I. Acknowledgments

The Town of Fairplay Comprehensive Plan would not have been possible without the substantial time generously donated by the Comprehensive Plan Steering Committee, town of Fairplay staff and the public. The long-term challenge is to maintain Plan ownership as Town Trustees and staff transition and to ensure that plan information is retained and communicated to future decision-makers and residents. A successful plan will include regular use, application of the vision and implementation of the goals and policies to land use decisions. The following participants are individually recognized for their contributions to this planning process.

Board of Trustees
Mayor - Fred Boyce
Mayor Pro-tem - Frank Just
Trustee - John Deagan
Trustee - LaNita French
Trustee - Gabby Lane

Steering Committee
Michael Simpson - Chair
Bill Davis
Carmen Johnson
Charlie Schultz
Dale Fitting
Greg Johnson
Jim Carpenter
Stephanie Carpenter
Julie Bullock
Linda Balough

Town Staff
Town Administrator/Clerk - Tina Darrah
Deputy Clerk - Claudia Werner
Treasurer - Kim Wittbrodt
Police Chief - Dave Gottschalk

Park County Staff
Planning Director - John Deagan
GIS - Kat Herrera

Comprehensive Plan Consultants
Western Slope Consulting, LLC
RRC Associates
Lamont Planning Services
Sopris Land-Use, LLC
Community Vision Statement

Town of Fairplay.

**Steering Committee Version**

**Fairplay** – The place we choose to live

- We are a self-sufficient, resilient and strong willed historic mining town in the heart of Colorado with a passionate sense of community and a connection to the mountains and surrounding beauty.
- We cultivate our entrepreneurial spirit and embrace tourism, economic growth and prosperity to create an attractive and vibrant community for residents and visitors.
- We work together to pursue a diverse, sustainable economy with a flourishing business community.
- We embrace qualities such as a clean, safe, quiet and secure community.
- Fairplay is a desirable place to live, work and play; altogether a good place to raise our children.

**Fairplay** – A genuine community with small town character

**Slightly Modified Version**

**Fairplay** – The place we choose to live

- We are a self-sufficient, resilient and strong willed historic mining town in the heart of Colorado with a passionate sense of community and a connection to the mountains and surrounding beauty.
- We cultivate our entrepreneurial spirit and embrace tourism, economic growth and prosperity to create an attractive and vibrant community for residents and visitors.
- We work together to pursue a diverse, sustainable economy with a flourishing business community.
- We embrace qualities such as a clean, safe, quiet and secure community.
- Fairplay is a genuine community with small town character; a desirable place to live, work and play; altogether a good place to raise our children.
Fairplay Community Character

Introduction

Fairplay is a charming small Colorado mountain community. Its location high in the Rocky Mountains surrounded by scenic vistas, wide-open spaces and majestic mountains makes it an attractive place to live, work and play. Physically, Fairplay is a compact town where folks can get most places on foot or bicycle without the need of a car. The older buildings in town reflect Fairplay’s mining heritage and history. South Park City is a wonderful collection of older buildings and artifacts from the past. An essential starting point for the Fairplay comprehensive planning process is an understanding of the existing conditions in the community.

The following existing conditions section paints a portrait of Fairplay’s history, geography, land uses, population, economy, climate, housing, transportation, utilities and services. An analysis of the Town’s existing conditions establishes a framework for understanding issues and opportunities. This information is the starting point for defining Fairplay’s future and is a foundation for public policy and future land use decisions. It is a useful resource for the public, town staff, public agencies, land use applicants and elected officials.

History

The Ute Indians and French trappers were the first recorded visitors to the area in the 16th and 17th century. Trappers established trading posts for doing business with the Ute Indians. The area became a preferred summer base camp for trapping and hunting and fur trading. Later, in the mid-1800s, ranchers moved in to graze cattle and sheep. The Pike’s Peak Gold Rush in 1859 and the discovery of gold in South Park (a high intermontane grassland basin) at Tarryall Creek in 1859 started the Gold Rush. Tarryall Creek along the South Platte River was one of the most active Colorado locations for gold and silver prospecting. Gold and silver mining became a major economic factor in the early development of Fairplay and the surrounding area. The mining district known as “Fairplay Diggings” was established in 1859 and with it came the declaration that every man would have an equal chance (Fair Play) to stake a claim. Word quickly spread and the population of the remote mountain valley exploded. Like many places during the Gold Rush, small towns sprang up to house the hordes of miners. The settlement at what is now Fairplay was originally known as Platte City, Fair Play and South Park City. Fair Play was founded in 1859 and incorporated later in 1872. The change in the spelling of the name from Fair Play to Fairplay was finally accepted after 1874.

Prosperity in the mining industry influenced the westward migration of men, women and families which later gave way to permanent settlements, sturdy buildings, and amenities of home life. As Fairplay and other South Park communities were established, skilled services such as carpentry and blacksmithing were needed to build houses and repair equipment. Gold and silver were shipped back to Denver and Canon City as wagon roads and later a narrow gauge railroad were built to accommodate the businessmen and miners. Recreational outlets were provided by dance halls, saloons and gambling houses. Fairplay became the county seat of Park County in 1867. The town served miners, ranchers, local townspeople, and travelers through periods of economic ups and downs.

Fairplay Dredge - Largest in Colorado
Sluices and dredges were set up on the South Platte River and many of its tributaries. Miles of the waterways were churned up in search of gold. The debris piles from these operations can be seen around town and are very evident on aerial photography. Mining activities continued off and on in and around Fairplay until the 1950s. A number of historic buildings from Fairplay’s mining days remain in town and add the community’s charm. Saint Joseph’s Catholic Mission built in 1874, still stands as does the 1874 courthouse that currently houses the library. An interesting monument is the grave of Prunes the burro beside the Hand hotel. Prunes worked in the mines for 62 years. Rupert M. Sherwood worked with the burro for years and asked that upon his demise he be cremated and buried beside his faithful companion. Located at the intersection of State Highway 9 and US Highway 285, Fairplay is the Park County Seat and provides a full array of services to area residents and community visitors. Year-round recreational activities are available on the nearby public lands and through local businesses.

Front Street in downtown Fairplay is the site of the South Park City Museum which includes an excellent collection of historic buildings, railroad cars and mining equipment reminiscent of the town’s history. The popular adult cartoon series South Park which debuted in August 1997 is set in Fairplay. The original creators of the South Park cartoon series Trey Parker (a.k.a. Randolph Severn Parker III) and Matt Stone attended the University of Colorado. The well-known cartoon series has received four Primetime Emmy Awards as well as a Peabody Award and remains a highly rated comedy series.

The Land
Fairplay resides 9,957 feet above sea-level and holds the distinction as the 5th highest incorporated town in Colorado. It is located approximately 17 miles from the geographic center of the state of Colorado (N 39° 01.273 W 105° 48.812), which is a point equidistant from the 4 corners of the state.

Fairplay is a statutory municipality and the county seat of Park County. It is the largest of the two incorporated towns in Park County with a 2012 population of 679.

The large grassland basin known as South Park lies south and west of Fairplay which is the source of the name South Park City a historic section of Fairplay where a recreation of the historic town excites the imagination of visitors who typically visit during the summer months.

Fairplay is a small and compact community with a land area of 1.17 square miles (747 acres). The small non-urban character is one of many qualities that the community values about its physical setting.

**Land Tenure**

Fairplay has 13 zone districts the largest of which is the R-1 Residential District. The pie chart shown in Figure?? shows the relative size of each of the districts. Interestingly, almost 29% of the community remains unzoned. The unzoned lands are primarily open space areas in the community. There is a large unzoned area along the middle fork of the South Platte River where Fairplay has a park site that known as the “Beach”.

![Fairplay - Existing Zone Districts Total Area](image1)

![Fairplay - Vacant Land by Zone District](image2)
Undeveloped or vacant land within each zone district is important to quantify in order to understand the future community development potential. Figure ?? above graphically shows the relative proportions of vacant land within each zone district. Table ?? Below quantifies the total and vacant land acreage within each zone district.

**Total Land within Town Boundary** - 1.17 Square Miles (747 Square Acres).

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Total Acreage</th>
<th>Vacant Acreage</th>
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<tbody>
<tr>
<td>Residential One District (R-1)</td>
<td>230.04</td>
<td>72.59</td>
</tr>
<tr>
<td>Residential Two District (R-2)</td>
<td>17.79</td>
<td>4.83</td>
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<td>Residential Three District (R-3)</td>
<td>62.52</td>
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<td>Residential Mobile Home District (R-MH)</td>
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<td>Business District (B)</td>
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<td></td>
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<td>Private: 0.08</td>
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<tr>
<td>Commercial One District (C-1)</td>
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<td>66.44</td>
</tr>
<tr>
<td>Commercial Two District (C-2)</td>
<td>12.69</td>
<td>4.45</td>
</tr>
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<td>Agricultural District (A)</td>
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<td>1.70</td>
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<td>Historic District Overlay Zone (H)</td>
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<td></td>
<td></td>
<td>Beaver Meadows: 6.07</td>
</tr>
<tr>
<td>Unzoned</td>
<td>214.31</td>
<td></td>
</tr>
</tbody>
</table>

Fairplay is predominately single-family with some multifamily residential and a mix of commercial uses. The town bisected north to south by State Highway 9 which intersects east-west US Highway 285 on the south end of town. Fairplay surrounded by a mix of rural residential properties, mining sites, agricultural lands, and areas of US Forest Service and BLM public lands. Fairplay’s economic and job base comprises governmental offices including County, federal, school district, recreation district, sanitation district, ambulance district, and private sector employment. As Fairplay continues to grow, land-use decision-making should maintain a focus on balancing land-use types to ensure that one land-use sector does not disproportionately overshadow another. For example, future residential development should be balanced with commercial and light industrial uses to ensure sustainable municipal revenues and local employment.
Existing Land Use

Existing Zoning
The Demographics

Population

Fairplay’s 2012 population estimate for is 679. Figure shows that between 2000 and 2010, Fairplay grew at an annual average rate slightly under 1%. There was a growth spurt between 1980 in 1982, but Fairplay lost population between 1983 in 1991. Population has steadily increased since 1992. Population change in Fairplay is similar to that in nearby Alma. Both of these communities are influenced by development in the nearby ski resort areas of Breckenridge and Summit County. The overall 1% growth rate in Fairplay is manageable and while the low growth rate is a challenge for local businesses, allows Fairplay to plan and manage growth as it occurs.

During the same time (2000-2010), Park County grew at an annual average rate of 11.6%. Figure ?? shows Park County absorbed the majority of new growth in the unincorporated areas. Much of this new growth is from second homes as Front Range residents move to the high country. Like Fairplay and Alma, Park County experienced continuous growth from 1992 to the present. Between 1992 and 2000, Park County’s accelerated growth rate flattened after 2000 and declined slightly after the beginning of the national recession in 2008.
There are 396 residential units in town (Colorado Department of Local Affairs). The average single-family household size is 2.36 persons which is slightly less than the Colorado average household size of 2.4. This is typical and indicative of a rural mountain community with lower housing and population densities.

The Fairplay median household income is $50,385 and the median income for a family was $51,979. Approximately 6.6% of families had incomes below the poverty line.

**Population Age Distribution**

The median age in Fairplay is 38.8 years with the largest age group between 45 and 49. It is evident from Figure ??? that there is a large age segment between less than 5 years to 19 years. This is indicative of
young families with children and should be an area of focus for the community to accommodate the needs of this age group. The 20 to 24-year-old age group is disproportionately less than the age cohorts above and below. This is indicative of young adults leaving the community for college and/or work. The female population with a median age of 38.4 years is slightly younger than the median male population age of 39.2 years. This is slightly older than the median age of 36.1 for the entire state of Colorado.  
(Source: Census 2010)

Race Distribution

Like many Colorado communities, Fairplay is predominately White with a 6% Hispanic population component. The 5% community racial balance includes Mixed Race, Black, Asian and American Indian.

The Economy

The three largest employment sectors in Fairplay are construction, accommodation/food services and retail trade. These activities maintain the baseline economy although they are subject to some fluctuation with changing populations and the economy.

Figure ??? Park County employment by sector shows construction and government to be the two largest sectors followed by other services, professional-technical services and professional-

Page - 10
business services. Fairplay, as the county seat, hosts most of the governmental agencies in the area. This situation is reflected in the large number of jobs in government for Fairplay.

**Fairplay Revenues and Expenditures**

![Pie charts showing Fairplay Fund Revenues and General Fund Expenditures]

Figure ??? shows the importance of sales tax to the community at 67% of total tax revenues. Property tax, while important, occupies 24% of the tax revenue stream. Property tax in Fairplay is disproportionately reduced by the large number of tax exempt governmental entities in the community because they do not pay taxes.

Public safety (law enforcement) in Fairplay is the largest segment of expenditures at 61% followed by public works at 28%. It is not uncommon in small rural communities for law enforcement to be the largest cost center for a community.

**Other Governments.**

As noted previously, Fairplay is the county seat for Park County. As such, primary offices for many of the governmental agencies serving Park County are located in Fairplay. These include the following agencies.

**Schools**

- **South Park High School** (Students: 143; Location: 640 Hathaway ST; Grades: 09 - 12)
- **Edith Teter Elementary School** (Students: 249; Location: 640 640 Hathaway ST; Grades: PK - 05)
- **Silverheels Middle School** (Students: 97; Location: 640 Hathaway S; Grades: 06 - 08)

**Governmental Entities, Special Districts & Others.**

- **Park County Government** located within and just outside Fairplay municipal limits.
- **Park County Public Library**
- **Fairplay Sanitation District.**
- **South Park Ambulance District.**
- **US Forest Service.**
Climate

Town of Fairplay Climatic Conditions

Fairplay has an invigorating alpine climate with an average of 246 sunny days annually. The average high temperature in January is 28°F in the average July high temperature is 69°F. Average annual precipitation is 13.6 inches and most of it falls in August during the summer monsoons, but there is a relatively even precipitation distribution during the balance of the year.

This high-altitude climate with bright sunny days is pleasant both during the summer and winter months. Fairplay does experience periods of cold winter temperatures accompanied by strong winds. Weather conditions can change rapidly in this mountain climate and the best protection during outdoor activities is layered clothing, hat, sunscreen and sunglasses. Fairplay is located in the rain shadow of the nearby mountains and generally design experience the larger snowfalls found in other high elevation communities. Spring storms that move across southern Colorado periodically bring periods of substantial snowfall to the area.
Of the 337 residence units in Fairplay, over half have 3 bedrooms. In the majority of units have 2-3 bedrooms per structure - Figure ????. The dominant residential structure in town shown in Figure ??? is the detached single-family unit. The most recent housing boom in Fairplay occurred between 1980 and 1989 (Figure???). Over 140 units in Fairplay were constructed prior to 1940 (Figure???). The predominant heating fuel used in town is LP gas, but in 2012, ?? Gas completed installation of natural gas lines in town. Gas may remain the predominant heating source but with the lower price of natural gas compared to LP gas, many residents may switch to natural gas. The other 2 major fuel sources are electric and wood. Fairplay has a couple of exterior wood furnaces that are used to heat the adjacent structure. These are an interesting type of heating system and are located outside of the structure to minimize fire hazards. The wood smoke generated by these devices has been a source of complaint from nearby residents.
Town of Fairplay Building Permits

The town of Fairplay building permit records show the following construction activity.

<table>
<thead>
<tr>
<th>Year</th>
<th>Commercial</th>
<th>Residential</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>2</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>2</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>2010</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2000 & 2010 Estimated Total Housing Units - Fairplay & Alma (Colorado Department of Local Affairs)

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2000 Total Housing Units</th>
<th>2010 Total Housing Units</th>
<th>Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairplay</td>
<td>337</td>
<td>396</td>
<td>59</td>
<td>17.5%</td>
</tr>
<tr>
<td>Alma</td>
<td>147</td>
<td>189</td>
<td>42</td>
<td>28.6%</td>
</tr>
</tbody>
</table>

2011 occupied housing units - 295
2011 vacant housing units - 101
Vacancy Rate - 29.2%

Transportation

Town of Fairplay is served by State Highway 9 and US Highway 285 and the municipal street network. Fairplay’s street network consists of 9.03 miles of roadway. Average daily traffic (ADT) on State Highway 9 near the downtown was 4,200 trips in 2011. The Colorado Department of Transportation projection for this location in 2033 is 6,926 ADT. The 2011 ADT was 4,100 with a 2033 projection of 7,032 on Highway 285 east of the intersection of Highway 9.

Fairplay currently does not have a public transit system and there is no regional transit authority.

The Environment

Geography

Town of Fairplay is located on the northern edge of the large intermontaine South Park grassland basin. South Park encompasses approximately 1,000 square miles (2,590 km² or 640,000 acres) around the headwaters of the South Platte River in Park County approximately 60 mi (100 km) southwest of Denver. It is the largest and southernmost of three similarly named high altitude basins in the Front Range of
Colorado, the others being North Park and Middle Park. The largest town in the basin, Fairplay, with a population of 610, sits on the far north edge of the valley. In 2009, South Park was designated as a National Heritage Area

Geologically, the valley is a wide faulted syncline of sedimentary rocks, sitting between the predominantly Precambrian igneous rocks of the Front Range to the east and the Sawatch Uplift to the west. The Mosquito Range forms a high barrier along the western side of the valley. The long-extinct Thirty-Nine Mile volcanic field is located just to the southeast.

The valley is mostly underlain by Paleozoic and Mesozoic sedimentary rocks concealed by a thin layer of gravel laid down by glaciation during Pleistocene time. The underlying rocks are dipping slightly to the east. The eastern (and newer) side of the valley is underlain primarily by Pierre Shale laid down during Cretaceous time. The western (and older) side of the valley, on the west side of Red Hill, is underlain primarily by Permian and Pennsylvanian rocks. Red Hill runs through the center of the valley as a hogback ridge of tilted Cretaceous and Jurassic sedimentary rocks.

**South Park National Heritage Area**

South Park National Heritage Area (NHA) is one of 49 U.S. National Heritage Areas and encompasses South Park in Park County. It was established on March 30, 2009 by the Omnibus Public Land Management Act of 2009. South Park NHA is managed by the Park County, Colorado Office of Tourism to promote and interpret the area's natural, scenic, and cultural resources. The National Heritage Area is intended to encourage historic preservation of the area and an appreciation of the history and heritage of the site.

NHA are administered by state governments or non-profit organizations or other private corporations. The National Park Service provides an advisory role and limited technical, planning and financial assistance.

The NHA covers the majority of Park County, including the communities of Lake George, Hartsel, Fairplay, Como, Tarryall, Jefferson and Alma, all roughly within South Park or the surrounding mountains. The area includes portions of the Mosquito Range, the Buffalo Peaks Wilderness, the Lost Creek Wilderness, and the Lost Creek National Natural Landmark.

**Municipal Utilities**

**Town of Fairplay Water Services**

The town of Fairplay operates its own municipal water treatment system. The water system consists of 4 active groundwater wells with chlorination that pump water to two water storage tanks. The main water storage tank is a 500,000 gallon facility located along beaver Creek and a 150,000 gallon storage tank located in Fairplay Heights.

The source waters for the Town of Fairplay are in the Beaver Creek watershed 13 square miles. These wells were constructed in 1990 to replace two infiltration galleries during the 1980s. The town
experienced problems with the infiltration galleries and has since taken them off line. The primary water source is snowmelt that percolates into the ground through glacially deposited gravel alluvium.

Presently there are 446 active taps and 14 in active taps on the system. The new Stone River subdivision will add 305 new taps on the system when it is fully developed.

The annual average daily demand on the system requires approximately 135 gallons per minute production with a peak demand of 184 gallons per minute during August. It is estimated that the 10 year demand will increase production requirements to 324 gallons a minute with an associated peak production of 449 gallons per minute during the summer months. Second homes and service to the county jail constitute a substantial demand on the water system. The second homes created substantial seasonal demand when they are occupied (water system master plan report 2006-2016).

Additional discussion about the water system and future demands is included in the utility section of this document.

**Town of Fairplay Wastewater Services**

Wastewater services in Fairplay are provided by the Fairplay Sanitation District a separate governmental entity governed by a five-member elected board. The sanitation district operates and integrated fixed-film activated sludge biological treatment system with secondary clarifiers UV light disinfection and aerobic sludge digestion. One of the major challenges for wastewater treatment in Fairplay is ammonia removal. This is caused by the high elevation location of the facility and the associated cold temperatures.

Wastewater treatment facilities located outside of the town boundaries on a 37 acre site. The plant elevation is approximately 9,850 feet above sea level. Similar to the town’s water system, seasonal peak demands associated with second homes and the Park County Jail are challenges for the system.

The permitted hydraulic capacity of the wastewater treatment facility is 0.4 million gallons per day (MGD). Current winter maximum flows are approximately 0.140 million gallons per day (Engineering Report and Process Design Report 2007).

Additional discussion about the wastewater system and future demands is included in the utility section of this document.

**Facilities and Services**

Town of Fairplay facilities and services include town administration, public works, law enforcement, water utilities and parks. Fairplay recently moved into a new town hall on the south end of Main Street.

Current Staffing:

- Administration - 3
- Police - 4
- Public Works - 4 (1/2 Public Works & ½ Water)
Trends & Projections

Town of Fairplay.

Park County - Population & Projection 1990 - 2040

Fairplay - Population & Projections

Source: Colorado State Demographer

Source: Town of Fairplay
Current Town of Fairplay Future Land Use Map.
## Build Out Analysis

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Total Acreage</th>
<th>Vacant Acreage</th>
<th>Permitted Residential Uses</th>
<th>Min. Lot Size (sq. ft.)</th>
<th>Min. Lot Size (acres)</th>
<th>Max. # of New Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>230.04</td>
<td>72.59</td>
<td>Single-Family Dwellings</td>
<td>5,800</td>
<td>0.13</td>
<td>558</td>
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<tr>
<td>R-1</td>
<td></td>
<td></td>
<td>Single-Family Dwellings;</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>R-1</td>
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<td></td>
<td>Two-Family Dwellings</td>
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<tr>
<td>R-2</td>
<td>17.79</td>
<td>4.83</td>
<td>Multi-Family Residential</td>
<td>1,000 2,000 for every unit over 3</td>
<td>0.21 0.25 plus an additional 0.05 for every unit over 3</td>
<td>0.07 per mobile home 0.01 finished floor area within a business building 0.01 finished floor area within a business building</td>
</tr>
<tr>
<td>R-MH</td>
<td>2.23</td>
<td>0.00</td>
<td>Mobile Home Park</td>
<td>2,900 per mobile home 450 finished floor area within a business building 450 finished floor area within a business building</td>
<td>0.07 per mobile home 0.01 finished floor area within a business building 0.01 finished floor area within a business building</td>
<td></td>
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<tr>
<td>R-B</td>
<td>5.53</td>
<td>0.00</td>
<td>Living quarters for one single-family only</td>
<td>1 Accessory dwelling unit per business</td>
<td>1 Accessory dwelling unit per business</td>
<td>1 Accessory dwelling unit per business</td>
</tr>
<tr>
<td>B</td>
<td>21.27</td>
<td></td>
<td>1 Accessory dwelling unit per business</td>
<td>450 finished floor area within a business building 450 finished floor area within a business building</td>
<td>0.01 finished floor area within a business building 0.01 finished floor area within a business building</td>
<td></td>
</tr>
<tr>
<td>C-1</td>
<td>105.64</td>
<td>66.44</td>
<td>1 Accessory dwelling unit per business</td>
<td>450 finished floor area within a business building 450 finished floor area within a business building</td>
<td>0.01 finished floor area within a business building 0.01 finished floor area within a business building</td>
<td></td>
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<tr>
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<td>450 finished floor area within a business building 450 finished floor area within a business building</td>
<td>0.01 finished floor area within a business building 0.01 finished floor area within a business building</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>1.98</td>
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<td>Single Family Dwellings</td>
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</table>
Vacant R-1 Parcels
Vacant R-2 Parcels
Vacant PUD Parcels
Vacant Commercial Parcels
Vacant Industrial Parcels
Vacant ??? Parcels