

## Acreage and Development Rights

	Total Potential Acreage to be Developed	Potential Protected Open Space Acreage	Remaining Acreage to be Developed	Total Potential Development Rights	By-Right Dwelling Unts	Difference (Dwelling Units)
<b>TDR-Sending Area</b>						
Agricultural and Forest	13,821	11,741	2,080	2,252	1,154	1,098
Estates and Subdivisions	4,256	2,926	1,330	985	349	636
Bull Run Mountainside	411	351	60	33	36	(3)
Gateway Corridors	3,811	3,291	520	307	333	(26)
Older, Smaller-Lot Residential Enclaves	872	532	340	28	34	(6)
Total	23,171	18,841	4,330	3,605	1,906	1,699
<b>TDR-D Receiving Area (Development Area)</b>						
	1,245					
<b>TDR-R Receiving Area (Rural Area)</b>						
Area A	174	104	70	58	17	41
Area B	282	169	113	94	28	66
Total	456	274	182	152	45	107
<b>Conservation Residential</b>						
Agricultural and Forest	908	545	363	181	90	91
Estates and Subdivisions	1,190	714	476	396	119	277
Total	2,098	1,259	839	577	209	368
<b>PDR</b>						
	20,802	20,802				
<b>Arts &amp; Agri-tourism Overlay District</b>						
Rural Area	66,312					
Development Area	6,665					
Total	72,977					

## Residential Level of Service Impact Table for TDRs and Conservation Residential

		By-Right Single-Family Detached	Transferred/CR Multi-family	Transferred/CR Single-Family Detached	Total Transferred	Difference
<b>Dwelling Units Generated</b>		1,906	3,453	152	3,605	1,699
<b>Students Generated</b>	<b>ES</b>	534	580	43	623	89
	<b>MS</b>	298	249	24	273	(25)
	<b>HS</b>	410	282	33	315	(95)
	<b>Total</b>	1,242	1,111	100	1,211	(31)
<b>Percentage of School Facility Needed</b>	<b>ES</b>	58%	63%	5%	67%	10%
	<b>MS</b>	20%	17%	2%	19%	-2%
	<b>HS</b>	16%	11%	1%	12%	-4%