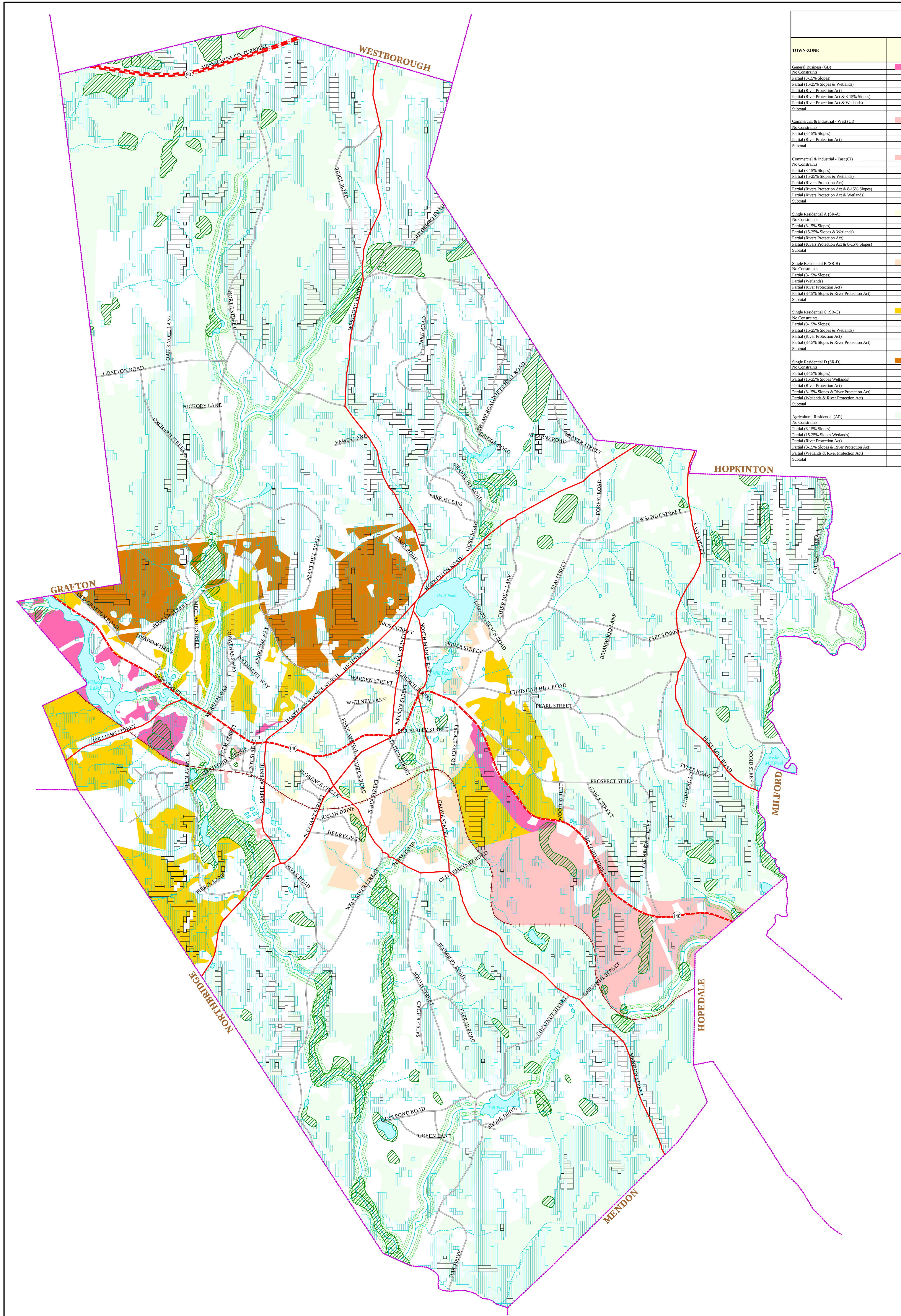




DEVELOPABLE LANDS AND PARTIAL CONSTRAINTS												
TOWN ZONE	RAW AREA (Acres)	ROAD/VOID FACTOR	NET LAND AREA (Acres)	BUILD FACTOR	NET BUILDABLE AREA (Acres)	BUILDABLE LOTS	BUILDING SQ. FT. PER MINIMUM LOT SIZE	EFFECTIVE FLOOR AREA RATIO (FAR)	BUILDABLE SQT.FT.	WATER USE (GPD)	NEW STUDENTS	NEW POPULATION
General Business (GB)	29	0.90	26.10	1.00	26.10	261.00	2,148	0.143	438,709	32,725		
No Constraints	31	0.90	27.99	0.25	13.99	139.9	2,148	0.143	35,724	3,099		
Partial (8-15% Slopes)	19	0.90	17.10	0.25	4.28	12.60	2,148	0.143	26,594	1,995		
Partial (15-25% Slopes & Wetlands)	3	0.90	2.70	0.25	0.68	2.00	2,148	0.143	4,417	441		
Partial (River Protection Act)	1	0.90	0.90	0.25	0.23	0.68	2,148	0.143	1,487	74		
Partial (River Protection Act & 8-15% Slopes)	1	0.90	0.90	0.25	0.23	0.68	2,148	0.143	1,487	74		
Partial (River Protection Act & Wetlands)	1	0.90	0.90	0.25	0.23	0.68	2,148	0.143	1,487	74		
Subtotal	133		119.59	0.25	91.40	262.06			507,484	41,000		
Commercial & Industrial - West (CI)												
No Constraints	7	0.90	6.30	1.00	6.30	18.31	1,800	0.120	31,965	2,472.38		
Partial (8-15% Slopes)	1	0.90	0.90	0.25	0.23	0.68	1,800	0.120	2,160	176.00		
Partial (River Protection Act)	1	0.90	0.90	0.25	0.23	0.68	1,800	0.120	2,160	176.00		
Subtotal	9		8.10		7.65	22.00			37,285	2,796		
Commercial & Industrial - East (CI)												
No Constraints	368	0.84	309.12	1.00	309.12	226.12	10,000	0.247	2,432,286	180,347		
Partial (8-15% Slopes)	99	0.84	83.16	0.50	41.58	10,000	10,000	0.247	449,954	33,000		
Partial (15-25% Slopes & Wetlands)	48	0.84	40.32	0.25	10.08	10,000	10,000	0.247	224,954	16,500		
Partial (River Protection Act)	6	0.84	5.04	0.50	2.52	5,000	5,000	0.057	12,600	960		
Partial (River Protection Act & 8-15% Slopes)	3	0.84	2.52	0.50	1.26	1,250	2,500	0.057	3,150	236		
Partial (River Protection Act & Wetlands)	1	0.84	0.84	0.25	0.21	0.21	2,500	0.057	525	39		
Subtotal	415		357.84	0.25	283.39	283.00			3,095,499	225,412		
Single Residential A (SR-A)												
No Constraints	73	0.76	55.48	1.00	55.48	161.28			263,766	92	368	
Partial (8-15% Slopes)	38	0.76	28.38	0.50	14.19	38.31			133,813	18	76	
Partial (15-25% Slopes & Wetlands)	5	0.76	3.80	0.25	0.95	2.70			11,159	2	7	
Partial (River Protection Act)	2	0.76	1.52	0.25	0.38	1.00			4,417	1	3	
Partial (River Protection Act & 8-15% Slopes)	1	0.76	0.76	0.25	0.19	0.50			2,208.5	1	3	
Subtotal	119		89.84		68.97	200.00			37,142	114	495	
Single Residential B (SR-B)												
No Constraints	97	0.77	74.69	1.00	74.69	120.12			24,106.09	74	321	
Partial (8-15% Slopes)	22	0.77	16.94	0.50	8.47	14.76			7,733.57	8	36	
Partial (Wetlands)	4	0.77	3.08	0.25	0.77	1.34			1,487	1	3	
Partial (River Protection Act)	4	0.77	3.08	0.25	0.77	1.34			1,487	1	3	
Partial (8-15% Slopes & River Protection Act)	3	0.77	2.31	0.50	1.16	2.00			1,115.2	1	5	
Subtotal	130		100.15		86.17	154.00			36,854	88	379	
Single Residential C (SR-C)												
No Constraints	235	0.80	188.00	1.00	188.00	204.79			37,837.01	117	506	
Partial (8-15% Slopes)	30	0.80	24.00	0.50	12.00	13.72			2,424.66	75	323	
Partial (15-25% Slopes & Wetlands)	56	0.80	44.80	0.25	11.20	12.44			2,208.05	7	31	
Partial (River Protection Act)	13	0.80	10.40	0.25	2.60	11.33			508.00	6	28	
Partial (8-15% Slopes & River Protection Act)	2	0.80	1.60	0.50	0.80	1.33			242.16	1	5	
Subtotal	102		87.20		43.20	50.00			40,805	206	891	
Single Residential D (SR-D)												
No Constraints	70	0.82	57.36	1.00	57.36	86.43			8,604.04	26	115	
Partial (8-15% Slopes)	22	0.82	18.18	0.50	9.09	16.70			1,215.38	8	35	
Partial (15-25% Slopes & Wetlands)	8	0.82	6.58	0.25	1.65	1.37			254.51	1	3	
Partial (River Protection Act)	2	0.82	1.64	0.25	0.41	1.10			110.32	0	1	
Partial (8-15% Slopes & River Protection Act)	2	0.82	1.64	0.25	0.41	1.10			110.32	0	1	
Partial (Wetlands & River Protection Act)	1	0.82	0.82	0.25	0.21	0.55			55.16	0	0	
Subtotal	86		74.72		37.21	43.00			10,777	35	147	
Agricultural Residential (AR)												
No Constraints	3,139	0.83	2,605.37	1.00	2,605.37	1,415,961			262,396.95	807	3,497	
Partial (8-15% Slopes)	1,659	0.83	1,385.55	0.50	692.78	372.15			131,198.18	212	919	
Partial (15-25% Slopes & Wetlands)	435	0.83	360.45	0.25	90.11	48.80			33,000.00	27	116	
Partial (River Protection Act)	64	0.83	53.12	0.25	13.28	7.28			5,340.00	16	71	
Partial (8-15% Slopes & River Protection Act)	23	0.83	19.08	0.25	4.77	2.64			1,908.00	3	13	
Partial (Wetlands & River Protection Act)	10	0.83	8.30	0.25	2.08	1.13			800.00	1	3	
Subtotal	5,301		4,399.83		3,440.97	1,870,000			346,435	1066	4,619	

Multipliers Used in Residential Calculations			
Residential Zoning	Minimum Lot Size	Frontage	Right of Way
Single-Family Residential A	15,000	100	50
Single-Family Residential B	25,000	150	50
Single-Family Residential C	40,000	180	50
Single-Family Residential D	60,000	210	50
Agricultural-Residential	80,000	240	50

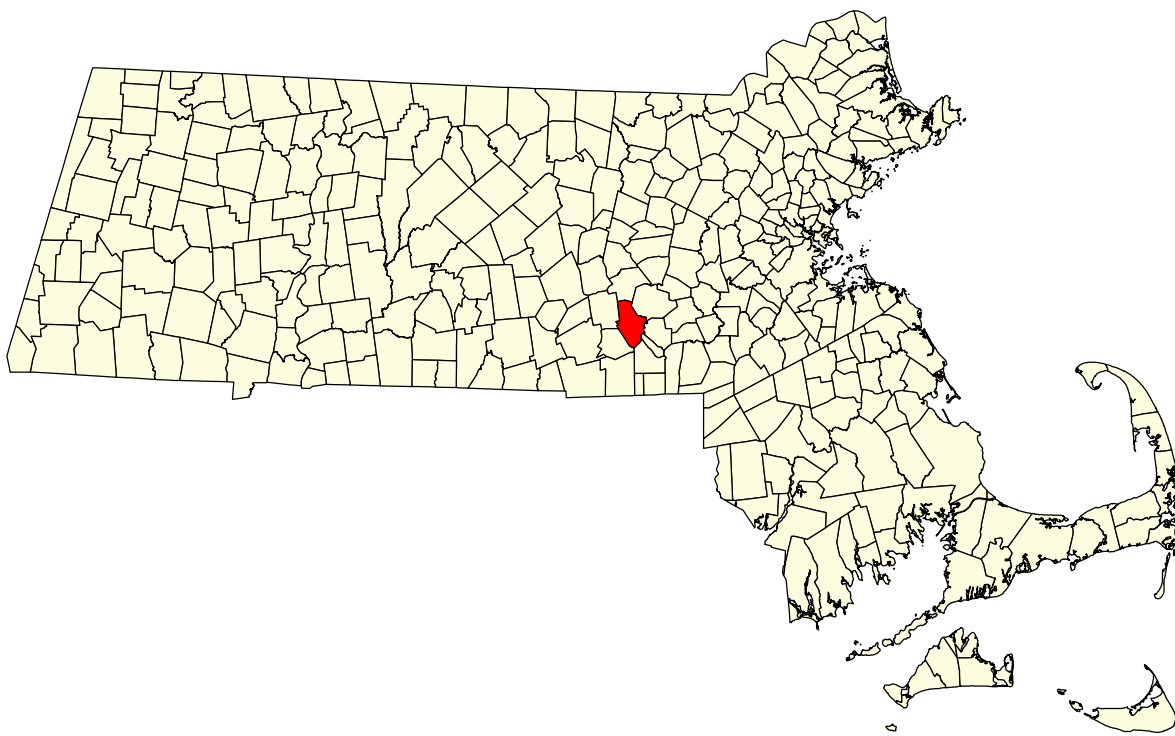
TOWN OF UPTON DEVELOPED LANDS AND PARTIAL CONSTRAINTS

MAP 2

July 2000

The information depicted on this map is for planning purposes only.
This information is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analysis.

Produced by the Central Massachusetts Regional Planning Commission GIS Center.
35 Harvard Street, Second Floor, Worcester, MA 01609-2801



Legend

Towns

Developable Lands

District AR

District C&I

District GB

District SRA

District SRB

District SRC

District SRD

Partial Constraints

Wetlands

100 - 200' River Protection
Act Buffer

8 - 15% Slope

15 - 25% Slope

Hydrography

Stream

Intermittent Stream

Water Bodies

Roads

Local

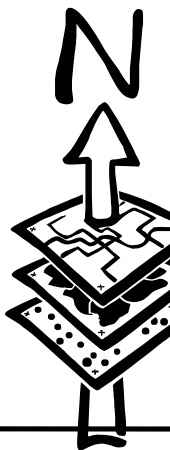
Interstate

Arterial

Collector

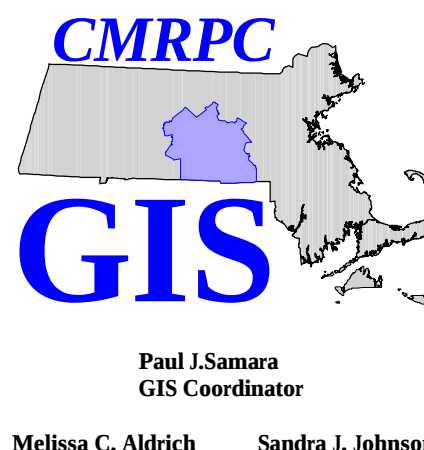
Rail

3000 0 3000 Feet



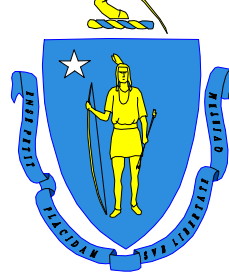
Massachusetts
Geographic
Information
System

Massachusetts Executive Office of Environmental Affairs - 2000



Paul J. Sharma
GIS Coordinator
Melissa C. Aldrich
GIS Analyst
Sandra J. Johnson
GIS Analyst

Source data:
New land use and zoning were developed by CMRPC. Subdivisions and miscellaneous
undevelopable lands were developed by CMRPC and the Town of Upton. River
Protection Act buffers were developed by CMRPC. Roads are derived from the road
inventory files at MassHighway. All other data are from MassGIS.



Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argo Paul Cellucci
Governor

Jane Swift
Lt. Governor

Bob Durand
Secretary

Presented to the Community of
Upton, Summer 2000

Bob Durand