

Generalized Land Use

Revised 2/1/10

LAND USE CATEGORIES

- Industrial (I)
- Neighborhood Business (NB)
- Commercial Office Residential (CORMU)
- Central Business (CB)
- General Business (GB)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Medium-High Density Residential (MHDR)
- High Density Residential (HDR)
- Education, Public Administration, Health Care & Other Institutions (EPUB)
- Green Space/Conservation/Recreation (GREEN)
- Right-of-Way (ROW)

Introduction

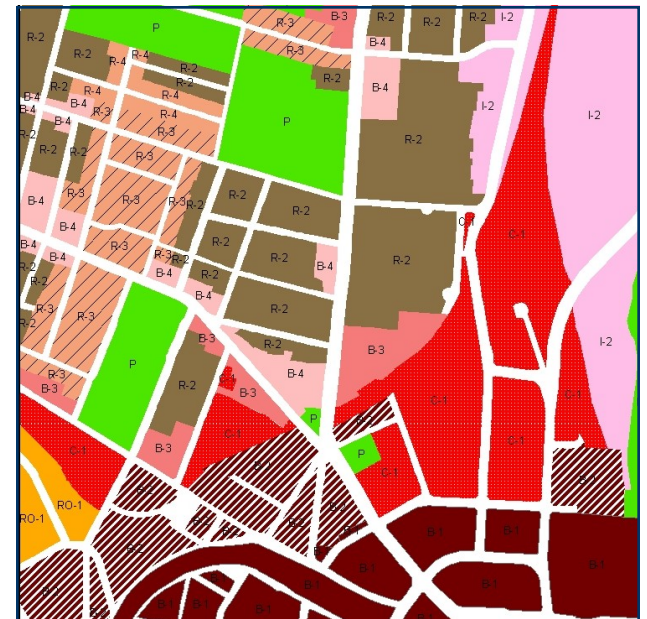
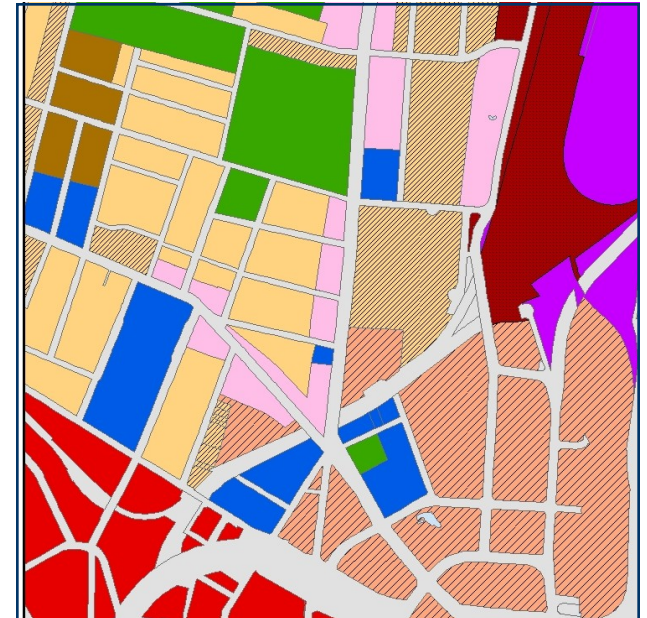
The Generalized Future Land Use Plan illustrates the proposed pattern of conservation and development for the City of Hartford according to Hartford's vision for 2020. It recommends the most appropriate locations for and relationship between major land uses, including residential, commercial, industrial,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

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 land use plan differs from the City's Zoning Regulations in that it provides 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 Generalized Land Use Plan serves to guide the City's future development as a policy setting document. The creation of zoning regulations, design guidelines, and implementa-

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Land Use (top) informs Zoning (bottom)



Central Business—CB



General Business - GB

tion strategies which explicitly outline and enforce Hartford’s vision for the future is key to successful future development. After the POCD is adopted by the Planning & Zoning Commission, consideration of zoning changes are the next step in the implementation process.

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.

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 is a central goal in this Plan of Conservation and Development, and forms the framework for our future land use goals and policies. The following is an explanation of the land use designations that are shown on the *Generalized Land Use Map*.

Industrial Land Use Categories

General Industrial (I) This land use category envisions light and heavy industrial uses.

Mixed Use Categories

Neighborhood Business Mixed Use (NB) This land use category envisions 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 with residential components.

Commercial Office Residential Mixed Use (CORMU)

This land use category envisions areas designated for multi-faceted larger scale mixed uses and live-work corridors outside the downtown area. This land use category permits office, retail, restaurants, and mixed uses with residential components, and encourages adaptive reuse of older buildings as well as new larger scale developments.

Central Business (CB) This category envisions 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.

General Business (GB) This land use category envisions areas designated for commercial, retail, and mixed uses that serve city wide needs.

Residential Land Use Categories

Low Density Residential (LDR) This land use category envisions one- and two-unit structures. 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.

Medium Density Residential (MDR) This land use category envisions two- and three-unit structures at a density of 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.

Medium High Density Residential (MHDR) This land use category envisions four- to six- unit structures at a density of 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.

High Density Residential (HDR) This land use category envisions structures with six or more units at a density of up to 45 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 high density residential uses are appropriate.

Institutional and Open Space Categories

Education, Public Administration, Health Care, & Other Institutions (EPUB) This land use category envisions schools / school administration buildings, government buildings (local state and federal), hospitals / medical office buildings, churches, and community centers. Stand-alone residential structures not associated with the above uses are not permitted.

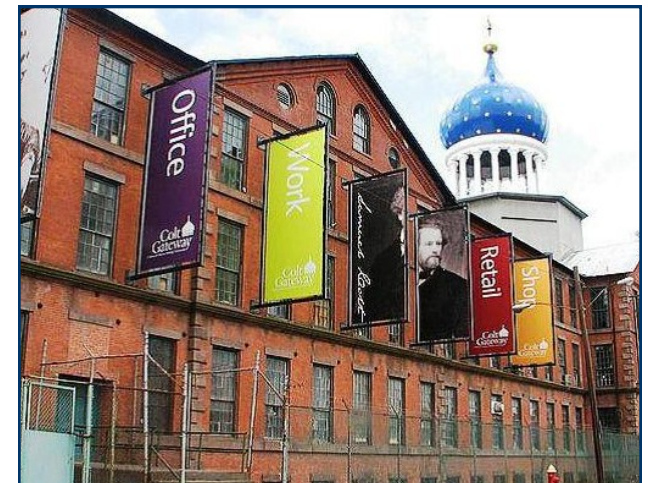
Green Space / Conservation / Recreation (GREEN) This land use category includes parks, cemeteries, protected land, wetlands, and conservation corridors.

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

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Neighborhood Business—NB



CORMU

One City, One Plan— POCD 2020



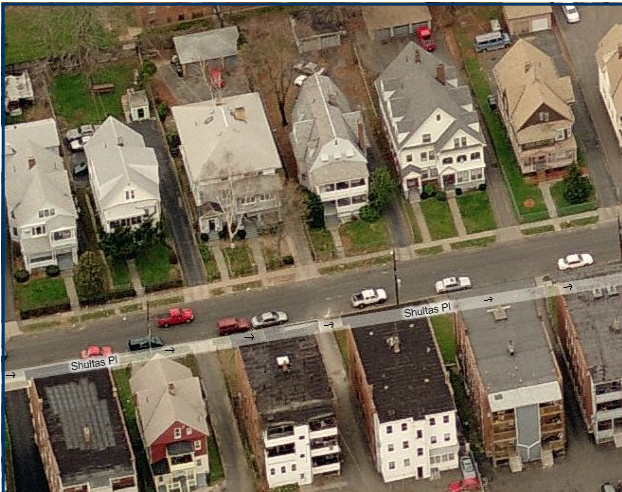
Low Density Residential—LDR



Medium-High Density Residential— MHDR



Education, Public Administration, Health Care, & Other Institutions— EPUB



Medium Density Residential—MDR



High Density Residential—HDR



Green Space / Conservation/ Recreation- GREEN