

Residential and Commercial Development

Urban Service Area Development

Trend: The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA). Policy 2.2.1 of the Land Use and Mobility Element calls for the USA "to be sized to include approximately 50% more vacant and developable land than is necessary to accommodate the projected population growth expected within the USA by the long-term planning horizon and will account for both the ability to provide urban infrastructure and the presence of environmentally sensitive lands and water bodies."

Year	Residential	Commercial
2002	88.0%	99.1%
2003	87.5%	99.2%
2004	86.4%	99.5%
2005	88.2%	97.0%
2006	83.1%	98.7%
2007	87.7%	100.0%
2008	81.7%	100.0%
2009	86.9%	97.5%
2010	91.2%	96.0%
2011	89.2%	97.5%
2012	93.5%	100.0%
2013	90.3%	99.8%
2014	92.8%	100.0%
2015	83.1%	100.0%
2016	90.2%	100.0%
2017	92.1%	100.0%
2018	90.9%	100.0%
2019	83.8%	100.0%
2020	91.7%	98.9%
2021	89.7%	99.5%
2022	90.2%	99.9%
2023	94.7%	99.1%
2024	93.4%	98.7%
2025	94.9%	100.0%

Note: Residential Development measured in units constructed, commercial development, sq. ft. constructed. Mobile home units permitted within mobile home parks and mobile home replacement units are not included in residential unit totals.

Sources: City of Tallahassee Growth Management Department, Leon County Department of Development Support & Environmental Management. Data aggregated by Tallahassee-Leon County Planning Department.

