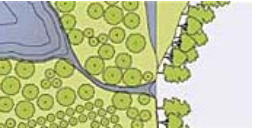








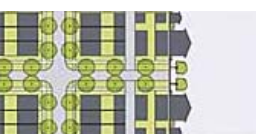




# Land Use Policy Matrix

Area Definitions	Population + Employment Per Square Mile	Zoning	Utilities	Transit Service	Land Use Potential	Transect Visualization		
						Sketch	Aerials	Street Level
<b>CRCOG Priority Conservation Areas</b>	Little to no population or employment	Agricultural, Conservation or Open Space Zoning	No Sewer Lines	No Transit Station Areas	Areas suitable for preservation which are 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 five features: rare or threatened species; potential habitat area; proximity abutting protected lands; aquifer protection areas; prime farmland soil.			
<b>Lower Intensity Development Area</b>	< 500 population + employees per square mile	Outside Higher Density Zoning Designation	Outside ½ mile buffer around sewer lines	Outside ½ mile buffer around transit station areas on New Britain to Hartford Busway and New Haven to Springfield Rail Line	Open land that may be cultivated or sparsely settled. Town roads, very low-density residential detached housing, agricultural buildings. Buildings are 1-2 stories in height.			
<b>Mid- Intensity 1 Development Area</b>	< 500 (population + employees) per square mile + <b>one</b> of the following: <ul style="list-style-type: none"> <li>High Density Zoning Designation</li> <li>Within a ½ mile of a sewer line</li> <li>Within a ½ mile of a transit station</li> </ul> <b>OR</b>	May have a Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	May be within a ½ mile of an existing or potential sewer line, but not directly on the line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Primarily detached single family houses and/or neighborhood scale commercial establishments and/or industrial establishments surrounded by lawns and landscaped yards. Buildings 1-2 stories.			
	500 – 1250 population + employees per square mile							
<b>Mid- Intensity 2 Development Area</b>	1251 – 3000 population + employees per square mile	Possible Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	May be within a ½ mile of an existing or potential sewer line, but not directly on the line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Allows 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. Also encourages the preservation of existing mixed use, residential neighborhoods which already exhibit these characteristics. Buildings are 4 or fewer stories maximum.			
<b>Higher Intensity Development Area</b>	>3000 population + employees per square mile	Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	On or within a ½ mile of an existing or proposed sewer line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Consists of shops and major commercial establishments sometimes mixed with townhouses, apartments and offices. The network of streets is tighter and there may be wide sidewalks for shoppers and walkers. Buildings may be close to the front lot line, attached, and have interesting facades. This category includes downtowns, major business corridors, urbanized neighborhoods, village centers and mixed use development with multi-family housing and retail. Also encourages the preservation of existing higher intensity areas which already exhibit these characteristics. Buildings may be up to 3 - 4 stories or higher.	