

TOWN OF DOUGLAS DEVELOPED LANDS AND ABSOLUTE DEVELOPMENT CONSTRAINTS



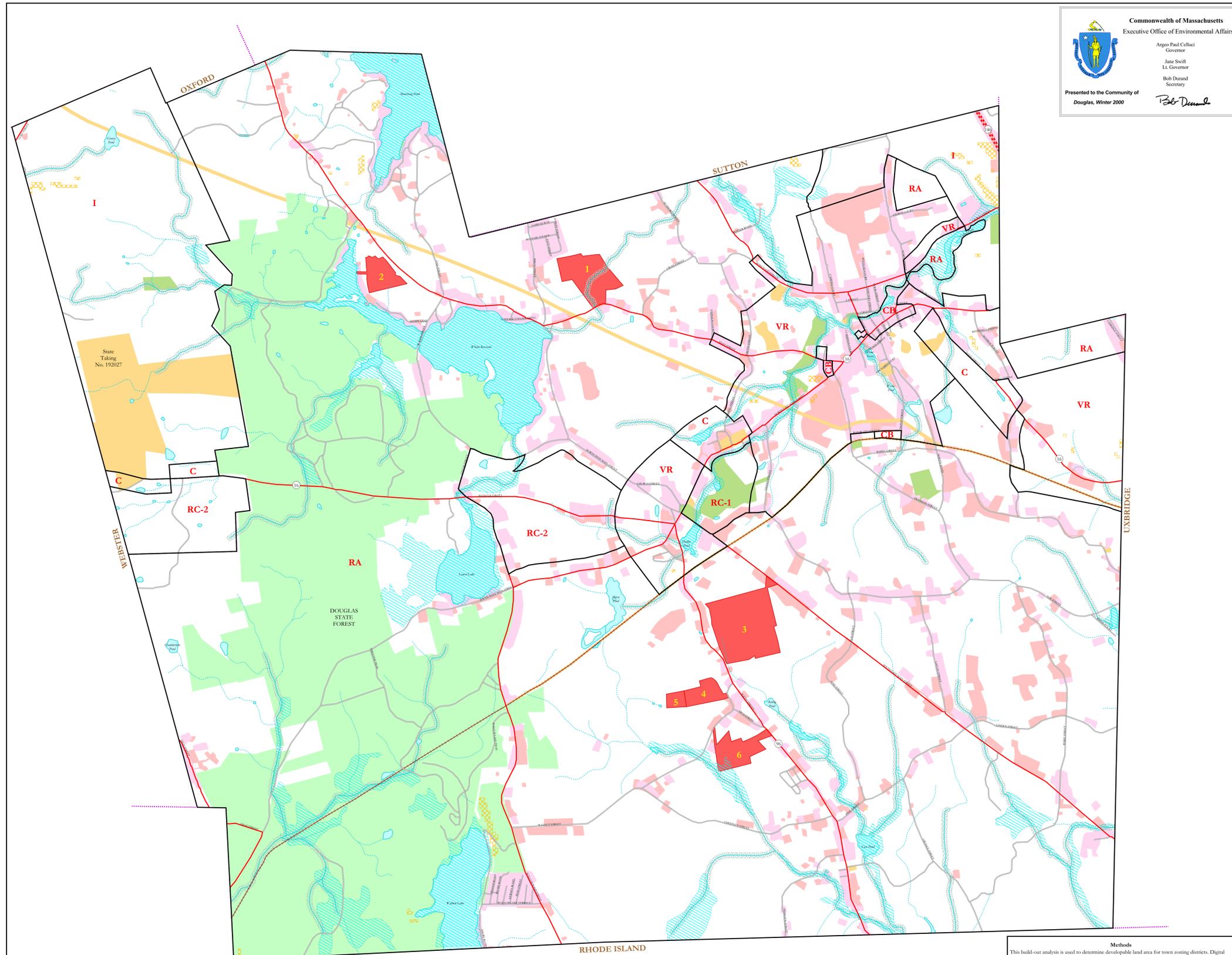
MAP 1 January 2000

The information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definitions, regulatory interpretation, or parcel-level analysis.
 Produced by the Central Massachusetts Regional Planning Commission GIS Center.
 35 Harvard Street, Second Floor, Worcester, MA 01609-2801



Legend

-  Zoning
-  Developed Land as of 1985
-  Land Use Update
-  Miscellaneous Undevelopable Lands
-  Subdivisions since last MacConnell Update
-  Slopes greater than 25 %
-  Towns
- Open Space**
-  Municipal Ownership
-  Permanently Protected
- Hydrography**
-  Floodplain
-  Water Bodies
-  Stream
-  Intermittent Stream
-  100' River Protection Act Buffer
- Roads**
-  Local
-  Interstate
-  Arterial
-  Collector
-  Rail



Methods
 This build-out analysis is used to determine developable land area for town zoning districts. Digital and hard copy information are collected and used to update zoning data in the GIS. Other existing digital data are gathered from various sources including MassGIS, the community, MassHighway, and Federal agencies. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, River Protection Act buffers, flood zones, slope, orthophotography, rail lines, road networks, and political boundaries are utilized to different degrees. Additional layers are created which include miscellaneous lands determined to be undevelopable, an update to the most recent MacConnell Land Use coverage, and a layer of recent subdivisions since the date of the orthophotography. The developed land data are from the aggregated land use categories in the MacConnell Land Use layer provided by MassGIS. The aggregated developed land categories are spectator and waste-based recreation, residential, commercial, industrial, transportation, and waste disposal. The GIS analysis consists of subtracting various layers from zoning. The remaining developable land area represented on MAP 2 is aggregated by zoning category. To determine the number of future buildable residential formula was developed to determine the land loss by zoning category, a requirements of a typical lot in each category. The land requirements factor in required frontage multiplied by half the road right-of-way to determine road area. This figure varies from zone to zone. Additionally 10% is subtracted from each zone to cover miscellaneous variables such as odd lot shapes. Commercial and Industrial buildable lots were determined using an "effective" floor area ratio (FAR) technique. The analysis determines developable square feet of commercial and industrial areas. For each commercial and industrial zoning district, the major alternative land uses were examined in relation to the height limitations, maximum allowable percent lot coverage and parking requirements. An effective FAR for all use categories (e.g. offices, warehouses) in a particular district is developed for analysis purposes. An effective FAR for a district is estimated by averaging the FARs for the various potential land use types. Note that where FARs are not detailed for zoning districts in the by-laws an estimated FAR is derived for similar zoning districts by multiplying the percent lot coverage by the number of 10-foot cell stories that could be constructed. Effective limitations on total square footages caused by the required amount of parking with each use is also factored in.

Source data:
 New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous undevelopable lands were developed by CMRPC and the Town of Douglas. MassGIS 1:25000 hydrography was derived from USGS Digital line graph files. River Protection Act buffers were developed by CMRPC. Roads are derived from the road inventory files at MassHighway. All other data are from MassGIS.

Zoning District Description		
C	Commercial	1.2
CB	Central Business	0.2
I	Industry	9.8
RC-1	Residential Commercial One	0.5
RC-2	Residential Commercial Two	2.8
VR	Village Residential	9.1
RA	Rural Agricultural	76.4

Subdivisions Approved or Built Since 1996				
ID	Name	Year Approved	Acres	Approved Lots
1	Preservation Park	1996	61.4	23
2	Smith Hill Estates	1998	26.1	9
3	Shady Knoll	1997	80.0	36
4	Kingwood Estates I	1996	36.3	12
5	Kingwood Estates Extension	1998	19.0	5
6	Laurel Heights	1999	38.3	13



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