



Westchester 2025 Buildout Analysis Methodology Overview

The **Westchester 2025** municipal buildout study is comprised of four distinct steps:

1. Vacant parcel analysis
2. Underdeveloped low-density residential zoned parcel analysis
3. Underdeveloped high-density residential zoned parcel analysis
4. Underdeveloped non-residential zoned soft site parcel analysis

Full municipal buildout results are calculated by adding the future buildout conditions (Vacant + Underdeveloped) to existing conditions. All vacant or underdeveloped analyses are assigned an efficiency of development factor to account for infrastructure needs such as new roadways, driveways, sewers, septic etc. required during the development process. Historically, development efficiency factors range from 60%-90% in Westchester County depending on the size of developable lots and overall density of the municipality.

In addition to the removal of locally regulated environmental constraints to development, the following existing land uses are assumed to have no development potential (i.e. they are not included) in each analysis unless otherwise stated: ***Cemeteries, Nature Preserves, Public Park and Parkway Lands, Common Land/Homeowner's Associations, Transportation Facilities (including right-of-ways), Institutional and Public Assembly, Water Supply Lands, Interior Water Bodies.***

1. Vacant Parcel Analysis

The ***Vacant parcel analysis*** gives the municipality a realistic view of what can be developed on currently vacant land (as coded in the official Westchester County Land Use GIS data layer) under existing zoning regulations. Vacant buildable parcels are defined as those that meet minimum lot requirements per existing zoning regulations minus any local regulated environmental constraints to development (e.g. wetlands, steep slopes, flood zones, easements). Existing density rules and bulk regulations are applied to the buildable vacant parcels to calculate potential buildout by parcel.

The following GIS data layers are utilized to conduct the ***Vacant parcel analysis***: Tax Parcels, Land Use, Zoning, Slopes, DEC Wetlands, National Wetland Inventory, Hydric Soils, Lakes, Flood Zones.

2. Underdeveloped low-density residential zoned parcel analysis

The ***Underdeveloped low-density residential zoned parcel analysis*** identifies the remaining development potential available under existing zoning regulations on already developed sites. Underdeveloped low-density residential zoned parcels are defined as those where existing lot area is twice the minimum lot size required for development (three times if minimum lot required is ¼-acre or less) and thus can be subdivided as-of-right. Existing density rules and locally regulated environmental constraints are applied to the buildable underdeveloped parcels to calculate potential buildout.

The following GIS data layers are utilized to conduct the ***Underdeveloped low-density residential zoned parcel analysis***: Tax Parcels, Land Use, Zoning, Slopes, DEC Wetlands, National Wetland Inventory, Hydric Soils, Lakes, Flood Zones, Existing Dwelling Units, Building Footprints.

3. Underdeveloped high-density residential zoned parcel analysis

The ***Underdeveloped high-density residential zoned parcel analysis*** identifies the remaining development potential available under existing zoning regulations on already developed sites. Underdeveloped high-density residential zoned parcels are defined as those where the *existing* number of dwelling units on a parcel is less than 50% of the maximum permitted under zoning. This approach differs from the Underdeveloped low-density residential zoned analysis in that it does not use a lot area calculation to identify subdividable parcels; rather it attempts to identify and calculate remaining dwelling units permitted on significantly underdeveloped parcels in high-density urban zones.

The following GIS data layers are utilized to conduct the ***Underdeveloped high-density residential zoned parcel analysis***: Tax Parcels, Land Use, Zoning, and Existing Dwelling Units.

4. Underdeveloped non-residential zoned soft site parcel analysis

Underdeveloped non-residential zoned soft sites are those parcels where existing built square footage is less than 50% of what is permitted relative to FAR (Floor Area Ratio) regulations for non-residential and mixed-use zoning districts. If the zoning permits mixed-use development, the remaining development square footage calculated for the parcel is apportioned as residential and non-residential square feet based on the typical mixed-use ratio for the existing neighborhood (e.g. 75% residential /25% non-residential for mixed-use districts with ground floor retail and three stories of apartments above). An assumption of 900 gross Sq. Ft. per dwelling unit is applied to calculate the number of new dwelling units from the available residential square footage.

The following GIS data layers are utilized to conduct the ***Underdeveloped non-residential zoned soft site parcel analysis***: Tax Parcels, Land Use, Zoning, Existing Non-Residential SF, Soft Sites.