

Town of Andover Zoning

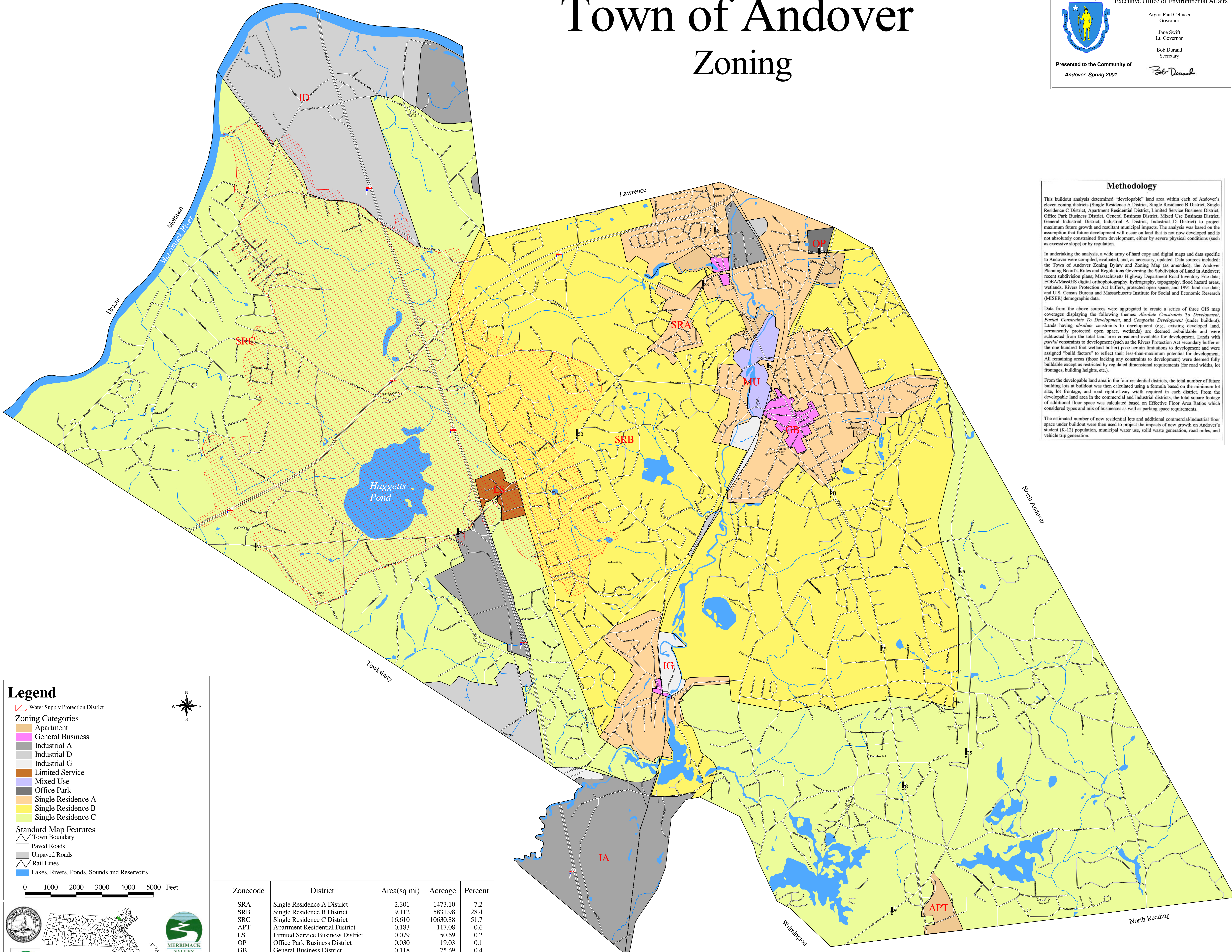
Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argeo Paul Cellucci
Governor

Jane Swift
Lt. Governor

Bob Durand
Secretary

Presented to the Community of
Andover, Spring 2001

Methodology

This buildout analysis determined "developable" land area within each of Andover's eleven zoning districts (Single Residence A District, Single Residence B District, Single Residence C District, Apartment Residential District, Limited Service Business District, Office Park Business District, General Business District, General Industrial District, Industrial A District, Industrial D District, Industrial G District) to project maximum future growth and resultant municipal impacts. The analysis was based on the assumption that future development will occur on land that is not now developed and is not absolutely constrained from development, either by severe physical conditions (such as excessive slope) or by regulation.

In undertaking the analysis, a wide array of hard copy and digital maps and data specific to Andover were compiled, evaluated, and, as necessary, updated. Data sources included: the Town of Andover Zoning Bylaw and Zoning Map (as amended); the Andover Planning Board's Rules and Regulations Governing the Subdivision of Land in Andover; recent subdivision plans; Massachusetts Highway Department Road Inventory File data; FOTIA/MassGIS digital orthophotography, hydrography, topography, flood hazard areas, wetlands, Rivers Protection Act buffers, protected open space, and 1991 land use data; and U.S. Census Bureau and Massachusetts Institute for Social and Economic Research (MISER) demographic data.

Data from the above sources were aggregated to create a series of three GIS map coverages displaying the following themes: *Absolute Constraints To Development*, *Partial Constraints To Development*, and *Composite Development* (under buildout). Lands having *absolute* constraints to development (e.g., existing developed land, permanently protected open space, wetlands) are deemed *unbuildable* and were subtracted from the total land area considered available for development. Lands with *partial* constraints to development (such as the Rivers Protection Act secondary buffer or the one hundred foot wetland buffer) pose certain limitations to development and were assigned "build factors" to reflect their less-than-maximum potential for development. All remaining areas (those lacking any constraints to development) were deemed fully buildable except as restricted by regulated dimensional requirements (for road widths, lot frontages, building heights, etc.).

From the developable land area in the four residential districts, the total number of future building lots at buildout was then calculated using a formula based on the minimum lot size, lot frontage, and road right-of-way width required in each district. From the developable land area in the commercial and industrial districts, the total square footage of additional floor space was calculated based on Effective Floor Area Ratios which considered types and mix of businesses as well as parking space requirements.

The estimated number of new residential lots and additional commercial/industrial floor space under buildout were then used to project the impacts of new growth on Andover's student (K-12) population, municipal water use, solid waste generation, road miles, and vehicle trip generation.

Legend

Water Supply Protection District

Zoning Categories

- Apartment
- General Business
- Industrial A
- Industrial D
- Industrial G
- Limited Service
- Mixed Use
- Office Park
- Single Residence A
- Single Residence B
- Single Residence C

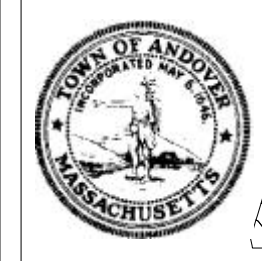
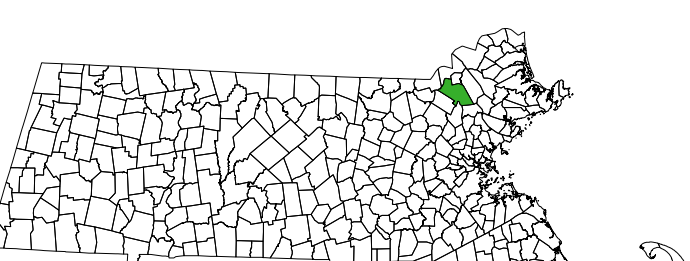

Standard Map Features

- Town Boundary
- Paved Roads
- Unpaved Roads
- Rail Lines
- Lakes, Rivers, Ponds, Sounds and Reservoirs

0 1000 2000 3000 4000 5000 Feet



Zonecode	District	Area(sq mi)	Acreage	Percent
SRA	Single Residence A District	2.301	1473.10	7.2
SRB	Single Residence B District	9.112	5831.98	28.4
SRC	Single Residence C District	16.610	10630.38	51.7
APT	Apartment Residential District	0.183	117.08	0.6
LS	Limited Service Business District	0.079	50.69	0.2
OP	Office Park Business District	0.030	19.03	0.1
GB	General Business District	0.118	75.69	0.4
MU	Mixed Use Business District	0.126	80.71	0.4
IG	General Industrial District	0.142	90.78	0.4
IA	Industrial A District	1.544	988.21	4.8
ID	Industrial D District	1.873	1198.54	5.8
TOTAL		32.118	20556.19	

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