

## Implications of Zoning Changes on Buildout Potential

A summary of the aggregate changes in overall permitted density (reflecting minimum lots within the rezoned areas) is provided in the table below. As indicated in the table, overall, the zoning changes approved since 2015 have *reduced* the number of lots that can be developed in the affected areas (a total reduction of 277 units). A summary of the changes in the four rezoned areas is provided below.

**East of Round Lake:** The area east of Round Lake experienced the biggest reduction in buildout potential of the four areas that were rezoned. The significant decrease in the permitted density in the area east of Round Lake is a result of the change from the higher density R1 district (which has a minimum lot size of 40,000 SF) to a lower density R5 district (which has a minimum lot size of 80,000 SF), essentially cutting in half the number of permitted lots within the approximately 325-acre rezoned area.

**Route 67 West (west of the Downtown FBC district):** The zoning changes in the Route 67 west area resulted in a minor increase in the overall permitted density. More significantly, the zoning changes approved in this area shifted the permitted uses from primarily residential (with the previous R1 and R5 districts) to commercial (with the current C2 and PDD 52).

**Route 9 South (south of the Downtown FBC district):** The zoning changes in the Route 9 south area resulted in a negligible decrease in the overall permitted density on the rezoned parcels. However, the zoning changes eliminated previous R1 residential districts and increased the diversity of permitted commercial uses.

**Route 9 North (north of the Downtown FBC district):** The Route 9 North zoning changes, in the aggregate, resulted in a decrease in the maximum permitted density in the area, due primarily to the establishment of approximately 150 acres of new LC districts, where no development is permitted. While multiple additional zoning changes were implemented along this corridor, they did not result in a substantial change in the permitted density; rather, they shifted the permitted uses from residential to commercial (with the R1 to C7 and R8 to C9 zoning changes) and increased the diversity of permitted commercial uses along the corridor.

Zoning Change Area	Change in Permitted Density
R1 to R5	-176
Rt 67 West	44
Rt 9 South	-6
Rt 9 North	-137
Totals	-277

\*Note: The change in permitted density reflects the maximum number of lots that could be developed using the most common minimum lot size in the applicable zoning districts. Environmental constraints were not considered.

## Development since 2015

Since 2015, approximately 780 residential units and over 53,000 SF of commercial uses have been constructed. Another 800 residential units (including multi-family rentals) and over 490,000 SF of commercial uses are approved and expected to be constructed, resulting a total of 1,578 residential units and over one million SF of non-residential development. This is on track with the 2,100 to 3,100 residential units and 1.6 to 2.5 million SF of non-residential development that the 2015 SEIS projected would occur in the Town by 2024. Most of the development that has occurred in the Town of Malta since 2015 has been within the Downtown FBC district (see **Figure 5**), as was also projected in the 2015 SEIS. The presence of infrastructure appears to be the major driver for development outside of the Downtown FBC district (see **Figure 6**).