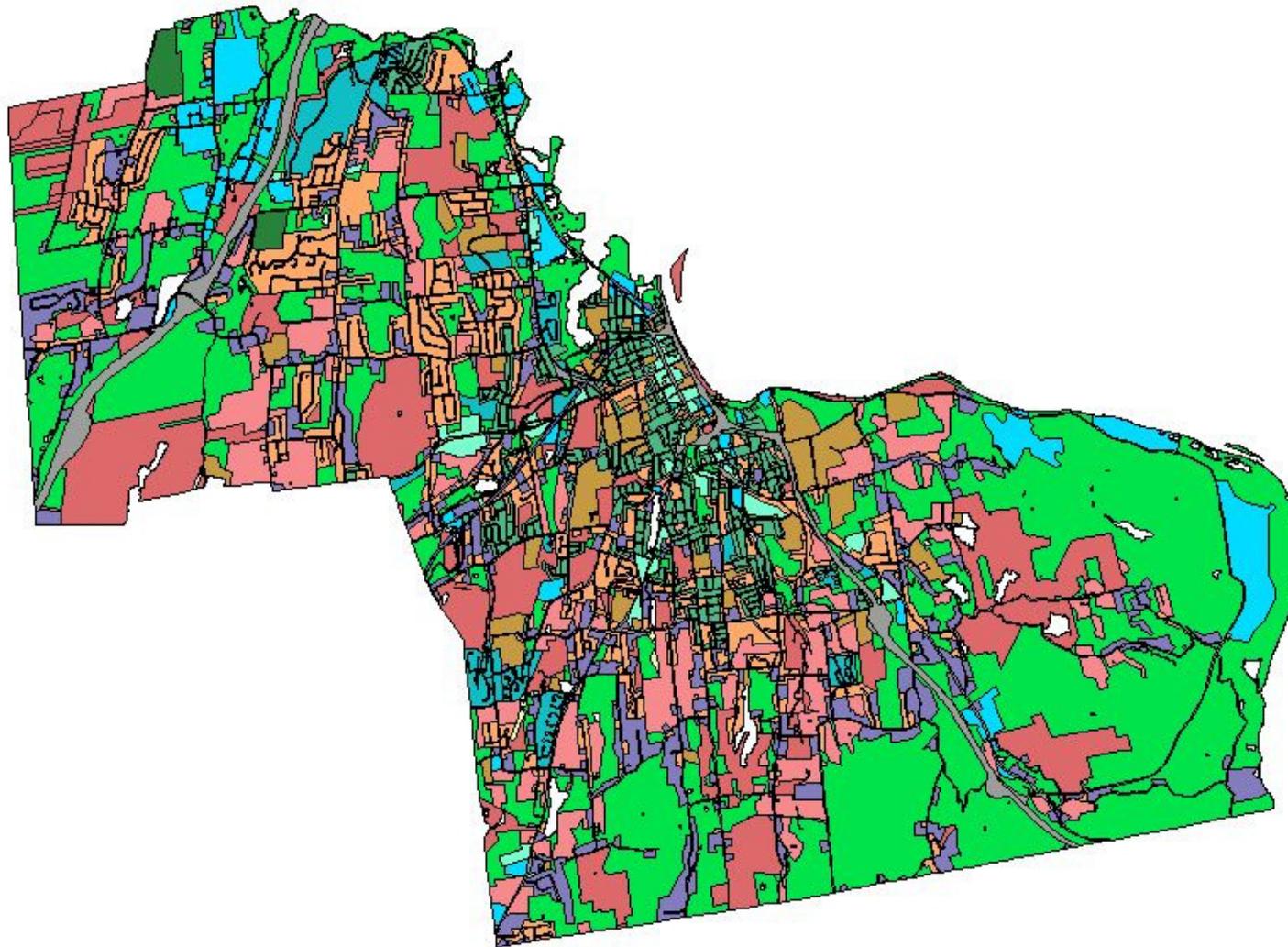
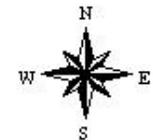


Existing Land Uses



- 2000 land use.shp
- Agriculture
 - Commercial
 - Dirt Road
 - High Density
 - Ind/Office
 - Low Density
 - Med Density
 - Multi-Family
 - Parks/OS
 - Private Rec
 - Public/Inst
 - Railroad
 - Road
 - Water
 - Wood/Undev



Land Use	Acres	%
Undeveloped		
Agriculture	2,135	7.7%
Woodland/Vacant	9,765	35.2%
Parks/Open Space	4,001	14.4%
Total Undeveloped:	15,901	57.2%
Developed		
Residential	6,080	21.9%
High-Density	875	
Medium-Density	2,445	
Low-Density	2,075	
Multi-Family	685	
Commercial	340	1.2%
Industrial	1,030	3.7%
Public/Institutional	920	3.3%
Roads/Water Bodies	3,505	12.6%
Total Developed:	11,875	42.8%
Total Acreage	27,776	100.0%

Table 4.4				
Zoning Reference, by Acreage				
		Zone Name	Acreage	% Total
	RPZ	Residential Rezoning	1225	
	R-15	Residential 15,000 sq. ft. / lot	4920	
	R-30	" 30,000 sq. ft. / lot	3460	
	R-45	" 45,000 sq. ft. / lot	2135	
	R-60	60,000 sq. ft. / lot	5720	
	R-1	Restricted Residence	480	
	M	Multi-family	480	
	MX	Mixed Use	385	
	PRD	Planned Residential Development	785	
	DVD	Downtown Village District	70	
		Total Residential	19660	74.9%
	B-1	Central Business	120	
	B-2	General Business	225	
	NPC	Newfield Planned Commercial	355	
		Total Business	700	2.7%
	I-1	Service Industrial	170	
	I-2	Restricted Industrial	150	
	I-3	Special Industrial	1995	
	I-4	Limited Industrial Zone	260	
	IOP	Interstate Office Park	98	
	IM	Interstate Mixed-Use Zone	80	
	IT	Interstate Trade	110	
	IRA	Industrial Redevelopment Area	1105	
		Total Industrial	3968	15.1%
	TD	Transitional Development	150	
	ID	Institutional Development	1460	
	RF	Riverfront Recreation	306	
		Total Other	1916	7.3%
		TOTAL	26244	100.0%

**Table 4.5
Developable Land**

Zones		Vacant Acres	Net Developable Acres	Potential Development	Additional Population ***
Commercial					
	B2	100	55	794,000 sq. ft.	
Industrial					
	I-1 / IRA	145	115	2,500,00 sq. ft.	
	I-2 / I-4 / IT	765	700	12,225,000 sq. ft.	
	I-3	1,555	1,174*	8,000,000 sq. ft.*	
	IOP	65	55	470,000 sq. ft.	
	NPC	135	65	849,000 sq. ft.	
		2,765	2,164	24,838,000 sq. ft.	
Residential					
	Multi Family	65	50	300 units	690
	R1/ RPZ /R15	1,530	1,250	3,625 units	8,335
	R30	1,730	1,420	2,055 units	4,725
	R45	1,120	820	795 units	1,830
	R60	3,960	2,870	2,085 units	4,795
	TD	15	13	52 units	120
Mixed Uses					
	MX	45	30	180 units	415
	IM	60	55	250 units**	575
		8,525	6,508	9,342 units	21,485

Over the past decade, the city has acquired a very significant amount of open space, added to its housing stock and increased its commercial and industrial tax base. Development during this time has been fully consistent with the 1990 Plan of Development, which sought:

“to encourage the appropriate, coordinated, and economic use of land in a manner which is consistent with the goals articulated in this plan, facilitates conservation of energy, and enables the efficient supply of public utilities and services.”

Goals laid out in the 1990 Plan, such as the acquisition of more open space, encouraging the vitality of the Central Business District, scrutinizing expansion of the water and sewer service areas, and encouraging a diverse mix of single-family residential dwellings set the tone for open space preservation and development over the past decade.

Looking to the future, residents have strongly voiced their concern to limit Middletown’s growth to approximately 50,000 people. At the same time, 65% of respondents also want the City to pursue commercial and industrial expansion and continue open space preservation.

The quality of the new growth is going to be a significant factor in the future. Already, residents are speaking out about the design of their community – 74% of those surveyed said they want greater design review of all projects. The city needs to ensure that growth is visually compatible with and enhances the existing built fabric.

Example of Typical Home in Middletown

Revenue

Typical Raised Ranch Appraised Value -	\$262,000
Real Estate Taxes -	\$4,800
<u>2 cars -</u>	<u>\$700</u>
Total annual revenue -	\$5,500

Expenditures

1- child in high school -	\$11,000
1 - child in elementary school -	\$11,000
<u>1 - 2 year old child -</u>	<u>\$0</u>
Total annual expenditures -	\$22,000

Other costs

- New high school - \$4 million per year
- Road Bonds every 2 years
- Street lights - \$800,000 per year
- Police and fire population increase need for new officers and fire fighters
- Road maintenance and snow plowing
- Park and Recreation - \$50 per capita