



## CREATING SUSTAINABLE COMMUNITIES

### A GUIDE FOR DEVELOPERS AND COMMUNITIES

## CAPACITY BASED PLANNING - BUILD-OUT ANALYSIS

Basic planning documents such as a Natural Resource Inventory, zoning ordinance and Master Plan, environmental resource protection ordinances, and compact development patterns are all important tools for sustainable local land use planning. However, these basic planning tools need to be tested to determine their full impact. Further, these tools alone do not necessarily result in capacity-based planning. There are several issues that go beyond these basic tools that significantly impact local planning; issues such as wastewater and potable water capacity. One method in testing the benefits of these tools, and an important step in capacity-based planning, is a buildout analysis.

A build-out analysis can be used as a tool to predict what a community will look like in the future should development based on existing zoning, master plan, and implementation measures be completed at their full potential. Another application is to measure whether this development potential can be supported by existing infrastructure or natural resources, and what steps must be taken in order to accommodate this growth.

New Jersey's state agencies employ multiple buildout analysis methodologies for varying purposes. The Department of Environmental Protection identifies buildout methodologies in its regulation of Water Quality Management Plans, including Wastewater Management and Stormwater planning. The Office of Smart Growth utilizes a buildout analysis to help guide municipalities toward a community-supported vision.

## APPLICABLE NEW JERSEY GOALS AND TARGETS

- Ensure that planning practices and ordinances will result in the community vision desired by residents.
- Conserving natural resources and systems by discouraging sprawl and other developments that are not sustainable.
- Protecting as much of a community's environmental assets as possible.
- Preserving historical and cultural areas.
- Ensure that current zoning and planning practices will providing adequate jobs, housing, and recreational opportunities for projected populations within New Jersey's communities.

## SUGGESTED ACTIONS AND STRATEGIES

- Perform a basic buildout analysis for your community based on existing zoning and see if the resulting development is consistent with the community's vision.
- Apply the findings and recommendations of the State Water Supply Master Plan ([www.nj.gov/dep/watersupply/statewidewater.ht](http://www.nj.gov/dep/watersupply/statewidewater.ht)) to your plans and ordinances. Establish policies planning for and promoting public water supply to areas outside of environmentally constrained land where wastewater infrastructure is also provided.
- Update your Master Plan, zoning ordinances and development regulations to be consistent with NJ environmental program objectives and regional planning entities, where applicable.
- Adopt resource-specific protection ordinances and complete environmental and capacity plans.
- Adopt policies and ordinances that promote smart growth and provide appropriate protections to the natural resources in the undeveloped areas of your community.
- Generate an educational campaign that clearly illustrates the benefits of smart growth and environs protections. Utilize the NJ Natural Capital Report ([www.state.nj.us/dep/dsr/economics/](http://www.state.nj.us/dep/dsr/economics/)) results and sustainable community tools.



## STATE TECHNICAL/FINANCIAL ASSISTANCE

- Assistance from NJDEP Office of Planning and Sustainable Communities for build-out analysis based on current and future infrastructure.
- Brownfields Redevelopment
- DEP Green Acres Program - [www.nj.gov/dep/greenacres/](http://www.nj.gov/dep/greenacres/)
- DEP Community Forestry Program - [www.nj.gov/dep/parksandforests/forest/community/index.html](http://www.nj.gov/dep/parksandforests/forest/community/index.html)
- DEP Historic Preservation - [www.state.nj.us/dep/hpo/](http://www.state.nj.us/dep/hpo/)
- Stormwater Permit Requirements
  - NJ DEP - Stormwater and Non-Point Source Pollution - [www.njstormwater.org/](http://www.njstormwater.org/)
  - ANJEC - Municipal Options for Stormwater Management - [www.anjec.org/pdfs/Stormwtr.pdf](http://www.anjec.org/pdfs/Stormwtr.pdf)
- Wastewater Management Plan
  - NJDEP - Water Quality Management Plan - [www.state.nj.us/dep/watershedmgt/wqmps.htm](http://www.state.nj.us/dep/watershedmgt/wqmps.htm)
  - NJ DEP - Instructions & Guide to Wastewater Management Plan - [www.nj.gov/dep/watershedmgt/DOCS/WMP%20Instructions%202-28-07.pdf](http://www.nj.gov/dep/watershedmgt/DOCS/WMP%20Instructions%202-28-07.pdf)
  - NJ DEP - Proposed Water Quality Management Planning Rules - [www.nj.gov/dep/rules/proposals/052107a.pdf](http://www.nj.gov/dep/rules/proposals/052107a.pdf)

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