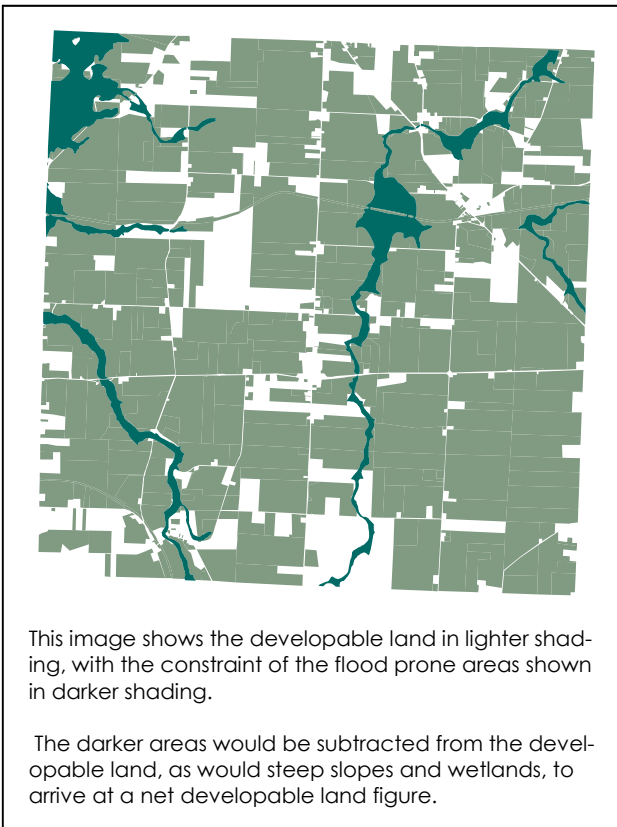


### **For counties without digital tax parcels**

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.

Zoning districts typically delineate the minimum allowable area of new lots (i.e. "lot size"), thus creating a range of possible lot sizes within the various residential zoning districts. Therefore, a range of figures are provided to illustrate this. In instances where only one lot area is stipulated under the zoning code, that figure is repeated to show that the range of lot sizes is limited.

### ***Commercial and Industrial Development***

Commercial and industrial capacity was calculated in building square footage, since that is how zoning regulations control commercial and industrial development and, unlike residential lots, these lots vary widely in size, from less than 2 acres for a small retail development to over 100 for large industrial campuses. Again, in contrast to residential development, most people tend to envision new commercial and industrial development in terms of the size of the structures, rather than the size of the lots.

Zoning districts typically delineate the maximum allowable coverage of new buildings in commercial and industrial zones (i.e. "lot coverage"), thus forecasting the "built" square footage of new structures in a particular district.

## **5. Demographic Considerations**

To arrive at potential buildout, two different techniques were used: one for residential buildout and one for commercial/industrial buildout. Not only does this continue the distinction made between the two categories in the calculation of zoning capacity (potential residential lots for residential versus potential square footage for commercial/industrial) but it also reflects the differing quality and comprehensiveness of available data.

### ***Residential Buildout***

Calculating residential buildout was a straightforward mathematical exercise taking the forecasted population for a given municipality from the Regional Population Forecast: County, City, Town, and Village Projections for the Genesee/Finger Lakes Region out to the year 2040 (G/FLRPC, 2003) (the years 2020 and 2040 were chosen). The difference between the forecasted population in these two years and 2000 (the most recent Census) was calculated. In many municipalities in the region, population is actually forecasted to decline, making an accurate buildout analysis within the realm of this project impossible. The theoretical implications of population loss is a complete cessation of building and, in fact, the demolition of excess dwelling units. In reality, however, that usually doesn't occur.

Thus, in municipalities where population growth is projected to increase, the difference between present and future population was divided by the average projected household size to arrive at the estimated number of new households in a given municipality. The number of households was assumed, for the purposes of this study, to be equivalent to the number of residential building lots, since generally one household will occupy one lot.

The result is an estimate of the number of new housing units that will be demanded in any given municipality given current trends in population growth and standing local zoning ordinances.

The following series of formulae demonstrate how the residential figures for each municipality (see tables on pages 11 through 46) were determined: