

Capitol Region Plan of Conservation and Development Land Use Policy Map

The Plan of Conservation and Development Land Use Policy Map represents a generalized land use plan for the Capitol Region. It reflects areas of existing development, existing preserved land, and establishes priority areas for the expansion and preservation of both. In general, the map presents the goals and policies established in the text of the Plan of Conservation and Development to encourage development in areas best suited to support it, and to preserve the important natural, historic, and cultural resources of the Capitol Region.

The Land Use Policy Map, along with the text of the Plan, is intended to provide general guidance to CRCOG, municipal, and state planning boards and others on land suitability for development or protection. CRCOG will use this policy map, along with the Economic Development Areas of Regional Significance Map and Conservation Focus Areas Map to support plans and proposals consistent with regional conservation and development policy.

NOTES ON DATA LAYERS

1) "Existing Open Space" designation includes federal, municipal and state open space as identified by the Connecticut State Department of Environmental Protection in 2007. In addition to these federal, state and municipal open space lands, this designation includes permanently protected land as identified by town planners as having been recently purchased by a local land trusts, protected through transfer of development rights, or protected permanently by way of some other mechanism. Finally, the existing open space layer includes other open space lands that town planners identified as critical pieces of a municipality's open space system.

2) "CRCOG Priority Conservation Area" designation includes those forested or wetland areas, located at least 500' from development, that are not currently protected, and that contain at least one of the following features: potential rare or threatened species, potential habitat area, aquifer protection area, prime farmland soil or that abut protected lands. The CRCOG Priority Conservation Areas layer also contains lands identified by planners and commissioners as priority lands for conservation efforts that are not currently protected or designated as conservation land. For more details, please see the CRCOG Land Use Policy Matrix.

3) "Lower Intensity Development Areas" are open land that may be cultivated or sparsely settled and have town roads, very low-density residential detached housing, agricultural buildings or other buildings that are 1-2 stories in height. For more details, please see the CRCOG Land Use Policy Matrix.

4) "Middle Intensity Development Areas – 1" are primarily detached single family houses and/or neighborhood scale commercial establishments and/or industrial establishments surrounded by lawns and landscaped yards. Buildings may be 1-2 stories. For more details, please see the CRCOG Land Use Policy Matrix.

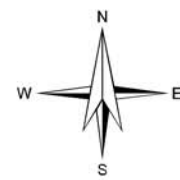
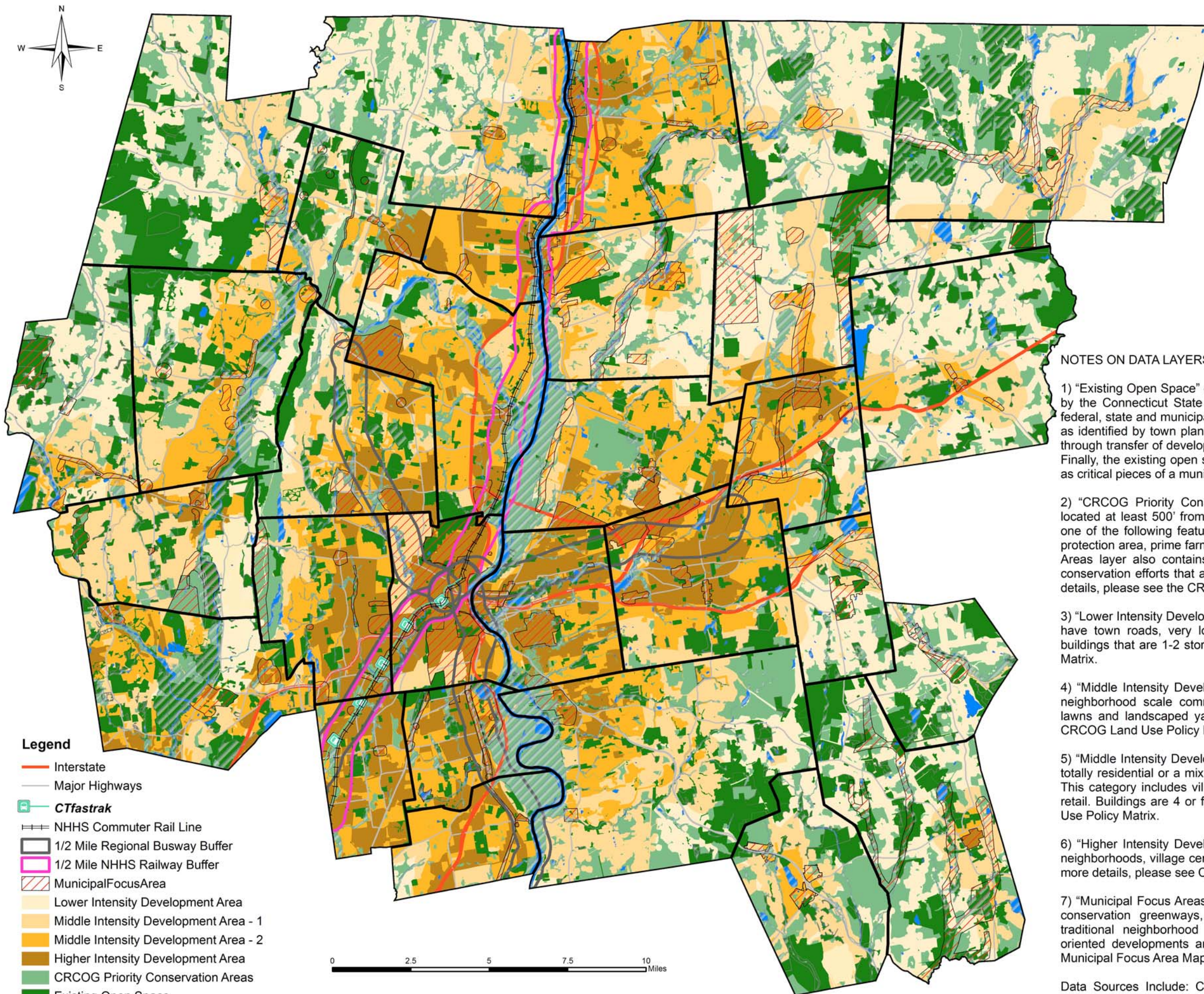
5) "Middle Intensity Development Areas – 2" allow greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential or small lodging depending on market demand. This category includes village centers and mixed use development with multi-family housing and retail. Buildings are 4 or fewer stories maximum. For more details, please see the CRCOG Land Use Policy Matrix.

6) "Higher Intensity Development Areas" include downtowns, major business corridors, urbanized neighborhoods, village centers and mixed use development with multi-family housing and retail. For more details, please see CRCOG Land Use Policy Matrix.

7) "Municipal Focus Areas" have been identified by town planners and include existing or potential conservation greenways, open space connections, commercial, retail or mixed-use centers, traditional neighborhood developments, village greens, village centers, historic areas, transit oriented developments and technology or business centers. For more details, please see the Municipal Focus Area Map, Table and Narratives.

Data Sources Include: CRCOG GIS Database, U.S. Census TIGER Files, Municipal Planners, UConn CLEAR, Municipal Assessors, Connecticut DOT, and the Trust for Public Lands.

Adopted by the CRCOG Policy Board May 21, 2014



Legend

- Interstate
- Major Highways
- CTfastrak
- NHHS Commuter Rail Line
- 1/2 Mile Regional Busway Buffer
- 1/2 Mile NHHS Railway Buffer
- Municipal Focus Area
- Lower Intensity Development Area
- Middle Intensity Development Area - 1
- Middle Intensity Development Area - 2
- Higher Intensity Development Area
- CRCOG Priority Conservation Areas
- Existing Open Space
- 100 Year Flood Zone
- Waterbodies

