this analysis extends to the year 2040, farmland is considered to be developable.

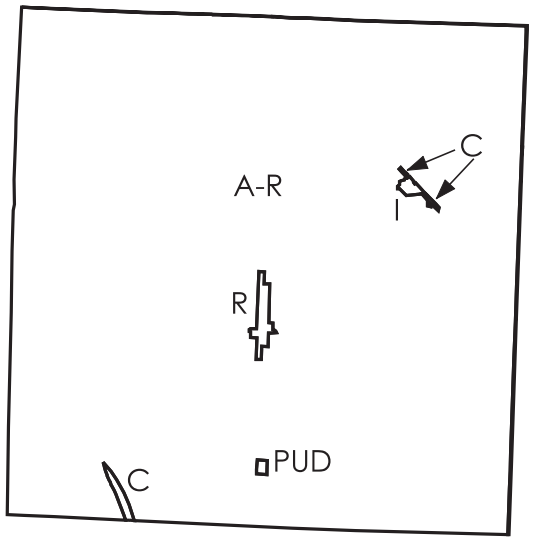
Therefore, the term **"developable land"** shall be used when referring to the agricultural and vacant land identified in the parcel analysis.

2. Potential Future Land Use

In determining future land uses, it was assumed that existing zoning statutes would remain constant over time. The area of various zoning districts in each municipality was calculated.

As with the land use calculations, the multitude of specific zoning categories was consolidated into broad categories:

- Agriculture
- Commercial
- Industrial
- Parks/Public Land
- Residential



Zoning in the Town of Bethany. The town is overwhelmingly zoned for agriculture and residential development, with a few small areas of commercial, industrial, exclusively residential development, and 'planned unit development.'

For counties with digital tax parcels

The next step was determining which zoning districts the developable land is situated in. Using GIS, the various zoning classifications were linked to the developable parcels. This step is important because it determines what zoning regulation will be applied to the acreages. Simply put, 100 developable acres in a residential zone with a 1 acre minimum lot size will lead to 100 new houses, whereas 100 developable acres in a commercial zone with a 35% lot coverage requirement will lead to approximately 1.48 million square feet (35 acres) of commercial space. (note: the preceding examples are meant to illustrate the concept and do not reflect final calculations).

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.

This image shows the developable land in lighter shading, with the constraint of the flood prone areas shown in darker shading.

The darker areas would be subtracted from the developable land, as would steep slopes and wetlands, to arrive at a net developable land figure.

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.