# Housing Affordability Report Greenville, WI

### Prepared by:

Village of Greenville

Date: November 2022



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# **Executive Summary**

In 2018, the Wisconsin State Legislature approved new legislation which requires Cities and Villages of 10,000 population or more to provide two separate annual reports related to housing and housing fees in an effort to shed light and foster change on affordable housing issues across the state. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing Affordability report). While Greenville was still a Town in 2020 it did not meet the requirements of Wis. Stats. 66.10014 and did not need to complete or post a copy of the fee report on its website, it has however decided to participate in anticipation of becoming a Village. On November 3, 2020 the incorporation referendum passed and fully incorporated into a Village in 2021.

# Housing Affordability Reporting Requirements

Requirements of this report include the following elements:

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
  - **a.** The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
  - **b.** The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
  - **c.** A list and map of undeveloped parcels in the municipality that are zoned for residential development.
  - **d.** A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
  - e. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees. to do each of the following:
    - (1) Meet existing and forecasted housing demand, and;
    - (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

# Housing Affordability Data and Responses

### Number of Development Approvals

**Part 2A:** The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2021) for Greenville is illustrated in Table 1.

| Subdivision<br>Plats | Certified<br>Survey<br>Maps | Condominium<br>Plats | Single<br>Family<br>Building<br>Permits | 2-Family<br>Building<br>Permits | Multi-family<br>Building<br>Permits | Mobile<br>Home<br>Building<br>Permits |
|----------------------|-----------------------------|----------------------|---|---------------------------------|-------------------------------------|---------------------------------------|
| 2                    | 7                           | 0                    | 67                                      | 6                               | 0                                   | 9                                     |

#### Table 1: Greenville Approved Plats, CSM's and Building Permits

**Part 2B:** The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2021) for Greenville is illustrated in Table 2.

| Residential<br>Dwelling Units<br>(Subdivision<br>Plats) | Residential<br>Dwelling<br>Units<br>(Certified<br>Survey Map) | Residential<br>Dwelling Units<br>(Condominium<br>Plats) | Single<br>Family<br>Building<br>Units | 2-Family<br>Building<br>Units | Multi-<br>family<br>Building<br>Units | Mobile<br>Home<br>Building<br>Units |
|---|---|---|---------------------------------------|-------------------------------|---------------------------------------|-------------------------------------|
| 42  | 3   | 30  | 86                                    | 0                             | 0                                     | 0                                   |

### **Undeveloped Parcels Zoned for Residential Development**

**Parts 2C/2D:** A list and map of undeveloped parcels in the municipality that are zoned for residential development. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

Maps for Greenville were developed using a variety of GIS data sources. From a process standpoint, these maps were developed using the following methodologies:

- 1. Map 1 was created by using current tax parcel data. A subset of "vacant" parcels was created by selecting all parcels which had no "improvement value" on the property.
- 2. Current zoning districts were overlain on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
- 3. The final map illustrates vacant parcels that contain "residential" zoning and those that are "non-residential" (i.e. commercial, industrial, institutional, etc.) in nature.
- 4. Table 3 was created which provides the listing of parcels along with additional property characteristics.

### Undeveloped Parcels with Available Public Facilities/Services

Map 2 was created using the aforementioned data layers, plus the inclusion of municipal water and sewer line location data.

- 1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
- 2. A 100-foot 'buffer' was applied to either side of these service lines.
- 3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.

### Plans & Regulations

**Part 2E:** An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to: 1) Meet existing and forecasted housing demand, and; 2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Greenville has a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development.

Greenville's comprehensive plan, adopted in 2019, and includes a future land use map, illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5.

| Questions / Topics Regarding Comprehensive Plan   | Details   |
|---|-----------|
| Year comprehensive plan adopted   | 2019      |
| Amendments made to the plan to accommodate residential development  | Ord 08-20 |
| Next scheduled/planned 10-year update for the<br>Comprehensive Plan   | 2029      |
| Were specific concerns about affordable housing brought up by<br>your plan commission, business community or residents during<br>the plan development process for your current comprehensive<br>plan? | Yes       |
| If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?  | Yes       |
| Were there any housing-related organizations or individuals<br>involved in the development of the current comprehensive plan<br>(or its housing element)?   | Yes       |
| Is there a dedicated municipal Committee responsible for<br>implementing and monitoring all/portions of the housing<br>element of the current comprehensive plan?                                     | Yes       |
| Does the housing element of the current comprehensive plan<br>get referenced/reviewed formally during new housing<br>development proposals (re-zonings, platting, etc.)?                              | Yes       |

### Table 5: Greenville Comprehensive Plan Summary

| Questions / Topics Regarding Comprehensive Plan  | Details   |
|--|---|
| Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?                                      | Yes   |
| Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?  | No  |
| Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?            | Subdivision Ordinance<br>Rewrite 2019, Zoning<br>Ordinance Rewrite 2020 |
| Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?   | No  |
| Have you completed other housing market or assessment studies?   | Sub-Area Plan and<br>Market Study 2020                                  |
| What limiting factors are present which prevent your community<br>from moving forward on further implementation of the current<br>comprehensive plan's housing element? Please describe. | funding, perform studies;<br>further planning                           |

Additional plans, policies and regulations have been adopted by Greenville to address residential housing including:

- Greenville Zoning Ordinance (Chapter 320) outlines basic land use requirements, lot sizes and property setbacks.
- Greenville Subdivision Control Ordinance (Chapter 270) which specifies site improvement requirements and land dedication requirements, if any.
- Greenville Building Construction (Chapter 85) provides certain standards and requirements for buildings.

- Plan Review & Building Permit procedures have been adopted and are reviewed periodically.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying Housing Fee Report. Greenville currently has several types of fees schedules published on its website which may apply to new housing development<sup>1</sup>:

## Financial Impact of Plans & Regulations

The financial impacts of local regulations are outlined in the Greenville Housing Fee Report (2021). Regulations enforced by federal and state government also contributed to the increase in costs for development, yet municipalities have no control over these regulations or the associated costs to enforce. Wisconsin has adopted a state-wide uniform building code, which establishes standards for residential dwelling units. In addition, the requirements of NR216 have substantially increased the cost of stormwater management. Under NR216, municipalities are required to reduce stormwater runoff by implementing stormwater management programs. These programs include construction site pollutant control, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

### Modification of Construction & Development Regulations

This analysis identifies ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees in order to do each of the following: (1) Meet existing and forecasted housing demand, and; (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Housing demand for Greenville has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 6 and 7 illustrate the forecast household growth for Greenville and the corresponding demands by housing unit type using existing land use density information.

| Municipality          | 2010  | 2015  | 2020  | 2025  | 2030  | 2035  | 2040  | Diff.<br>2010-<br>2040 |
|-----------------------|-------|-------|-------|-------|-------|-------|-------|------------------------|
| Village of Greenville | 3,631 | 4,033 | 4,568 | 5,072 | 5,571 | 5,992 | 6,328 | 2,697                  |

#### Table 6: Greenville Year 2040 Household Projections

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

#### Table 7: Greenville Year 2040 Projected Housing & Land Use Demands

| Municipality          | Adjusted Remaining<br>Units Needed<br>(2019-2040) |    | Development Density |      |      | Acres Needed |       |    |    |
|-----------------------|---|----|---------------------|------|------|--------------|-------|----|----|
|                       | SF  | 2F | MF                  | SF   | 2F   | MF           | SF    | 2F | MF |
| Village of Greenville | 1,744   | 88 | 102                 | 1.22 | 2.44 | 12.82        | 1,427 | 36 | 8  |

Source: ECWRPC, 2019

Table 8 illustrates the current "Housing Cost Burden" for Greenville households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note Greenville's numbers indicate that homeowners and renter overall are less cost burdened than the urbanized area average as a whole.

#### Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac) V. Greenville Household Income & percent spent on housing % of Total costs (30% or Totals % of Total (30% or more) **Estimate** more) Total Owner-occupied 70,105 3,582 housing units: 18% 12% Less than \$20,000: 4,419 112 30 percent or more 3,905 88% 112 100% \$20,000 to \$34,999: 8,097 190 30 percent or more 3,746 102 54% 46% \$35,000 to \$49,999: 8,674 159 29% 31% 30 percent or more 2,473 50 \$50,000 to \$74,999: 15,091 577 1,898 13% 145 25% 30 percent or more \$75,000 or more: 33,444 2,536 30 percent or more 807 2% 19 1% Zero or negative income 380 n/a 8 n/a Total Renter-occupied housing units: 39,869 42% 546 22% Less than \$20,000: 10,699 114 2% 0% Less than 20 percent 176 0

#### Table 8: Greenville and Regional Housing Burden (2013-2017)

| 20 to 29 percent        | 809   | 8%  | 9   | 8%   |
|-------------------------|-------|-----|-----|------|
| 30 percent or more      | 9,714 | 91% | 105 | 92%  |
| \$20,000 to \$34,999:   | 9,811 |     | 55  |      |
| Less than 20 percent    | 640   | 7%  | 38  | 69%  |
| 20 to 29 percent        | 3,706 | 38% | 0   | 0%   |
| 30 percent or more      | 5,465 | 56% | 17  | 31%  |
| \$35,000 to \$49,999:   | 6,751 |     | 168 |      |
| Less than 20 percent    | 2,187 | 32% | 0   | 0%   |
| 20 to 29 percent        | 3,462 | 51% | 168 | 100% |
| 30 percent or more      | 1,102 | 16% | 0   | 0%   |
| \$50,000 to \$74,999:   | 6,534 |     | 34  |      |
| Less than 20 percent    | 4,842 | 74% | 22  | 65%  |
| 20 to 29 percent        | 1,439 | 22% | 12  | 35%  |
| 30 percent or more      | 253   | 4%  | 0   | 0%   |
| \$75,000 or more:       | 4,868 |     | 164 |      |
| Less than 20 percent    | 4,600 | 94% | 164 | 100% |
| 20 to 29 percent        | 238   | 5%  | 0   | 0%   |
| 30 percent or more      | 30    | 1%  | 0   | 0%   |
| Zero or negative income | 447   | n/a | 0   | n/a  |
| No cash rent            | 759   | n/a | 11  | n/a  |

Source: 2013-2017 ACS 5-Year Estimates, B25106

Based on this information more affordable homes and rentals are needed within the Village, particularly for those with lower incomes. However, providing affordable housing involves more than reducing costs imposed by municipalities or revising local policies. Policies imposed by others and limited funding also affect housing affordability. The U.S. Department of Housing and Urban Development provides housing choice vouchers for very low-income families to reduce the cost of housing. Yet, this program has not been expanded in years and does not supply a sufficient supply of vouchers to address housing affordability for renters. Other programs correspondingly provide assistance for low-income renters and homeowners but these programs likewise fall short of the needs. Banks and other financial institutions must also accept some of the responsibility since they must approve financing for affordable housing.

### **Time and Cost Reductions**

In order to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent, a number of things need to be taken into consideration.

 Where exactly this burden should be placed? Should this burden be placed on the public sector entirely? Or should the private sector (homebuilders, realty professionals, etc.) share some of this burden? Housing style, design, size and materials choice make up a large portion of the cost of housing. When the development community places restrictive covenants on subdivisions, this inherently increases the costs for housing.

- 2) The cost of infrastructure and maintenance was not part of the State's requirement to analyze and include in this report yet is a critical factor for the costs associated with new housing development. Furthermore, state imposed levy limits further impact the municipalities' ability to maintain or construct new infrastructure.
- 3) Lastly, as noted in the Housing Fee Report, a number of additional costs are imposed by County, State or local entities (sanitary districts) for things such as plumbing plan reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.

Greenville could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see Housing Fee Report). This revenue is used by the Village to fund the necessary services and safety inspections that are required by State law and/or are simply good practice. By cutting fees 20%, it is likely that the plan review, approval and permit issuance processes will take longer due to reduced staffing and capacity.

The Village could also reduce minimum lot sizes, but would this actually encourage smaller more affordable houses? Reducing parking requirements and street width could potentially reduce the cost to build and maintain infrastructure, making housing more affordable. The added benefit is that this would not only reduce infrastructure costs but would also reduce stormwater runoff from impervious surfaces. While the Village could make a number of changes, ultimately it is whether or not the development community takes advantage of changes in order to create more affordable homes. Taking this a step further, new models of housing development such as Cottage-Style developments or Accessory Dwelling Units (ADUs), or new public-private financing partnerships could be looked at as a way to further reduce housing costs. Partnerships with non-profit organizations such as Habitat for Humanity have also proven successful.

Reductions in time could reduce costs; however, developers and the state also play a role in the process (cost) to approve a new residential subdivision. For example an incomplete application will necessitate additional time by the developer to submit further information. Plats must be approved following state statute 236, which clearly sets out procedures which must be followed by an entity approving a plat.

Greenville's policy is development pays for itself; the general tax payer should not be responsible for the development of a subdivision or permit costs for an individual lot. The fees have been established to cover the cost of doing development/business.

In 2017 Greenville hired a new Administrator. In 2018 Greenville hired its first Community and Economic Development Director and Public Works Director. In 2019 Greenville hired its first Community Development Specialist. Since then development policy has been evaluated and modifications made and are still being evaluated/modified. Below are modifications that have been made and modifications in process to create greater efficiencies and thereby reducing time and costs.

2018:

- 1) Developed a Development Review Team comprised of staff from all departments to create greater efficiencies in plan review and inspections.
- 2) Updated the development application review and approval process.
- 3) Initiated an update to its Comprehensive Plan.
- 4) Initiated an update to its Subdivision Ordinance
- 5) Initiated an update to its Standard Specifications and Details.
- 6) Initiated review of development fees.

2019:

- 1) Adopted its 2040 Comprehensive Plan.
- 2) Adopted updates to its Subdivision Ordinance.
- 3) Adopted updates to its Standard Specifications and Details.
- 4) Initiated an update to its Zoning Ordinance.
- 5) Initiated development of a new permitting system.
- 6) Continued with review of development fees.

2020:

- 1) Adopted updates to its Zoning Ordinance.
- 2) Initiated and completed a Sub-Area Plan and Market Study.
- 3) Initiated creation of Tax Increment District #2.

2021:

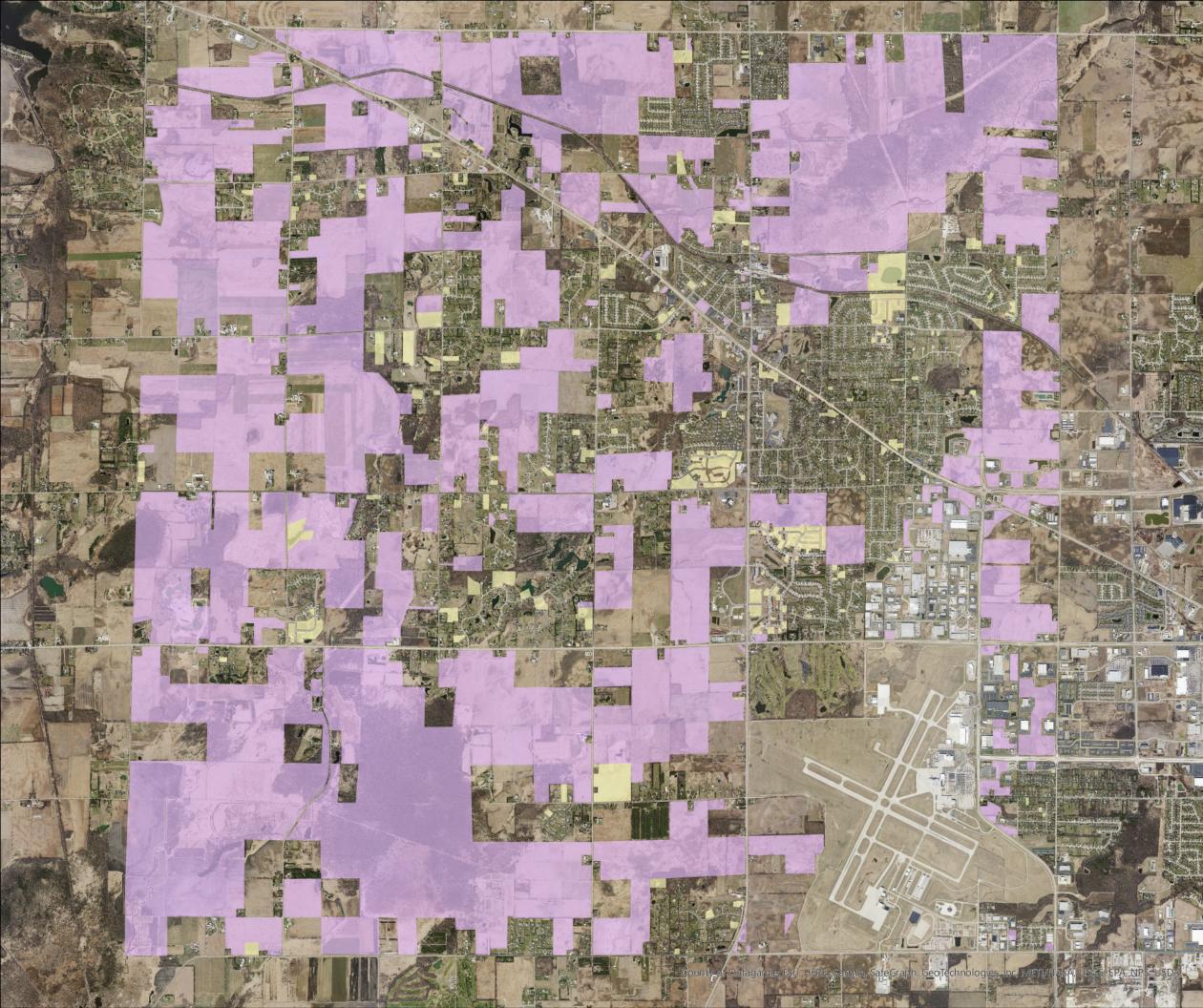
- 1) Implemented a new online permitting system.
- 2) Conducted a Comprehensive Rezoning of over 2,000 parcels with inconsistent zoning and land uses.
- 3) Created Tax Increment District #2.

2022:

- 1) Initiated Sub-Area Plans C & E.
- 2) Partnered with Outagamie County on the development of the Fox Cities and Greater Outagamie County Regional Housing Strategy <u>https://www.outagamie.org/home/showpublisheddocument/89815/6379037021</u> <u>65130000</u>

# Appendix

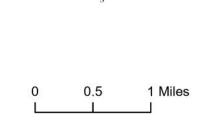
### Map 1 - VACANT PARCELS WITH RESIDENTIAL & NON-RESIDENTIAL ZONING



# Map 1 Vacant Parcels with Residential & Non-Residential Zoning

# Vacant Parcels

- Zoned Non-Residential (623)
  - Zoned Residential (386)

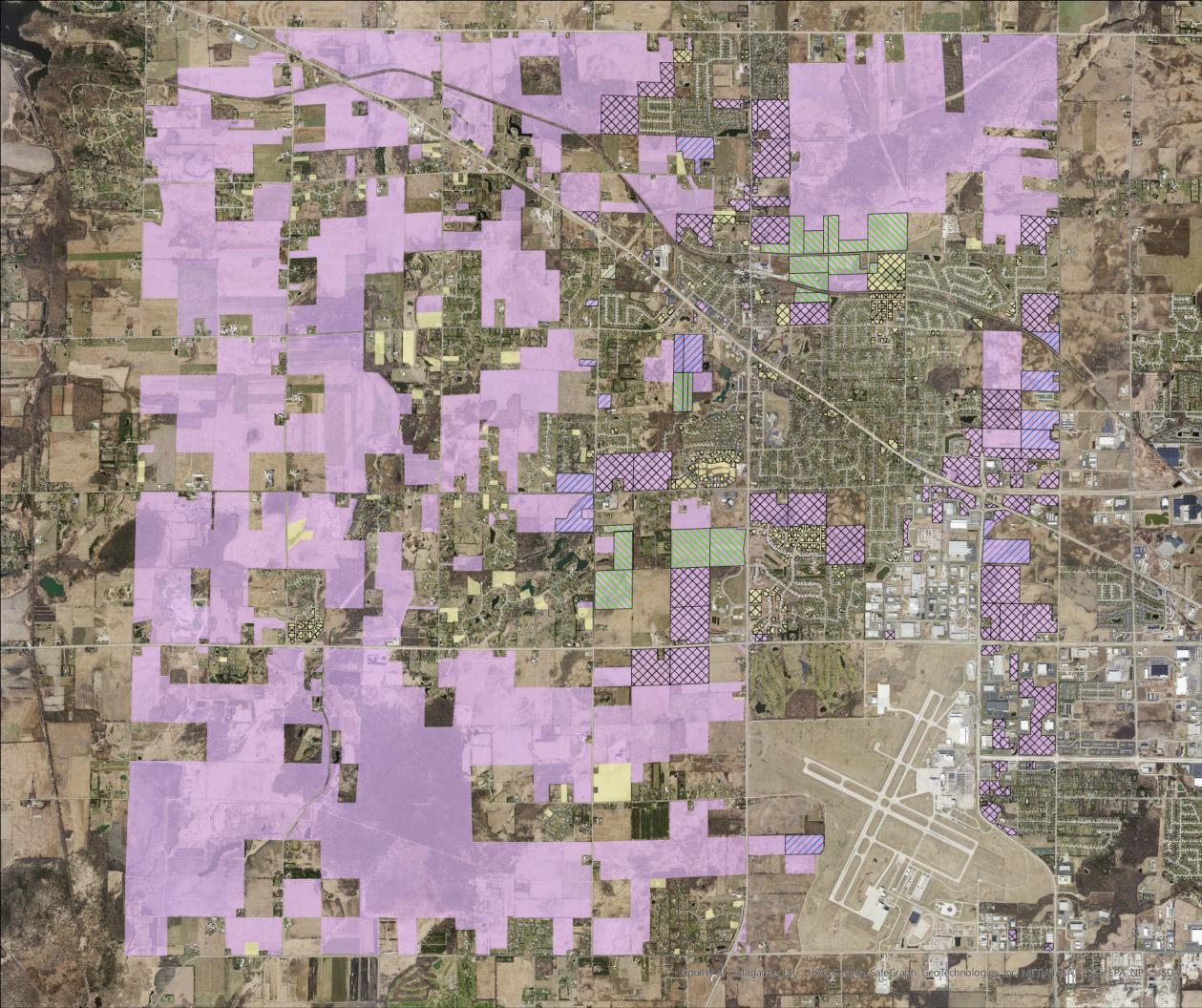


Prepared: October 26th, 2022 Source: Village of Greenville GIS



This map provides data containing geographic information about the Village of Greenville. The data was obtained from multiple sources and agencies. The Village of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

### Map 2 – VACANT RESIDENTIAL/NON-RESIDENTIAL PARCELS WITH SERVICES



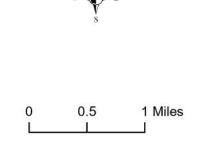
# Map 2 Vacant Residential/ Non-Residential Parcels with Services

# Vacant Parcels

- Zoned Non-Residential (623)
- Zoned Residential (386)

# Access to Services

- Sewer Access Only (22)
- Water Access Only (31)
- Water and Sewer (358)

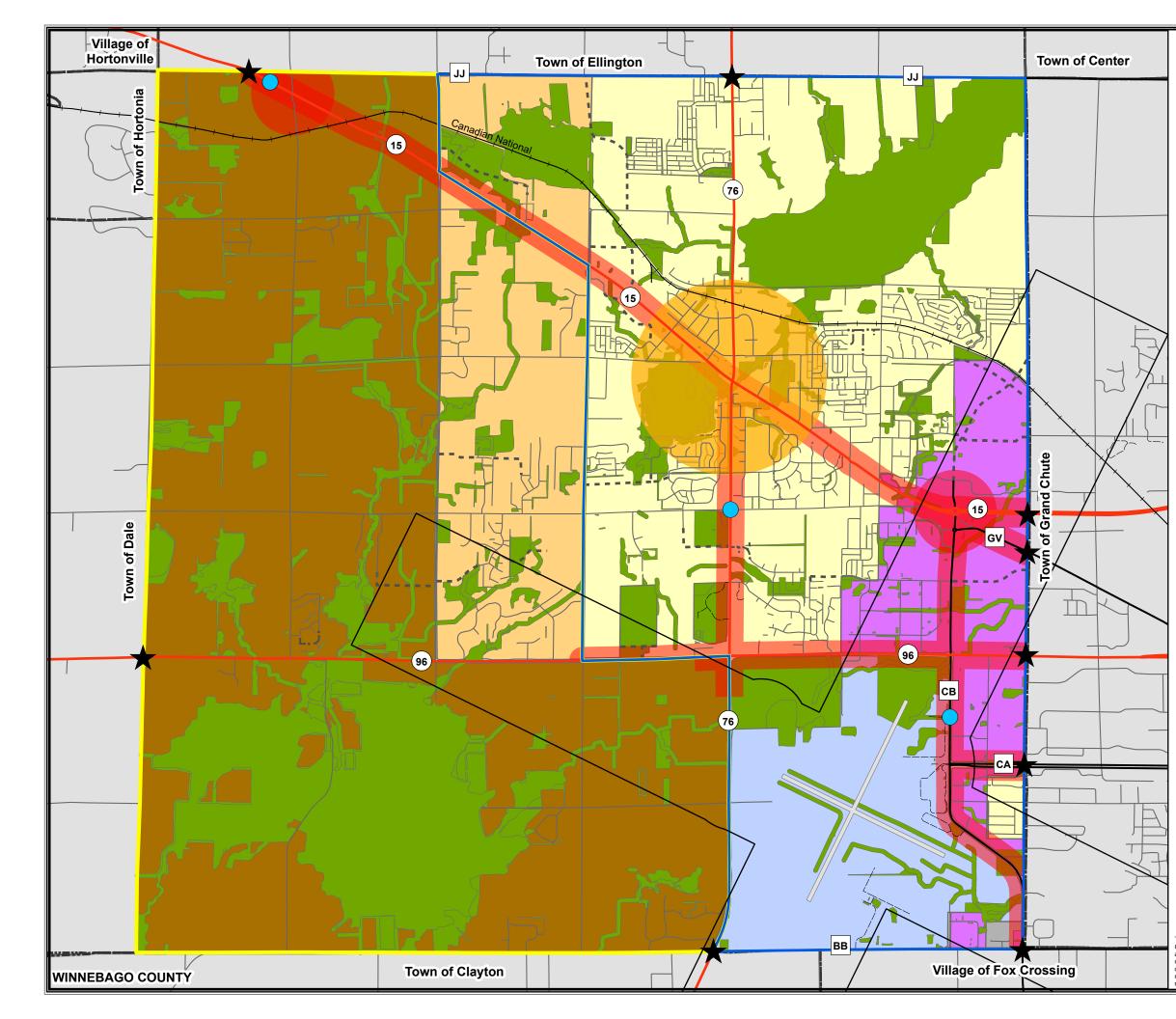


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### MAP 3 – PROPOSED LAND USE MAP



# Map 2-1 Year 2040 Land Use

#### Future Land Use District

Suburban Residential - Tier 1

Limited Service Residential - Tier II

Agricultural - Tier III

Open Space & Natural Resource

Industrial/Employment

Airport

Mobile Home

Urban Core Overlay

Heritage District

Gateway

Potential Roundabout

- ---- Private Road
- Local Road
- County Highway
- State Highway
- ---- Officially Mapped Road
- ---- Future Road
  - Airport Boundary
- Municipality
  - Village Boundary
  - Town Boundary

#### See Framing Concept 4b: A District Approach for detailed description of each District

Source: Transportation, Boundaries, - Outagamie County, 2018; Natural Resource Areas -ECWRPC, 2010; Officially Mapped & Future Roads, Future Land Use Districts, Overlay & Districts - Greenville, 2019

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### Table 9 – LISTING OF VACANT PARCELS WITH ZONING AND MUNICIPAL SERVICES

# Parcel ID Zoning

110014502 General Commercial District 110015700 General Agricultural District Farmland Preservation 110015800 General Agricultural District Farmland Preservation 110015900 General Agricultural District Farmland Preservation 110016100 General Agricultural District Farmland Preservation 110016200 General Agricultural District Farmland Preservation 110016300 General Agricultural District Farmland Preservation 110016400 General Agricultural District Farmland Preservation 110016500 General Agricultural District Farmland Preservation 110016600 General Agricultural District Farmland Preservation 110016700 General Agricultural District Farmland Preservation 110016800 General Agricultural District Farmland Preservation 110016900 General Agricultural District Farmland Preservation 110017000 General Agricultural District 110017300 General Agricultural District Farmland Preservation 110017301 General Agricultural District 110017400 General Agricultural District Farmland Preservation 110017401 General Agricultural District 110017402 General Agricultural District Farmland Preservation 110017500 General Agricultural District Farmland Preservation 110017600 General Agricultural District Farmland Preservation 110017800 General Agricultural District Farmland Preservation 110018000 General Agricultural District Farmland Preservation 110018100 General Agricultural District Farmland Preservation 110018200 Rural Residential 110018203 Rural Residential 110018301 Rural Residential 110018400 General Agricultural District Farmland Preservation 110018501 General Agricultural District Farmland Preservation 110018900 General Agricultural District Farmland Preservation 110019000 General Agricultural District Farmland Preservation 110019200 General Agricultural District Farmland Preservation 110019304 General Agricultural District 110019401 Rural Residential 110019402 Rural Residential

110019604 General Commercial District 110019605 General Commercial District 110019606 General Agricultural District Farmland Preservation 110019900 General Agricultural District Farmland Preservation 110020103 Rural Residential 110020400 General Agricultural District Farmland Preservation 110020500 General Agricultural District Farmland Preservation 110020600 General Agricultural District Farmland Preservation 110020601 General Agricultural District 110020700 General Agricultural District Farmland Preservation 110020900 General Agricultural District Farmland Preservation

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110021400 General Agricultural District Farmland Preservation 110021601 General Agricultural District Farmland Preservation 110021703 General Agricultural District Farmland Preservation 110022100 General Agricultural District Farmland Preservation 110022205 Rural Residential

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111041804 Rural Residential 111041900 General Agricultural District 111042302 Rural Residential 111043800 General Agricultural District 111043902 General Agricultural District 111044000 Industrial District 111044100 Industrial District 111044200 Industrial District 111044300 Industrial District 111045400 Industrial District 111046300 General Commercial District 111047600 General Commercial District 111047601 General Commercial District 111047603 General Commercial District 111047604 General Commercial District 111047700 Industrial District 111047800 Industrial District 111047900 Industrial District 111048000 Industrial District 111048100 Industrial District 111048202 General Commercial District 111048300 Industrial District 111049100 Single-Family Residential District 111049501 Single-Family Residential District 111050500 General Commercial District 111051500 Single-Family Residential District 111052600 Single-Family Residential District 111052902 Single-Family Residential District 111053100 Single-Family Residential District 111057402 Two-Family Residential District 111057403 Two-Family Residential District 111057703 Single-Family Residential District 111058001 Single-Family Residential District 111058900 Single-Family Residential District 111059403 Single-Family Residential District 111061700 General Agricultural District 111061800 General Agricultural District 111061900 General Agricultural District 111062000 General Agricultural District 111062100 General Agricultural District 111062200 General Agricultural District 111062300 General Agricultural District 111062800 General Agricultural District 111062803 Rural Residential 111063000 General Agricultural District 111063502 General Agricultural District 111063600 General Agricultural District 111064101 Single-Family Residential District

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111064102 Single-Family Residential District 111064103 Single-Family Residential District 111064104 Single-Family Residential District 111064105 Single-Family Residential District 111064106 Single-Family Residential District 111064108 Single-Family Residential District 111064111 Single-Family Residential District 111064112 Single-Family Residential District 111064128 Single-Family Residential District 111064131 Single-Family Residential District 111064132 Single-Family Residential District 111064133 Single-Family Residential District 111064134 Single-Family Residential District 111064135 Single-Family Residential District 111064136 Single-Family Residential District 111064137 Single-Family Residential District 111064138 Single-Family Residential District 111064139 Single-Family Residential District 111064140 Single-Family Residential District 111064142 Single-Family Residential District 111064143 Single-Family Residential District 111064145 Single-Family Residential District 111064146 Single-Family Residential District 111064147 Single-Family Residential District 111064148 Single-Family Residential District 111064149 Single-Family Residential District 111064150 Single-Family Residential District 111064151 Single-Family Residential District 111064152 Single-Family Residential District 111064153 Single-Family Residential District 111064154 Single-Family Residential District 111064155 Single-Family Residential District 111064156 Single-Family Residential District 111064157 Single-Family Residential District 111064158 Single-Family Residential District 111064159 Single-Family Residential District 111064160 Single-Family Residential District 111064161 Single-Family Residential District 111064162 Single-Family Residential District 111064163 Single-Family Residential District 111064164 Single-Family Residential District 111064165 Single-Family Residential District 111064166 Single-Family Residential District 111064167 Single-Family Residential District 111064168 Single-Family Residential District 111064169 Single-Family Residential District 111064170 Single-Family Residential District 111064172 Single-Family Residential District

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111064173 Single-Family Residential District 111064174 Single-Family Residential District 111064175 Single-Family Residential District 111064176 Single-Family Residential District 111064177 Single-Family Residential District 111064178 Single-Family Residential District 111064180 Single-Family Residential District 111064181 Single-Family Residential District 111064182 Single-Family Residential District 111064183 Single-Family Residential District 111064184 Single-Family Residential District 111064185 Single-Family Residential District 111064186 Single-Family Residential District 111064187 Single-Family Residential District 111064188 Single-Family Residential District 111064200 Rural Residential 111064202 Two-Family Residential District 111077400 General Agricultural District 111077402 General Agricultural District 111077500 General Agricultural District 111080401 Institutional District 111080504 General Agricultural District 111080505 General Agricultural District 111080509 General Agricultural District 111080510 General Agricultural District 111080511 General Agricultural District 111080600 General Agricultural District 111080700 General Agricultural District 111080801 General Agricultural District 111081303 General Agricultural District 111081400 General Agricultural District 111081401 General Agricultural District 111081500 General Agricultural District 111081800 General Agricultural District Farmland Preservation 111082200 General Agricultural District Farmland Preservation 111082300 General Agricultural District Farmland Preservation 111083300 General Agricultural District 111083500 General Agricultural District 111083600 General Agricultural District 111083821 Single-Family Residential District 111083823 Single-Family Residential District 111083827 Single-Family Residential District 111083831 Single-Family Residential District 111083833 Single-Family Residential District 111083834 Single-Family Residential District 111083837 Single-Family Residential District 111083838 Single-Family Residential District 111083839 Single-Family Residential District

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111083889 Single-Family Residential District 111083890 Single-Family Residential District 111083891 Single-Family Residential District 111083903 Single-Family Residential District 111083924 Single-Family Residential District 111083928 Single-Family Residential District 111083933 Single-Family Residential District 111083945 Single-Family Residential District 111084129 Single-Family Residential District 111084176 Single-Family Residential District 111084177 Single-Family Residential District 111084180 Two-Family Residential District 111084181 Two-Family Residential District 111084191 Single-Family Residential District 111084192 Single-Family Residential District 111084193 Single-Family Residential District 111084194 Single-Family Residential District 111084203 Single-Family Residential District 111084204 Single-Family Residential District 111084214 Single-Family Residential District 111084219 Single-Family Residential District 111084220 Single-Family Residential District 111084221 Single-Family Residential District 111084223 Single-Family Residential District 111084224 Single-Family Residential District 111084226 Single-Family Residential District 111084228 Single-Family Residential District 111084229 Single-Family Residential District 111084232 Single-Family Residential District 111084300 General Commercial District 111084301 General Commercial District 111085604 General Commercial District 111085900 General Commercial District 111085905 General Commercial District 111085906 General Commercial District 111086201 Industrial District 111086202 Industrial District 111086204 Industrial District 111086702 General Agricultural District 111088400 Industrial District 111088500 Industrial District 111088600 Industrial District 111088700 General Commercial District 111089006 Industrial District 111089101 Industrial District 111089204 Industrial District 111089205 Industrial District 111091103 Industrial District

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111091106 Industrial District 111091108 Industrial District 111091111 General Commercial District 111091112 General Commercial District 111108404 Rural Residential 111108500 General Commercial District 111117300 General Agricultural District 111118300 General Agricultural District Farmland Preservation 111118500 General Agricultural District Farmland Preservation 111118700 General Agricultural District Farmland Preservation 111119301 General Agricultural District 111119600 General Agricultural District 111120703 General Commercial District 111120706 General Commercial District 111121600 Single-Family Residential District 111124401 Industrial District 111126200 Single-Family Residential District 111129700 Single-Family Residential District 111131100 Single-Family Residential District 111144000 Single-Family Residential District 111153600 Single-Family Residential District 111153700 Single-Family Residential District 111153800 Single-Family Residential District 111153900 Single-Family Residential District 111154000 Single-Family Residential District 111154100 Single-Family Residential District 111170500 Single-Family Residential District 111175800 General Commercial District 111175900 General Commercial District 111176200 General Commercial District 111176300 General Commercial District 111176400 General Commercial District 111176500 General Commercial District 111178900 Two-Family Residential District 111179802 General Commercial District 111179803 General Commercial District 111179804 General Commercial District 111188200 Single-Family Residential District 111192300 Single-Family Residential District 111203000 Single-Family Residential District 111210000 Single-Family Residential District 111213500 Single-Family Residential District 111234000 Industrial District 111239102 General Commercial District 111239500 General Commercial District 111240200 Industrial District 111245100 Single-Family Residential District 111246800 Multifamily Residential District

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111251800 Single-Family Residential District 111259900 Single-Family Residential District 111274200 Single-Family Residential District 111278800 General Commercial District 111278900 General Commercial District 111279200 Industrial District 111279401 Industrial District 111279403 Industrial District 111281000 General Commercial District 111281300 General Commercial District 111281400 General Commercial District 111281500 General Commercial District 111289600 Two-Family Residential District 111290200 Two-Family Residential District 111290600 Two-Family Residential District 111290700 Two-Family Residential District 111342500 Single-Family Residential District 111344300 Single-Family Residential District 111347900 Single-Family Residential District 111352200 General Commercial District 111352400 General Commercial District 111352401 General Commercial District 111352600 Industrial District 111352700 Industrial District 111352900 Industrial District 111357100 Two-Family Residential District 111357300 Two-Family Residential District 111357500 Two-Family Residential District 111365400 Single-Family Residential District 111374500 Single-Family Residential District 111374700 Single-Family Residential District 111380000 Single-Family Residential District 111387800 Single-Family Residential District 111406200 Single-Family Residential District 111406400 Single-Family Residential District 111406500 Single-Family Residential District 111410100 Single-Family Residential District 111416600 Single-Family Residential District 111416700 Single-Family Residential District 111420500 Single-Family Residential District 111421900 Single-Family Residential District 111422200 Single-Family Residential District 111422300 Single-Family Residential District 111422600 Single-Family Residential District 111422700 Single-Family Residential District 111422900 Industrial District 111423600 Single-Family Residential District 111423700 Single-Family Residential District

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| GAP | Single-Family Residential District |
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| GAP | General Agricultural District      |

No Access Sewer Access