

REGIONAL CENTERS

DEVELOPMENT PRIORITY 1

Highest priority for affirmatively supporting rehabilitation and further development toward revitalization of the economic, social, and physical environment of Regional Centers.

Regional Centers (Map Color Code: Red)

Regional Centers encompass land areas containing traditional core area commercial, industrial, transportation, specialized institutional services, and facilities of intertown significance, and

- Census tracts with a population density greater than 7500 per square mile, as determined from the 2000 Census of Population and Housing; **OR**
- Census block groups that meet at least four of the following criteria:
 - 60% or more of the housing units in pre-1940 structures;
 - 50% or more occupied housing units are in multi-family structures;
 - 10% or more of the households are without an auto;
 - 10% or more persons are below poverty level;
 - Below 80% of the state median household income in 1999; **OR**
- Census tracts that meet five or more of the following criteria:
 - At least three or four of the five criteria above, plus;
 - Population density greater than or equal to 5000 per square mile, and /or;
 - Greater than 80% built up as determined from the land use and land cover inventory.

NEIGHBORHOOD CONSERVATION AREAS

DEVELOPMENT PRIORITY 2

Support for maintenance of basically stable developed neighborhoods and communities as well as intensification of development when supportive of community stability and consistent with the capacity of available urban services.

Neighborhood Conservation Areas (Map Color Code: Pink)

Neighborhood Conservation Areas are typically characterized by lands without the high incidence of the structural, occupancy, and income characteristics of Regional Centers yet are significantly built-up and well populated. These areas generally reflect stable, developed neighborhoods and communities and are often contiguous to Regional Centers. They were developed from:

- Census block groups greater than 80% built up as determined from the Land Use and Land Cover Inventory; **OR**
- Census tracts or block groups with a population density greater than 1000 per square mile.

Boundaries for both the Neighborhood Conservation Areas and the Regional Centers were refined using local zoning and plans of development, regional plans of development and 1990 aerial photography, to delineate the actual extent of typical development.

GROWTH AREAS

DEVELOPMENT PRIORITY 3

High priority and affirmative support toward concentration of new growth that occurs outside of Regional Centers and Neighborhood Conservation Areas into specified areas capable of supporting large-scale, mixed uses and densities in close relationship to the Regional Centers.

Growth Areas (Map Color Code: Beige)

Growth Areas are lands near Regional Centers or Neighborhood Conservation Areas that provide the opportunity for staged urban expansion generally in conformance with municipal or regional development plans.

These lands reflect moderately developed areas with vacant, developable lands, existing or planned water or sewer services, and the potential for future mixed use and intensive development of areawide significance.

Growth areas have transportation services or the opportunity to promote public transportation services and patterns of development supportive of energy conservation and air quality programs.

RURAL COMMUNITY CENTERS**DEVELOPMENT PRIORITY 4**

Cluster in locally designated centers the relatively higher intensity land uses of residential, shopping, employment, and public facilities and services occurring in rural communities.

Rural Community Centers (Map Color Code: Yellow)

In the state's more rural communities, Rural Community Centers reflect existing mixed use areas or places that may be suitable for future clustering of the more intensive housing, shopping, employment, and public service needs of municipalities outside of urban development areas. Rural Community Centers are areas where small-scale community systems of water supply, waste disposal, and public services are appropriate but large-scale public service systems should be avoided.

EXISTING PRESERVED OPEN SPACE**CONSERVATION PRIORITY 1**

Support for permanent continuation as public or quasi-public open space, and discouragement of sale and structural development of such areas except as may be consistent with the open space functions served.

Existing Preserved Open Space (Map Color Code: Dark Green)

Existing Preserved Open Space represent areas in the state with the highest priority for conservation and permanent use as open space. They include:

- federal, state, and municipal parks, forests, trail and greenway corridors and other selected open spaces;
- major open space preserves in quasi-public ownership;
- Class I water utility owned lands and state owned lands that meet the definition for Class I land as contained in regulations of the Department of Public Health for existing and potential reservoir and diversion sites.
- Class I water utility owned lands within Aquifer Protection Areas (Sec. 22a-35h(10))

PRESERVATION AREAS

CONSERVATION PRIORITY 2

Foster the identification of significant resource, heritage, recreation, and hazardous areas of statewide significance and advocate their protection by public and quasi-public agencies in their planning and investment decisions. Avoid support of structural development except as directly consistent with the preservation values.

Preservation Areas (Map Color Code: Medium Green)

Preservation Areas are lands that do not reflect the level of permanence of Existing Preserved Open Space but which nevertheless represent significant resources that should be effectively managed in order to preserve the state's unique heritage. They include:

- water supply watershed lands that conform to the Department of Public Health's Class I criteria, except are not owned by a water utility or the state, as related to both existing and potential surface water supplies;
- land not in water utility or state ownership that is within 200 feet of a well in an Aquifer Protection Area;
- floodways/wave hazard areas include lands which are or may be defined under the National Flood Insurance Program/the state's Channel Encroachment Line Program/the Coastal Area Management Program;
- inland wetlands;
- tidal wetlands and other coastal resource areas as designated by the Connecticut Coastal Area Management Program;
- existing water bodies;
- agricultural or forest lands for which the development rights have been acquired;
- locations of State Endangered, Threatened and Special Concern species and their essential habitats (not currently mapped);
- potential major outdoor recreational areas including impoundments, diversion pools, recreational streams, and public beaches, as identified by the Connecticut Water Resources Planning Program and/or the Statewide Comprehensive Outdoor Recreation Plan;
- open space areas including areas designated in local plans and approved by the local legislative body to permit reduced value assessments; and

- designated natural or archaeological areas of regional or statewide significance.

CONSERVATION AREAS

CONSERVATION PRIORITY 3

Plan and manage, for the long-term public benefit, the lands contributing to the state's need for food, fiber, water and other resources, open space, recreation, and environmental quality and ensure that changes in use are compatible with the identified conservation values.

Conservation Areas (Map Color Code: Light Green)

Conservation Areas represent a significant portion of the state and a myriad of land resources. Proper management of Conservation Area lands provides the state with its best opportunity to provide for the state's future need for food, fiber, water and other resources. They include:

- Class II public water supply watershed lands, as defined in the Department of Public Health regulations, irrespective of ownership, as related to existing and potential surface water supplies, unless designated either as a Neighborhood Conservation Area of a Growth Area;
- those portions of Level A or Level B Aquifer Protection Areas that are not classified as Existing Preserved Open Space or Preservation;
- flood fringe areas which are, or may be, defined under the National Flood Insurance Program/state's Channel Encroachment Line Program/Coastal Area Management Program as areas subjected to 100-year flood and not included in the floodway;
- scenic areas--ridgelines, scenic highways, coastal bluffs, trails; greenways or other areas associated with the protection and enhancement of existing major investments in public open space and recreation (Scenic and recreational river corridors are identified in the Plan as in previous editions. These will be superseded by stream segments to be designated under the Protected Rivers Act);
- sand and gravel resources with 50 acre feet or more of construction aggregate commodities;
- prime agricultural lands--active agricultural lands or prime soils of 25 or more acres of contiguous land;
- historic areas--sites and districts of national, state and local historic designation and other areas of statewide historic significance;

- previously identified scenic and recreational river corridors, until replaced in the future by formally designated Protected Rivers;
- potential major outdoor recreational areas, and;
- natural areas of local significance, including conservation easements.

RURAL LANDS

CONSERVATION PRIORITY 4

Discourage structural development forms and intensities which exceed on-site carrying capacity for water supply and sewage disposal and therefore cannot function on a permanent basis and are inconsistent with adjacent open rural character or conservation areas or which are more appropriately located in Rural Community Centers.

Rural Lands (Map Color Code: White)

Rural Lands are those areas falling outside any other Guide Map category.