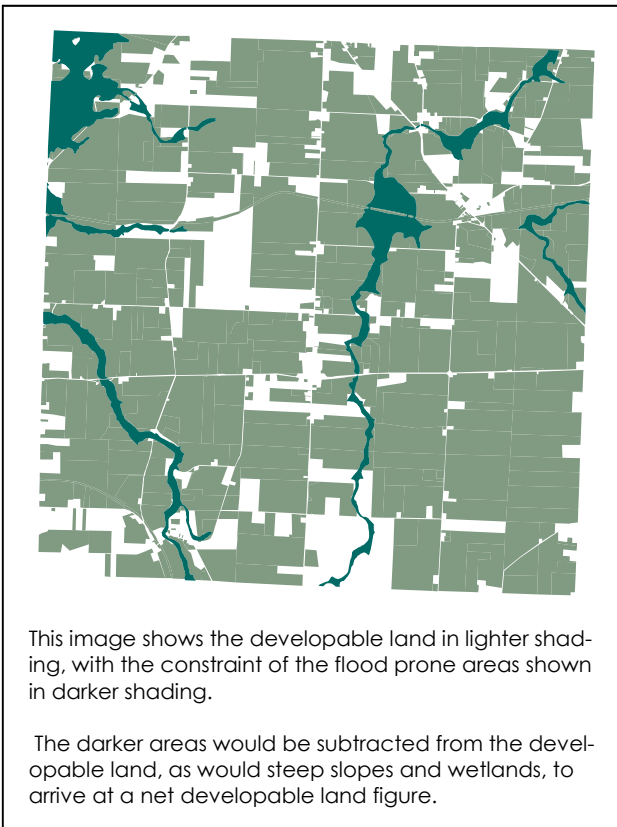


For counties without digital tax parcels

For counties without digital tax parcels, the determination of developable land was purely a mathematical exercise. Without having digital parcels, there is no way within the scope and resources of this project to determine which zoning district the developable land lies in.

Therefore, the zoning districts were calculated as a percentage of the municipality. For example, a given town might have 60% of its land in agricultural zones, 20% in residential, 10% in commercial, and 10% in industrial. These percentages were then applied to the developable land. In a town with 1000 developable acres, the resulting percentages would be 600 acres in agricultural zoning districts, 200 in residential, 100 in commercial and 100 in industrial. The appropriate zoning regulations can then be applied to these land area figures.



3. Constraints

Once the developable land was allocated to its appropriate zoning classifications, the constraint percentages could be applied. Constraints are factors that affect the ability to develop land. These factors include steep slopes, flood prone areas and wetlands (flood prone areas and wetlands were taken together and termed "hydrological constraints").

These constraints were calculated to be a percentage of the entire municipality. For instance, steep slopes might occupy 1% of a given municipality's land area, and hydrological constraints 20%, for a total constraint factor of 21% of the municipality's area.

This percentage was applied to the developable acres to "net-out" the undevelopable land and produce a "net developable land" figure. For more details on how the various constraint factors were calculated, please see the appendix.

4. Zoning Capacity

Zoning regulations were applied to the net developable land figure to calculate how many residential units and how much commercial and industrial square footage was permitted in a municipality. This is termed "zoning capacity."

Residential Development

Residential capacity was calculated in building lots, since that is the method by which zoning regulations control most residential development in the region. Residential lots are mostly of a standard and relatively narrow range of sizes (1-5 acres). Moreover, most people tend to envision new residential development in terms of new building lots.