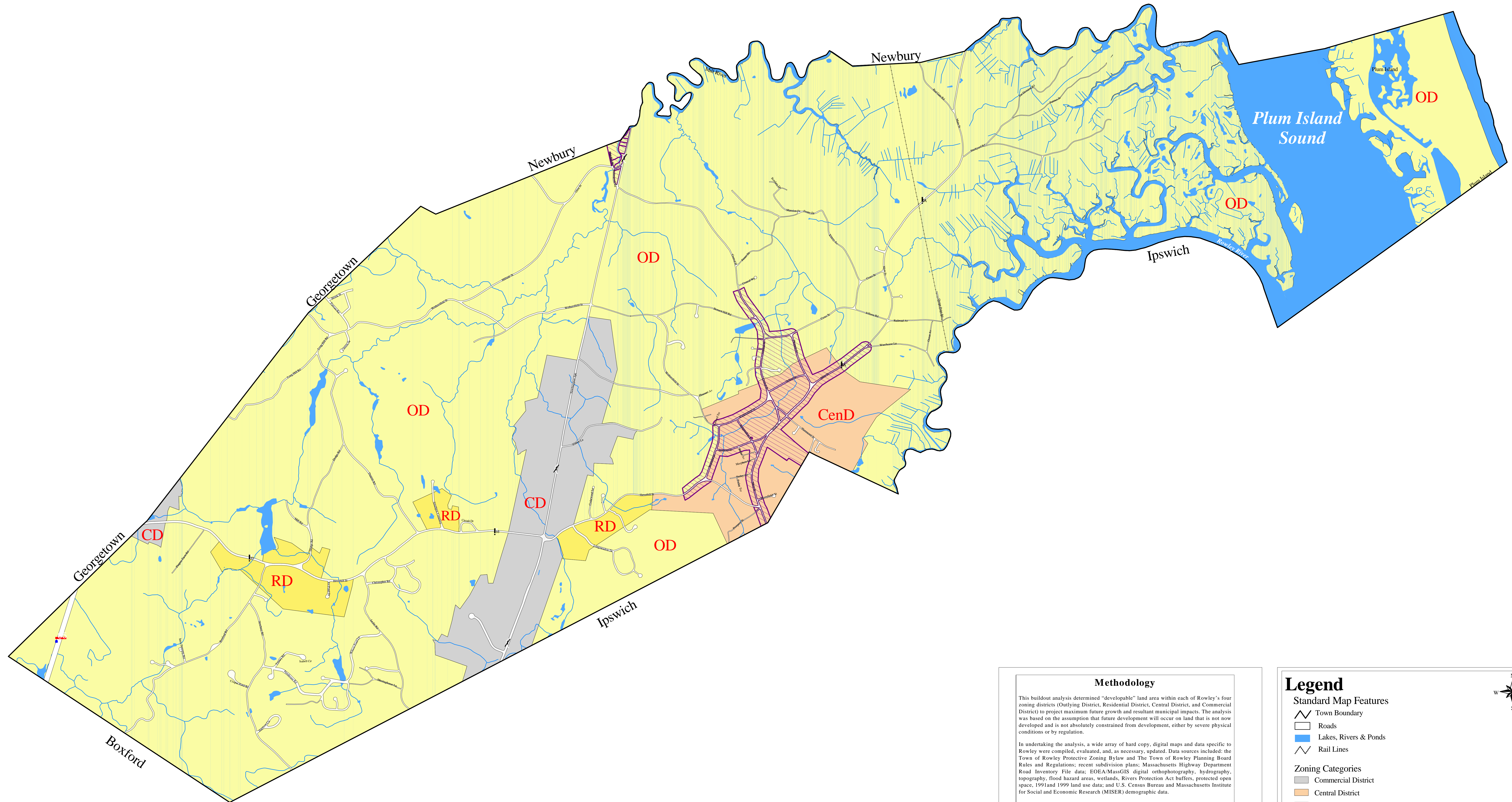


Town of Rowley

Zoning



Methodology

This buildout analysis determined "developable" land area within each of Rowley's four zoning districts (Outlying District, Residential District, Central District, and Commercial 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 or by regulation.

In undertaking the analysis, a wide array of hard copy, digital maps and data specific to Rowley were compiled, evaluated, and, as necessary, updated. Data sources included: the Town of Rowley Protective Zoning Bylaw and The Town of Rowley Planning Board Rules and Regulations; recent subdivision plans; Massachusetts Highway Department Road Inventory File data; EOEA/MassGIS digital orthophotography, hydrography, topography, flood hazard areas, wetlands, Rivers Protection Act buffers, protected open space, 1991 and 1999 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) 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 three 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 West Newbury's student (K-12) population, municipal water use, solid waste generation, road miles, and vehicle trip generation.

**It should be noted that during the previous ten years Rowley has experienced 20% growth. In response to the rapid rate of development, Rowley has enacted a building permit cap and has increased the minimum lot size for residential development in the Residential, Outlying and Central zoning districts.

Zoning Districts

Zonecode	District	Minimum Area	Acres	Percentage
OD	Outlying District	60000 sq ft	20631	87%
R	Residential District	60000 sq ft	501	2%
CenD	Central District	30000 sq ft	1083	5%
CD	Commercial District	50% of impermeable areas	1362	6%

Legend

Standard Map Features

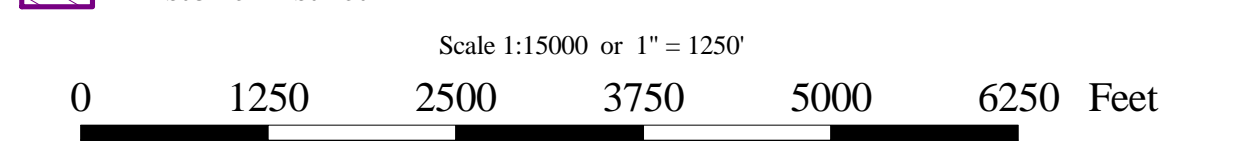
- Town Boundary
- Roads
- Lakes, Rivers & Ponds
- Rail Lines

Zoning Categories

- Commercial District
- Central District
- Outlying District
- Residential District

Overlay Districts

- Historic District



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Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argeo Paul Cellucci
Governor

Jane Swift
Lt. Governor

Bob Durand
Secretary

Presented to the Community of
Rowley, Spring, 2000