Total Space Requirements for Residential Land--1980

The total estimated amount of land required for residential land use in 1980 was derived by (1) taking the number of acres in residential use in 1960; (2) subtracting the acreage losses between 1960 and 1980; and (3) adding the new acreage required by 1980:

	Acres in 1960	Acreage in 1980		
		Low	Med.	High
Single-family	4,302	8,790	9,240	9,740
Two-family	161	300	320	340
Multi-family	186	310	330	350
Trailer courts	108	410	460	460
Total	4,757	9,810	10,350	10,890

III. COMMERCIAL SPACE NEEDS

Estimates of Total Commercial Land

Estimate based on per cent acreage increase--Between 1950 and 1960, commercial land in the planning area increased by 127 per cent (from 192.9 acres to 439.8 acres). During this period, population within Fayetteville's primary trade area (Cumberland County) increased by 50 per cent. Thus, the amount of land used commercially increased slightly more than twice as fast as its primary trade area population. There are at least two main reasons for this: (1) The recently-developed shopping centers are devoting more and more land to parking (as much as three or four times as much area as their retail floor space); and (2) commercial establishments catering to the automobile (drive-in movies, auto sales lots, drive-in restaurants, etc.) also have large spaces devoted to storage of vehicles.

Estimates made of Cumberland County's 1980 population increase indicate a somewhat slower rate of growth during the 60's and 70's (28-32 per cent per decade) than that of the recent decade. If commercial land continues to increase 2.3 times as fast as the population, its growth rate would be 83-90 per cent per decade.

	1950	1960	1980			
			High	Low	High	Low
Commercial land	192.9	439.8	830.7	803.0	1384.0	1197.9