

6.4 Urban Service Area Development

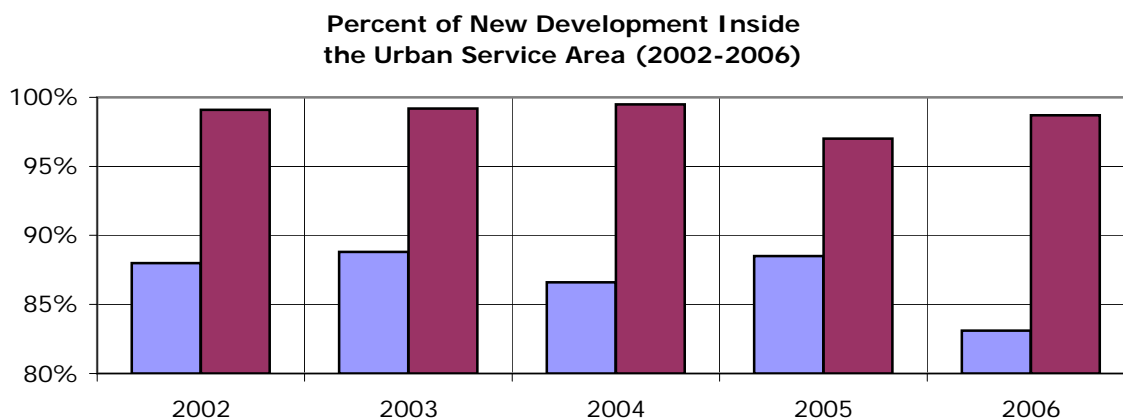
The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, which is the year 2020. The USA includes the City of Tallahassee, its urban environs, and the surrounding area. The percentage of new residential development occurring within the USA declined in 2006 due to a 55% decline in the number of single-family detached permits issued within the USA and a 62% decline in the number of multi-family permits issued within the USA in 2006 compared with 2005 levels.

Figure 6-6
Percent of New Development Inside the Urban Service Area*

Year	Residential	Commercial
2002	88.0%	99.1%
2003	88.8%	99.2%
2004	86.6%	99.5%
2005	88.5%	97.0%
2006	83.1%	98.7%

Note: Residential Development measured in units constructed, commercial development, sq. ft. constructed
Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

Figure 6-7
New Development Inside the Urban Service Area (2002-2006)



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department