted by acres, descending, largest
destination first.

R-1 — 3,574 parcels, 2,965.7 acres total

Proposed District	Parcels	Acres	% of District Acreage
Neighborhood Residential	3,516	2,889.4	97.4%
Maintains Current Proffers and Entitle	49	42.0	1.4%
General Industrial	2	32.9	1.1%
Auto-Urban Commercial	2	0.8	0.0%
Unassigned	3	0.3	0.0%
Traditional Neighborhood	1	0.2	0.0%
Neighborhood Commercial	1	0.2	0.0%
TOTAL	3,574	2,965.7	100.0%

M-1 — 612 parcels, 1,842.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	511	1,576.8	85.6%
Maintains Current Proffers and Entitle	8	119.6	6.5%
Neighborhood Residential	3	106.0	5.8%
Flexible Neighborhood	38	12.2	0.7%
Traditional Neighborhood	27	10.7	0.6%
Auto-Urban Commercial	8	7.4	0.4%
Neighborhood Commercial	10	7.2	0.4%
Unassigned	6	2.0	0.1%
Mixed Use Downtown	1	0.2	0.0%
TOTAL	612	1,842.1	100.0%

R-3 — 3,363 parcels, 1,267.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
Neighborhood Residential	157	475.7	37.5%
Garden Community	671	349.0	27.5%
Attached Community	1,736	175.1	13.8%
Flexible Neighborhood	540	159.7	12.6%
Traditional Neighborhood	182	48.6	3.8%
Neighborhood Commercial	43	38.8	3.1%
General Industrial	6	11.3	0.9%
Auto-Urban Commercial	5	4.0	0.3%
Unassigned	18	3.4	0.3%
Maintains Current Proffers and Entitle	5	2.3	0.2%
TOTAL	3,363	1,267.8	100.0%

B-2 — 912 parcels, 1,257.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Auto-Urban Commercial	726	1,079.2	85.8%
Neighborhood Residential	10	75.0	6.0%
Neighborhood Commercial	74	48.0	3.8%
General Industrial	30	22.8	1.8%
Maintains Current Proffers and Entitle	5	13.8	1.1%
Flexible Neighborhood	27	7.4	0.6%
Unassigned	23	4.6	0.4%
Garden Community	7	3.6	0.3%
Traditional Neighborhood	6	2.0	0.2%
Mixed Use Downtown	4	1.1	0.1%
TOTAL	912	1,257.5	100.0%

R-2 — 2,566 parcels, 860.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	1,621	491.3	57.1%
Neighborhood Residential	179	148.1	17.2%
Traditional Neighborhood	695	144.4	16.8%
Maintains Current Proffers and Entitle	7	42.3	4.9%
Garden Community	23	26.8	3.1%
General Industrial	1	4.5	0.5%
Attached Community	39	3.3	0.4%
Unassigned	1	0.2	0.0%
TOTAL	2,566	860.9	100.0%

R-7 — 84 parcels, 218.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	84	218.6	100.0%
TOTAL	84	218.6	100.0%

B-2C — 93 parcels, 205.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	79	194.7	94.8%
Auto-Urban Commercial	5	4.8	2.3%
Neighborhood Commercial	7	4.5	2.2%
General Industrial	1	1.0	0.5%
Flexible Neighborhood	1	0.4	0.2%
TOTAL	93	205.4	100.0%

R-5C — 31 parcels, 172.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	31	172.9	100.0%
TOTAL	31	172.9	100.0%

R-4 — 1,007 parcels, 170.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Attached Community	865	89.0	52.2%
Garden Community	14	67.3	39.5%
Flexible Neighborhood	117	11.8	6.9%
Neighborhood Residential	9	2.1	1.3%
Traditional Neighborhood	1	0.1	0.1%
Unassigned	1	0.1	0.1%
TOTAL	1,007	170.4	100.0%

R-3 INSTITUTIONAL OVERLAY — 23 parcels, 167.0 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	21	153.0	91.6%
Neighborhood Residential	2	14.1	8.4%
TOTAL	23	167.1	100.0%

R-3C — 580 parcels, 125.0 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	84	59.9	47.9%
Attached Community	310	33.0	26.4%
Neighborhood Residential	124	26.1	20.9%
Garden Community	47	3.5	2.8%
Flexible Neighborhood	15	2.5	2.0%
TOTAL	580	125.0	100.0%

B-1 — 234 parcels, 90.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Mixed Use Downtown	230	90.2	99.2%
Flexible Neighborhood	4	0.7	0.8%
TOTAL	234	90.9	100.0%

R-8C — 66 parcels, 54.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	65	54.5	99.6%
Flexible Neighborhood	1	0.2	0.4%
TOTAL	66	54.8	100.0%

M-1C — 12 parcels, 54.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	5	38.6	70.7%

Maintains Current Proffers and Entitle	7	16.0	29.3%
TOTAL	12	54.6	100.0%

R-2C — 68 parcels, 51.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	63	50.3	97.9%
Flexible Neighborhood	4	0.9	1.8%
Unassigned	1	0.1	0.3%
TOTAL	68	51.4	100.0%

B-2C INSTITUTIONAL OVERLAY — 4 parcels, 39.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	4	39.6	100.0%
TOTAL	4	39.6	100.0%

U-R — 151 parcels, 35.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
Traditional Neighborhood	151	35.1	100.0%
TOTAL	151	35.1	100.0%

M-1 TECHNOLOGY — 6 parcels, 21.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	6	21.8	100.0%
TOTAL	6	21.8	100.0%

B-1C — 38 parcels, 13.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	26	10.1	73.9%
Mixed Use Downtown	12	3.6	26.1%
TOTAL	38	13.6	100.0%

U-R R-P OVERLAY — 62 parcels, 12.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Traditional Neighborhood	61	12.4	98.1%
Unassigned	1	0.2	1.9%
TOTAL	62	12.6	100.0%

R-6 — 27 parcels, 7.5 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	27	7.5	100.0%

TOTAL	27	7.5	100.0%
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R-5 — 2 parcels, 2.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
Auto-Urban Commercial	1	1.9	91.4%
Maintains Current Proffers and Entitle	1	0.2	8.6%
TOTAL	2	2.1	100.0%

R-8 — 14 parcels, 1.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	5	0.7	50.3%
Attached Community	5	0.3	20.3%
Flexible Neighborhood	3	0.3	19.6%
Traditional Neighborhood	1	0.1	9.8%
TOTAL	14	1.4	100.0%

R-2 INSTITUTIONAL OVERLAY — 4 parcels, 1.2 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	4	1.2	100.0%
TOTAL	4	1.2	100.0%

R-2C INSTITUTIONAL OVERLAY — 1 parcels, 0.3 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	1	0.3	100.0%
TOTAL	1	0.3	100.0%