

growth. This results in a projected growth of 120 new dwelling units from 2019-2028 (not including teardowns).

Where will these dwelling units be built? Is there enough room to accommodate expected new growth in the existing growth areas or will the town need to identify new growth areas? A build-out analysis of existing vacant land has been completed to evaluate how new growth may be accommodated.

Excluded from the land area calculation are all built lots that are less than twice the minimum size for the zoning district in which they are located. Also excluded are wetlands as depicted on the Official Zoning Map, floodplains, and open space owned by the town, the land trust or state or federal government.

Of the remaining land, a development efficiency was used to predict the number of dwellings that might be accommodated on the lot. Land in the RC and RB has a higher "efficiency" than land in the RA. Overall, the analysis was geared to generate a more conservative estimate of how much land is actually developable.

The build-out analysis indicates that over 1000 new housing units could potentially be accommodated on the remaining undeveloped land in Cape Elizabeth. If the Sprague Corporation and Purpoodock Club are removed from the calculation, build out is estimated at 700 new housing units. Approximately 40% of the land in the RA District may have capacity for more development, followed by 38% in the RB District, 17% in the RC District and 5% in the Town Center District (residential units). The growth area (RB, RC, TC and BA) has more than adequate capacity to absorb estimated new development over the next 10 years.

If new development is distributed in proportion to the 2008-2017 period, then the following land area may be needed to accommodate development through 2028.

Estimated Growth and Land Area to be developed 2019-2028

Planning Period	New dwelling units	Percentage/ number of homes located in Growth areas	Land used for new development (acres)	Percentage/ number of homes located in Rural areas	Land used for new development (acres)
2008-2017	160	62%		38%	
2019-2028	120	74	65	46	200

These numbers are "order of magnitude" estimates and subject to the decisions of private property owners. It should be noted that the bulk of new development is expected to be located in growth areas but *three times* more land will potentially be developed in the rural areas to accommodate one-third of the total anticipated growth. These estimates are based on current zoning district minimum lot size requirements. The town may want to consider additional measures to shift