

# WASHINGTON BY THE NUMBERS

An Overview of Soft and Hard Data  
for Short- and Long-Range Planning



# PART THREE: HOUSING & LAND USE



- How many homes are in Washington?
- Where are new homes being built?
- How large are these homes?
- How fast are they being built?
- How does land use affect these trends?

# Quick Hit – Number of Housing Units



	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>% change</b>
<b>Housing Units</b>	<b>1856</b>	<b>1764**</b>	<b>2124</b>	<b>+ 14.4%</b>
• Occupied	1502	1416	1512	+ 0.6%
• Vacant*	354	348	612	+ 72.9%
• (2nd homes)	(230)	(283)	(457)	+ 98.7%

Source: US Census Bureau

# Local Housing Data – 1989 to 2008

## 320 New Housing Units Created

- 201 - Single Family Homes
- 85 - Accessory Apts (attached & detached)
- 27 - Apartments
- 7 - Other (conversion, HBD)

Source: Land Use Office

# New Single Family Homes – 1989 to 2008

Rate of Development	10 per yr
Median House Size	2800 sq ft (average – 3500 sq ft)
Median Lot Size	5.3 acres (average – 13 acres)

Source: Land Use Office; Assessor's Office

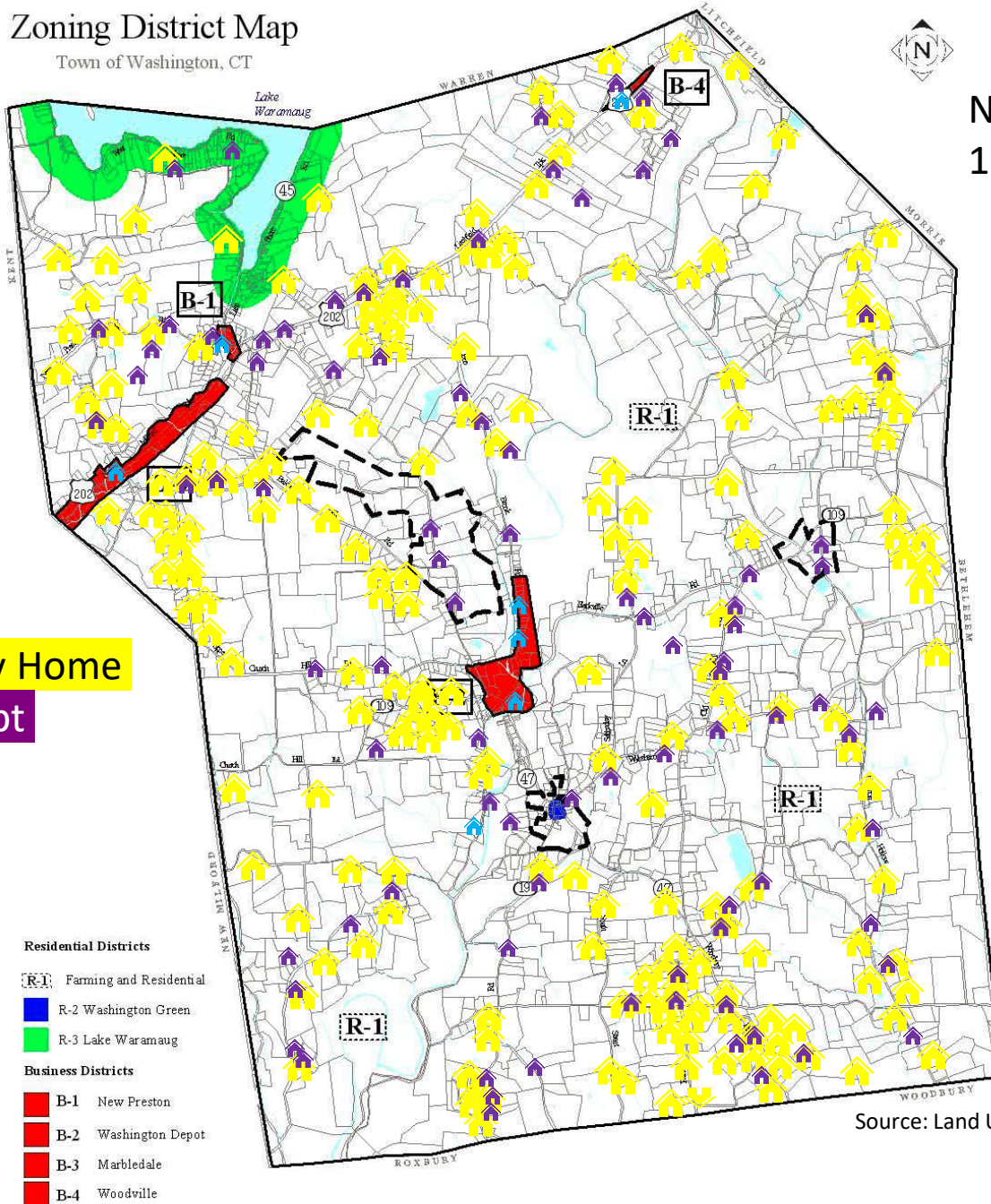
# Zoning District Map

Town of Washington, CT



## New Housing 1989-2008

Single Family Home  
Accessory Apt  
Apts/other



- Residential Districts**
- Farming and Residential
  - R-2 Washington Green
  - R-3 Lake Waramaug
- Business Districts**
- B-1 New Preston
  - B-2 Washington Depot
  - B-3 Marbledale
  - B-4 Woodville

Source: Land Use Office

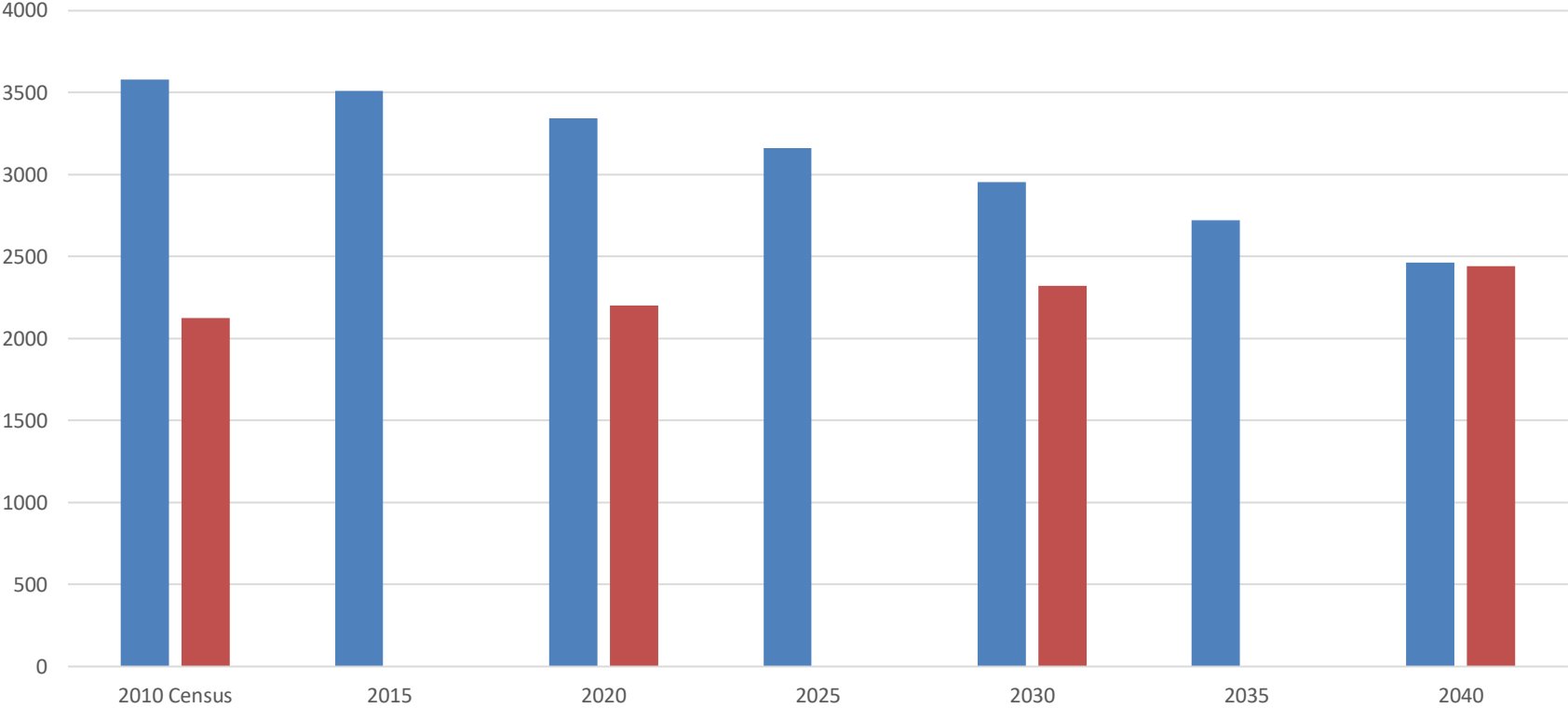
# Local Housing Data – 2009 to 2018

## 77 New Housing Units Created

- 51 - Single Family Homes
  - Median Size – 3000 sq ft
  - Median Lot Size – 7 acres
- 24 - Accessory Apts (attached & detached)
- 2 - Apartments
- 0 - Other

Source: Land Use Office

# Washington CT - Population vs Housing Units Projection to 2040



Source: CT State Data Center



# Washington CT Housing: Hot Takes & Best Guesses

- Washington's new housing creation grew at a steady 16 units/yr before "the crash". Since then, the rate of growth has more than halved.
- New single family homes in Washington are becoming ever larger and are being located on ever larger lots.
- New housing in Washington is almost exclusively located near our farmland and forestland.
- If current trends persist, Washington may have more housing units than people by 2040.