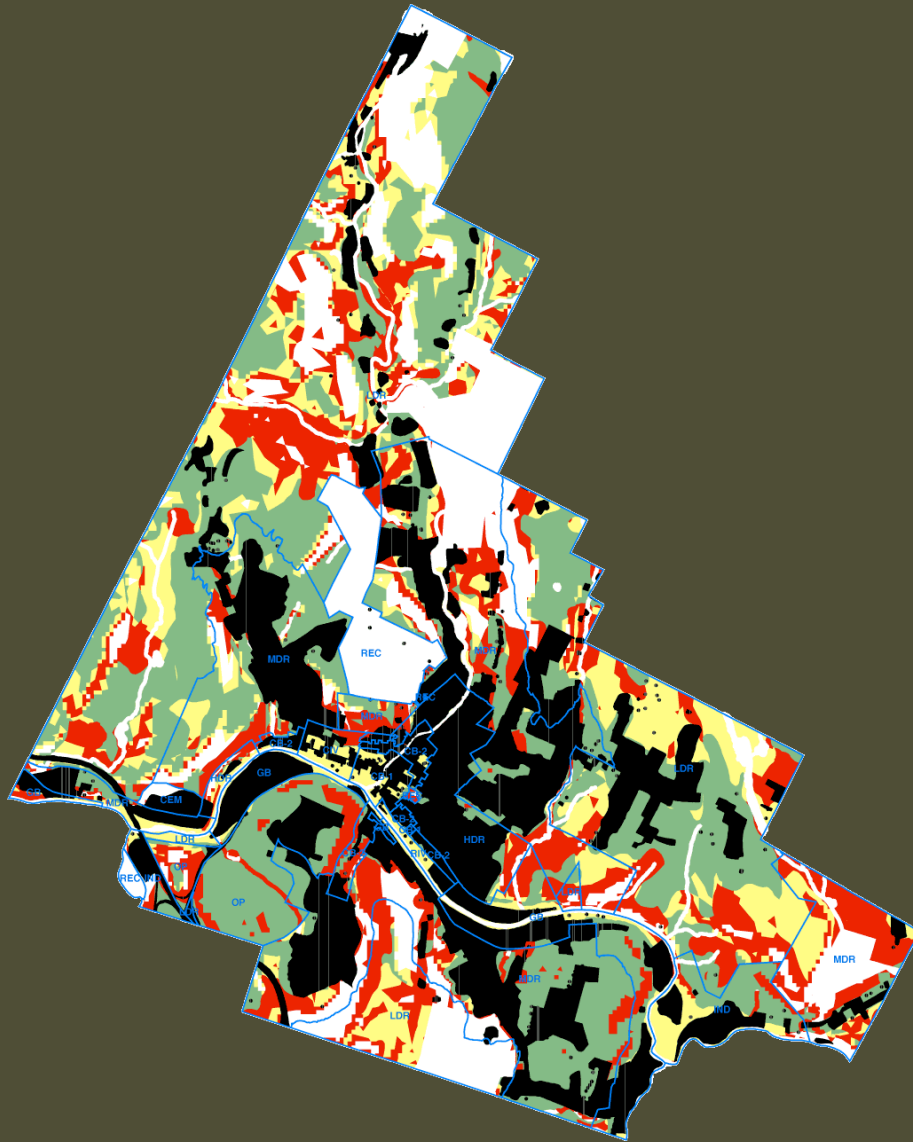


# *Development Constraints Analysis*



Assessing the suitability of land for residential development

# *Constraint Factors*

- ◆ The first step in conducting a development constraints analysis is compiling a list of factors that restrict future development within the study area.
- ◆ Since the analysis will be completed using GIS, the factors should be already be mapped in, or be easily converted to, a digital format.
- ◆ Weights need to be assigned to each constraint factor.
- ◆ Rate each factor on a scale based on how great a limitation it places on development.
- ◆ Absolute constraints, such as water bodies, should be given a numeric weight significantly higher than the maximum combined score of all the factors.

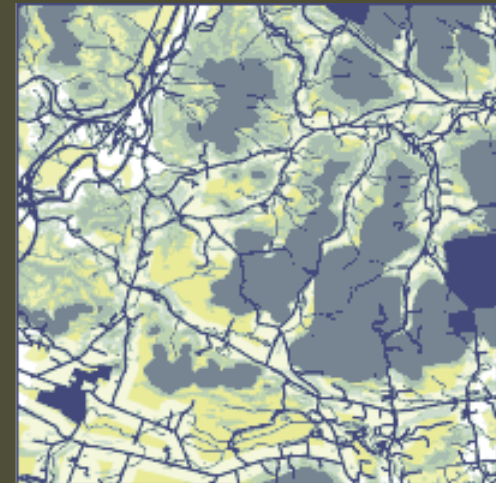
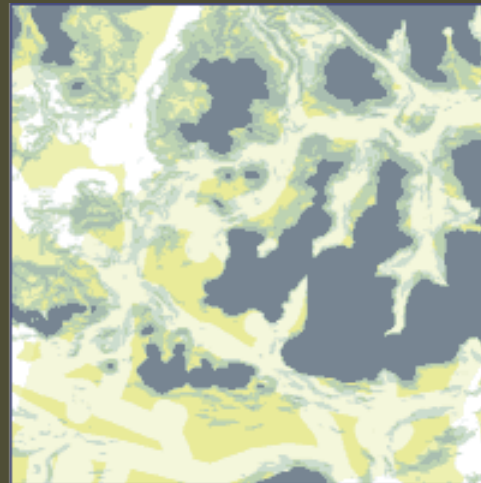
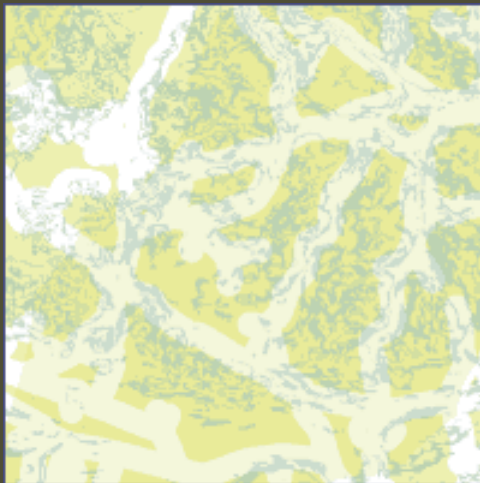


# Sample of Weighted Constraint Factors

Constraint	Weight	Constraint	Weight
<b>Access to Roads</b>		<b>Water Resources</b>	
>3 miles from interstate exchange	1	Wellhead protection areas	4
>1 mile from state highway	1	Stream buffers	8
>1,000 feet from a local road	2	Wetland buffers	8
		Flood hazard areas	15
<b>Slope and Elevation</b>		<b>Absolute Constraints</b>	
15 to 25% slope	5	Surface waters	999
>25% slope	7	Public/conserved lands	999
>1,000 feet elevation	13	Road rights-of-way	999
<b>Septic Suitability</b>			
Marginal soils	4		
Unsuited/unrated soils	7		

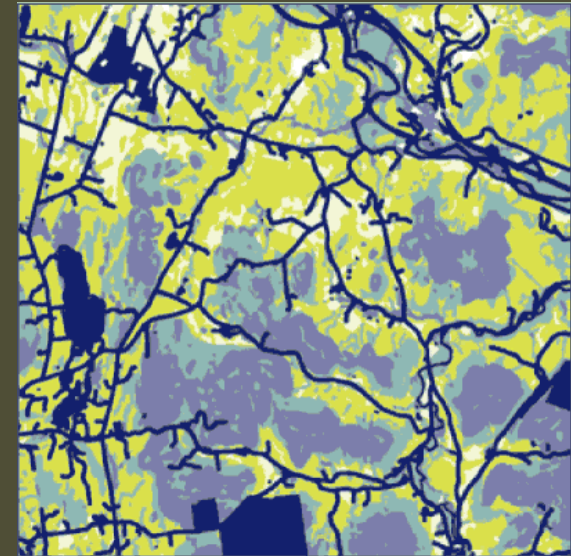
# *Combine Weighted Layers*

- ◆ Conducting the analysis is a fairly simple process with the use of GIS software.
- ◆ There is a separate data layer for each weighted factor.
- ◆ The layers are laid over each other, combined and the weights totaled.
- ◆ The result will be a highly fragmented map each with a single combined weight.



# Interpret the Results

- ◆ To be useful for planning purposes, the results of the development constraints analysis need to be interpreted.
- ◆ The resulting map will be composed of many small fragmented areas with a range of scores.
- ◆ The combined weights can be grouped into a manageable number of categories.
- ◆ Maps and tabular data can be used to communicate the results of the analysis.



Constraint Category	% of Area
Absolute (999+)	20%
Severe (25 - 60)	16%
Moderate (15 - 24)	22%
Slight (5 - 14)	33%
None (<5)	9%

## The Northwest Project Website

Website: [www.transportation-landuse.org](http://www.transportation-landuse.org)

Resources Available Include:

- Final reports for the development constraints analyses prepared by the Northwest and Central Vermont Regional Planning Commissions as downloadable PDFs.

