Buildout Analysis for the town of Littleton, New Hampshire

This map shows the areas of land in the town in which the slope of the land is too steep to be built on. For the purpose of this analysis, slopes over 15% were considered too steep.

This map shows all developable parcels. Developable parcels are a combination of all undeveloped lands as well as parcels that are large enough to be subdivided according to the minimum lot requirements for their zoning area. Commercial parcels were omitted as they are not likely to be developed for residential purposes.

This is an overlay of the different residential zoning regions on top of the parcels. Commercial zones are omitted as they are not areas likely to be developed for residential purposes.

This map depicts the areas of the town that have hydric soils or soils that drain poorly. Shown on the map are areas that are rated poor or very poor. These areas are not buildable.

A buildout analysis is used to determine the maximum amount of suitable land for development as determined by constraints. A buildout is helpful for future planning, and is a rough estimation of maximum potential growth for an area. Constraints for this buildout included, slope, hydric soils, and minimum lot size. Ten Percent (10%) of the vacant and developable land was removed for design issues such as roads and setbacks. The number of total house lots was determined by the zoning rules as they are as of April, 2005. Residential I and Ia lots have no minimum acreage, but the minimum required dimensions equate to roughly 1/3 of an acre. This was used to compute the number of lots for those areas. Residential II zoned areas have a minimum lot dimension of 2 acres. This was used to calculate the number of buildable lots in Residential II zoned areas. Rural zoned areas have a minimum lot dimension of 3 acres. This is the acreage value used to calculate total number of lots. Estimated number of buildable lots for each zone are as follows:

- Residential I and Ia: 3,360 lots
- Residential II: 707 lots
- Rural: 5,486 lots
- Total: 9,553 lots

The total is the estimated number of lots that could be subdivided out of existing parcels. This number does not account for parcels that already exist, but is a theoretical number of total lots that are possible based on the constraints of this buildout.