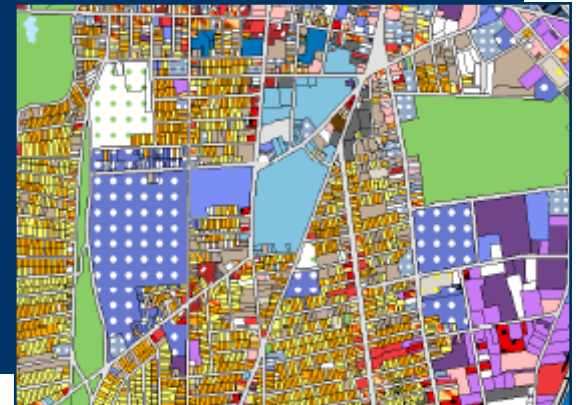
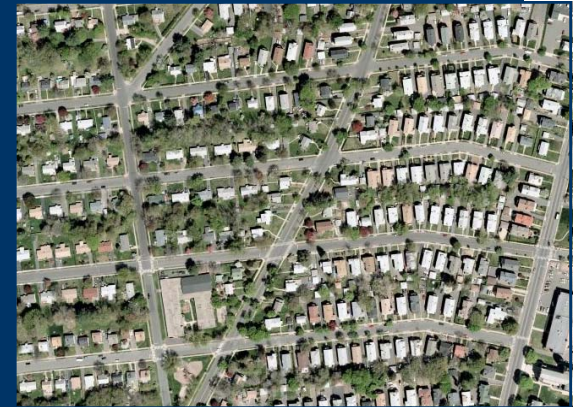
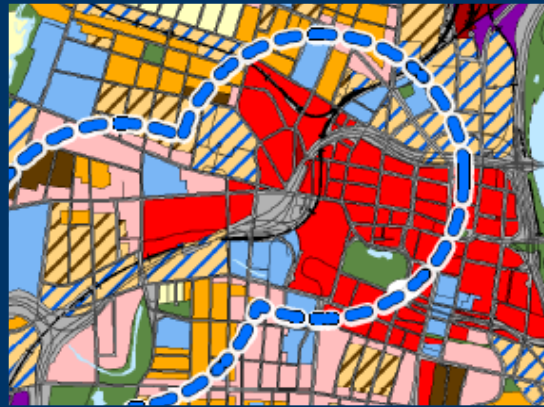


# Generalized Land Use



## KEY TOPICS

- Relationship Between Generalized Land Use Plan and Zoning
- Major Plan Themes
- Hartford's Generalized Land Use Plan
- Relationship to the State Conservation and Development Policies Plan
- Relationship to the CRCOG Regional Plan of Conservation and Development
- Goals & Objectives



DRAFT 11/5/09

FOR DISCUSSION ONLY

SUBJECT TO PUBLIC PARTICIPATION PROCESS



## Introduction

The Generalized Future Land Use Plan illustrates the proposed pattern of conservation and development for the City of Hartford according to Hartford's vision for 2020. It recommends the most appropriate locations for and relationship between major land uses, including residential development; commercial development; industrial development; mixed use development; areas for community facilities and institutional uses, and areas for conservation and open space.

The City's vision is presented both normatively and graphically in this plan. The Generalized Land Use Plan draws largely on existing land use and development patterns, natural features, physical features, economic trends, current and potential zoning designations and planning analysis conducted as part of the overall drafting of the Plan of Conservation and Development.

As described above, the purpose of the Generalized Future Land Use Plan is to illustrate broad proposed land use patterns and relationships between uses. The Generalized Land Use Plan recommends land use changes in those areas of the city where existing uses are incompatible with the policy recommendations of the POCD. Due to the generalized nature of the Land Use Plan, there may be individual properties within a given area with an actual land use that differs from the Plan's land use designation. The intent

of the Generalized Future Land Use Plan is to present desirable land use patterns to guide future change. Existing land uses are not affected by the map.

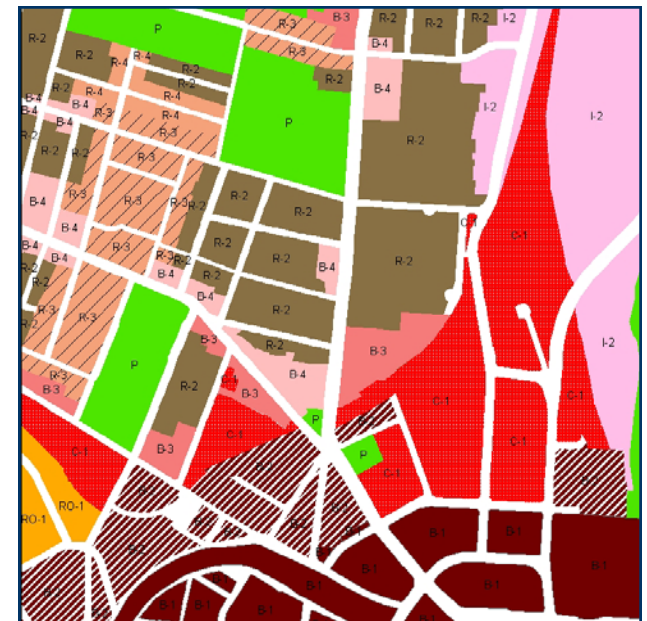
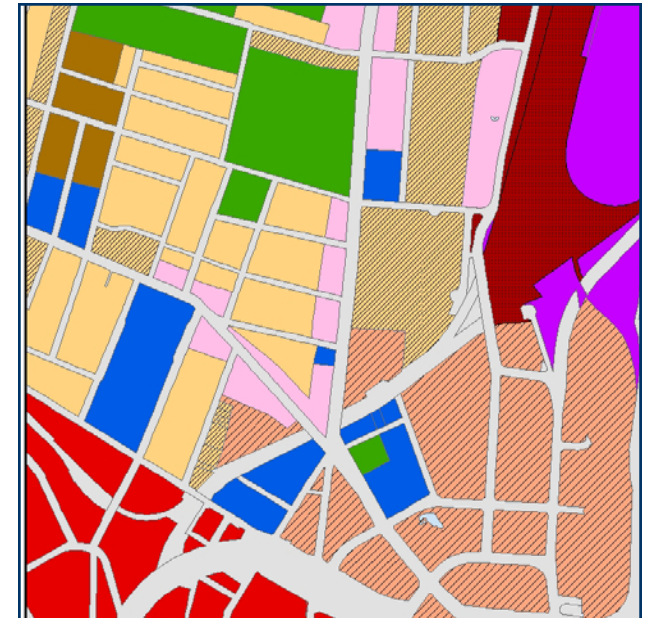
## Relationship Between Generalized Land Use Plan and Zoning

The Generalized Land Use Plan presents an overall vision of the types and locations of different land uses throughout the City. It provides an overview of what types of uses should be located where and provides a basis for potential zoning changes. The land use plan differs from the City's Zoning Regulations. The land use plan and categories provide a conceptual understanding of desired type and intensity of development in the city whereas the City's Zoning Regulations are much more specific. The development of an updated POCD and its accompanying the Generalized Land Use Plan serves to guide the City's future development as a policy setting document. Key to successful future development is the creation of zoning regulations, design guidelines, and implementation strategies which explicitly outline and enforce Hartford's vision for the future. After the POCD is adopted by the Planning & Zoning Commission, consideration of zoning changes are the next step in the implementation process.

## Major Plan Themes

The Generalized Future Land Use Plan, although

## Generalized Land Use



Land Use (top) informs Zoning (bottom)

## One City, One Plan– POCD 2020



Central Business Zoning District



Neighborhood Business Zoning District

comprised of numerous land use categories, recognizes the interdependence of uses and areas. The land use plan encompasses the planning themes that are woven into “One City, One Plan.” They are:

- Promote livable and sustainable neighborhoods
- Protect the City’s natural and built environment
- Enhance mobility through transit, pedestrian and bike systems city-wide
- Advance downtown’s role as the region’s principal mixed-use district
- Integrate sustainable practices into all facets of city life

### Hartford’s Generalized Land Use Plan

As a mature community and Connecticut’s second largest City, nearly all of the City’s land has already been developed. However, development of remaining vacant land, infill development, and redevelopment of obsolete sites can significantly impact the City’s future. Development in Hartford often involves redeveloping sites and incorporating new development into the existing fabric of the community in a manner that compliments and enhances the existing strengths and character of the area. In order to support and protect the quality of life envisioned for the City’s future a balance between commercial and residential development, protection of natural resources, and historic character are necessary. At the same time, it is recognized

that investment and development is necessary to address the economic health of both the City and its residents.

It is recognized that commercial investment and certain forms of residential development are necessary to expand the City’s tax base and improve the financial well-being of both the City and its residents. Striking a balance between conservation, preservation and development should be a central goal in any Plan of Conservation and Development, and should form the framework for a community’s future land use goals and policies. Attaining a balance can occur with the development and implementation of both broad policies and specific goals and objectives that guide Hartford’s development and revitalization over the next decade and beyond.

The City’s Land Use Plan is generally consistent with the existing land uses. The discussion below explains the land use designations that are shown on the *Generalized Land Use Map*.

#### **Commercial and Industrial Land Use Categories**

**Central Business** -This category allows for most types of commercial uses. Residential uses are allowed in mixed use buildings and in free standing structures up to 130 dwelling units per acre. Density can vary depending on the characteristics of the neighborhood. Parking lots and/or facilities associated with allowed uses as well as commercial parking lots and / or facilities are

allowed. This designation generally encompasses the Downtown south of Interstate 84, the eastern edge of the Asylum Hill and select parcels in the northwest edge of Sheldon-Charter Oak.

**General Business** -This land use category allows for areas designated for commercial, retail, and mixed uses that serve city wide needs. Examples include the following areas: Clay Arsenal and North Meadows neighborhoods between Railroad ROW; Windsor Street and Main Street to the north; Behind the Rocks and Parkville neighborhoods abutting the Railroad ROW and extend roughly westward to West Hartford and in Asylum Hill Albany Ave/Oakland Terrace and Albany Ave/Homestead Ave intersections.

**Neighborhood Business**-This land use category allows for small to medium sized businesses located with frontage on the major thoroughfares in Hartford neighborhoods. This land use category includes office, retail, restaurants, and mixed use. Such areas can be found along the major transportation corridors in all of Hartford's neighborhoods except for the Downtown, North Meadows and South Meadows.

**General Industrial**-This land use category allows for light and heavy industrial uses. Designated areas include the South Meadows, North Meadows and the industrial areas along the Railroad ROW adjacent to the Frog Hollow/Behind the Rocks border.

**Mixed Use Categories**

**Mixed Use – Commercial Office Residential (CORMU)** This land use category allows for areas designated multi-faceted future uses such as office parks, and live-work corridors outside the downtown area. This category allows for adaptive reuse of older buildings. Such areas can be found in the City's Downtown North Redevelopment Area, along Homestead Ave between Garden Street and Albany Ave, adjacent to I-91 in the Sheldon-Charter Oak neighborhood, and to a lesser extent parts of the Blue Hills, Asylum Hill, Frog Hollow and Parkville neighborhoods.

**Residential Land Use Categories**

**Low Density Residential**-This land use category allows for single family housing only. Unit density is up to 8 dwelling units per acre. This category is restricted to residential uses; however, home occupations, religious institutions, and public utility facilities are allowed under certain restrictions to protect prevailing residential character. These areas comprise the majority of residential uses in the following neighborhoods: West End, Blue Hills, Behind the Rocks, South West, and South End. In addition, the City's North East, Upper Albany and Barry Square neighborhoods also have significant areas designated as low density residential.

**Medium Density Residential**- This land use category allows for two & three family housing.

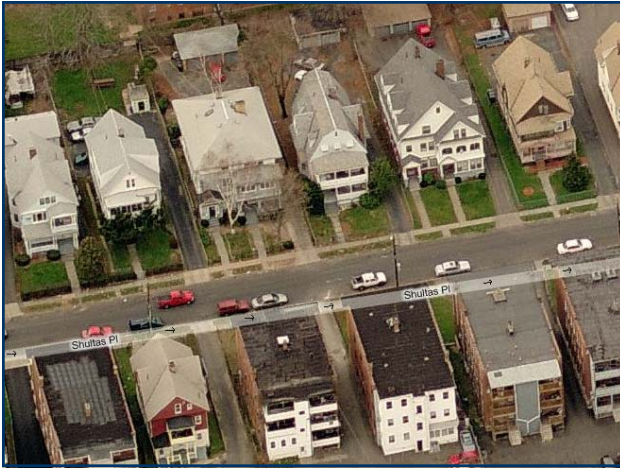


CORMU Zoning District



Low Density Residential Zoning District

## One City, One Plan– POCD 2020



Medium Density Residential Zoning District



High Density Residential Zoning District

Unit density is up to 20 dwelling units per acre. This category is restricted to residential uses; however, home occupations, religious institutions, and public utility facilities are allowed under certain restrictions to protect the prevailing residential character. Parking lots and/or facilities associated with medium density residential uses are allowed. This designation comprises the majority of residential uses in the City's Barry Square, Parkville, Frog Hollow and North East. Other neighborhoods with medium density residential include: Clay Arsenal, Upper Albany, West End, Asylum Hill, South Green, South End and Sheldon-Charter Oak

**Medium High Density Residential** -This land use category allows for four to six family housing. Unit density is up to 30 dwelling units per acre. This category is restricted to residential uses; however, home occupations, religious institutions, and public utility facilities are allowed under certain restrictions to protect the prevailing residential character. Parking lots and/or facilities associated with medium density residential uses are appropriate. Such locations include significant areas of Clay Arsenal, Asylum Hill and South Green neighborhoods and to a lesser extent areas of Sheldon-Charter Oak, Frog Hollow, Barry Square and Behind the Rocks.

**High Density Residential**-This land use category allows for structures with six or more units. Unit density is up to 45 dwelling units per acre. This category is restricted to residential uses; how-

ever, home occupations, religious institutions, and public utility facilities are allowed under certain restrictions to protect the prevailing residential character. Parking lots and/or facilities associated with high density residential uses are appropriate. Designated high density residential areas are located in the following neighborhoods: Clay Arsenal, Asylum Hill, West End and Sheldon-Charter Oak.

### **Institutional and Open Space Categories**

**Education, Public Administration, Health Care, & Other Industries (EPUB)** -This land use category allows for schools / school administration Buildings, Government Buildings (local state and federal), Hospitals / Medical Office Buildings, Churches, Community Centers.

**Green Space / Conservation / Recreation** -This land use category includes parks, cemeteries, protected land, wetlands, and conservation corridors.

**Right of Way (ROW)**-This land use category includes land occupied by local roads, interstate highways, and railroads.

## Relationship to the State Conservation and Development Policies Plan

### **Conservation and Development Policies Plan for Connecticut: 2005-2010**

Chapter 126, Section 8-23 of the Connecticut

General Statutes sets the standards for municipal Plans of Conservation and Development. One provision of the State Statute is that municipalities take into account the State Conservation and Development Policies Plan and note any inconsistencies. The map titled *2005-2010 State Conservation & Development Policies Plan* illustrates the Land Classifications for Hartford according to the Conservation and Development Policies Plan for Connecticut: 2005-2010.

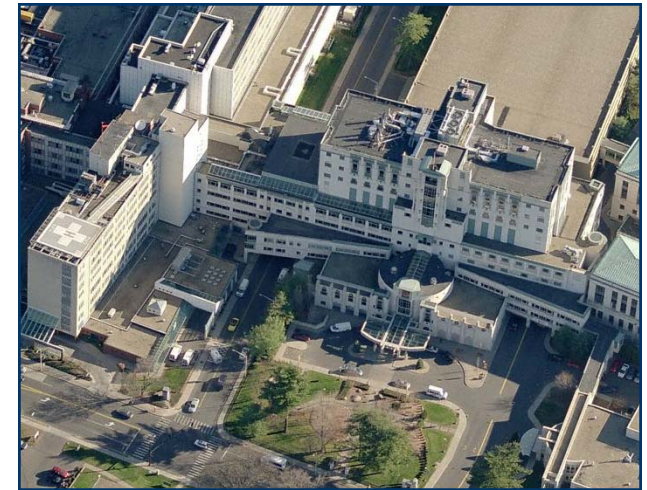
According to the State Plan, Hartford contains the following use categories:

- Regional Centers encompass land areas containing traditional core area services and facilities of inter-town significance, and contiguous to built-up residential areas with either very high population density or high concentration of pre-1940 or multi-family structures. The state's intent of this designation to revitalize economic, social, and physical environment of the state's traditional centers of industry and commerce. These areas are the state's top ranked development priority.
- Neighborhood Conservation Areas are significantly built-up and well populated. NCAs are the state's second ranked development priority following Regional Centers and can entail a wide variety of development, such as commercial, industrial, and urban-scale density residential

land uses. The state's intent of this designation is to maintain the overall character and vitality of the area by promoting infill development and maximum use of existing infrastructure. These areas generally reflect stable, developed neighborhoods and communities and are many times contiguous to Regional Centers.

- Growth Areas are land near neighborhood conservation areas that provide the opportunity for staged urban expansion generally in conformance with municipal or regional development plans.
- Existing Preserved Open Space areas represent areas in the state with the highest priority for conservation and permanent open space.
- 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. This designation is intended to protect significant resource, heritage, recreation, and hazard-prone areas.
- Conservation Areas represent a significant area of the state and a myriad of land resources. Proper management of Conservation Area lands provide for the state's future need for food, fiber, water and other resources.

Many of the elements included in this Plan of



EPUB Zoning District



Green Space Zoning District

Conservation and Development update for the City are consistent with the key growth management principles outlined in the State Plan. There are several areas of the State’s Plan that should be addressed for consistency with existing conditions within Hartford as well as the City’s plans for its future. Please refer to the map titled 2005-2010 State Plan of Conservation and Development. A concise description of each key area follows.

The State’s Conservation & Development Policies Plan designates the majority of the City as a Regional Center designation. All of South Meadows and sections of following neighborhoods: Blue Hills, West End, South West, Behind the Rocks and North East are designated as Neighborhood Conservation areas. The City’s North Meadows neighborhood is designated as a Growth Area. However, according to the City’s Land Use Plan, east of I-91 in the North Meadows is designated as Green Space/Conservation/Recreation. The state’s designation for this area should be modified to reflect Hartford’s land use plan designation. The state-defined Existing Preserved Open area in the South Meadows bounded by I-91, Reserve Road and Maxim Road should be changed to Neighborhood Conservation to more accurately reflect the existing industrial/warehouse land use.

Aside from the above exceptions, the State’s Conservation & Development Policies Plan is generally consistent with Hartford’s POCD and the City’s Vision for 2020.

## Relationship to the CRCOG Regional Plan of Conservation and Development

### Draft 2009 Regional Plan Update

In addition to requiring that municipalities take into account the State Conservation and Development Policies Plan and note any inconsistencies as part of updating their Plans of Conservation and Development, Section 8-23 of the Connecticut General Statutes requires that municipalities take into account the regional plan of conservation and development adopted by their representative regional planning organization. The map titled Connecticut Capitol Region Plan of Conservation and Development Land Use Policy Map (DRAFT 7/10/09) illustrates the Land Classifications for Hartford according to the [Draft 2009 Regional Plan Update](#).

According to the Regional Plan, Hartford contains the following use categories:

- **Higher Intensity Development Areas** encompass downtowns, major business corridors, urbanized neighborhoods, village centers and mixed use development with multi-family housing and retail. In addition, CRCOG identifies these areas as generally having a population density of 3,000 people per square mile or greater and/or 3,000 employees per square mile or greater, and either have public sewer access or are within one half- mile of an existing or proposed



public sewer line. These areas represent the region's most intensively developed areas.

- **Middle Intensity Development Areas – 2** include areas such as village centers and mixed use development areas where building heights generally do not exceed four stories. Buildings in these areas may be completely residential or include a mix of residential, office, retail and/or hospitality uses. CRCOG identifies these areas as generally having a population density or employee density of 1,251 to 3,000 people per square mile, and are within one half-mile of an existing or proposed public sewer line (but not directly on the sewer line). These areas are generally developed neighborhoods and corridors contiguous to Higher Intensity Development Areas.
- **Middle Intensity Development Areas – 1** include areas with single family detached homes, neighborhood-scale commercial development and/or suburban-style business or light industrial parks. Buildings in these areas are generally one or two stories in height. CRCOG identifies these areas as either having a population density or employee density of 500 to 1,250 people per square mile, or less than 500 people or employees per square mile plus having a high density zoning designation or being located within one

half-mile of a public sewer line or a transit station.

- **CRCOG Priority Conservation Areas** includes forested or wetland areas located within 500 feet of development that is not currently protected and that have at least one high priority natural feature or resource, such as potential animal habitats, rare or threatened species or prime farmland soils. CRCOG identifies these areas as having little or no population or employment and no existing or potential access to public sewers. These areas are considered suitable for preservation and/or have been identified as priority lands for focused conservation efforts.
- **Existing Open Space** includes federal, state and municipally protected open space areas identified by the State of Connecticut DEP, as well as land permanent protected by land trust ownership, transfer of development rights or other such mechanisms.
- **Municipal Focus Areas** are areas identified as having existing or potential greenways; open space connections; commercial or mixed use centers; traditional neighborhood development village greens and centers; historic areas; transit-oriented development; or technology or business centers.

Most of the elements included in this Plan of Conservation and Development update for the

City are consistent with the key land use policies outlined in the regional Plan of Conservation and Development. There are several areas of the region’s plan that should be addressed for consistency with existing conditions within Hartford as well as the City the City’s plans for its future. Please refer to the map titled Connecticut Capitol Region Plan of Conservation and Development Land Use Policy Map (DRAFT 7/10/9). A concise description of each key area follows.

CRCOG’s Draft 2009 Regional Plan Update designates the majority of the City as a Higher Intensity Development Area. Portions of the South Meadows, North Meadows and North End neighborhoods are designated Middle Intensity Areas – 2, while the Blue Hills, West End, South West and South End neighborhoods are designated as Middle Intensity Development Areas – 1. In addition, several large areas of the City include a Municipal Focus Area overlay designation.

However, according to the City’s Land Use Plan, east of I-91 in the North Meadows neighborhood is designated as Green Space/Conservation/Recreation. CRCOG’s designation for this area (which is currently Middle Intensity Development Area 1 & 2) should be modified to reflect Hartford’s land use plan designation. In addition, several municipally-owned properties in the City of Hartford have been designated by CRCOG as “Existing Open Space,” when in fact these properties are actually schools or other

municipal facilities. The CRCOG designation for these properties should be modified to the appropriate development intensity classification for the surrounding neighborhood.

Aside from the above exceptions, CRCOG’s Draft 2009 Regional Plan Update is consistent with Hartford’s POCD and the City’s Vision for 2020.

## Goals & Objectives

Goal: Align the City’s Zoning Regulations with twenty-first century best practices.

- Provide opportunities for twenty-first century technologies.
- Provide incentives for green and sustainable practices

Goal: Create Design Districts in critical areas

Goal: Stimulate adaptive reuse of buildings and land

Goal: Address parking issues in the Central Business District

Goal: Increase residential density in the central business districts.

INSERT CITY OF HARFORD PROPOSED GENERALIZED LAND USE MAP

INSERT 2005-2010 State Conservation & Development Policies Plan Map

INSERT Connecticut Capitol Region Plan of Conservation and Development  
Land Use Policy Map (DRAFT 7/10/09)