FUTURE LAND-USE PLAN

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"My interest is in the future, because I am going to spend the rest of my life there."

Charles Kettering

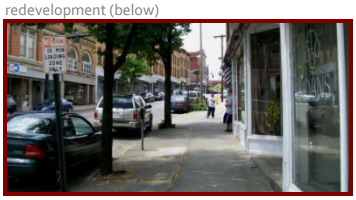
The recommendations of each of the preceding chapters can be combined to present an overall Future Land-use Plan for Torrington.

The Future Land-use Plan is a reflection of the state goals, objectives and recommendations of the Plan, as well as an integration of the preceding elements of the Plan of Conservation and Development. In essence the Future Land-use Plan is a statement of what Torrington of tomorrow should look like.

While the Future Land-use Plan looks very similar in appearance to a zoning map, it should not be construed as such. The colored areas represent desired future land uses, which do not necessarily correspond to zoning classifications.

Enhance Access to Open Space

Preserve local farms (above); Encourage Downtown redevelopment (below)



The Future Land-use Plan will serve to guide the Planning and Zoning Commission as it makes changes to the official Zoning Map.

Descriptions of Future Land-use Categories

The Future Land-use Plan contains the following categories:

Residential Areas

Developed areas used or intended for residential uses.

Map Legend

- Rural
- Medium Density
- High Density
- Downtown District (mixed-use)

Business Areas

Developed areas used or intended for mixed use residential, business or industrial uses.

Map Legend

- Downtown District (mixed-use)
- Commercial
- Industrial

Open Space

Areas with existing or desirable open space and greenway trails.

Map Legend

- Open space

Institutional / Community Facility

Existing or desired uses that will help meet community needs.

Map Legend

- Institutional/ Community Facility
- Sewer Service Area

Natural Resource Constraints

Areas where natural resource protection is a priority of the Plan.

Map Legend

- Steep Slopes, Wetlands or Floodplains

Important Community Resources

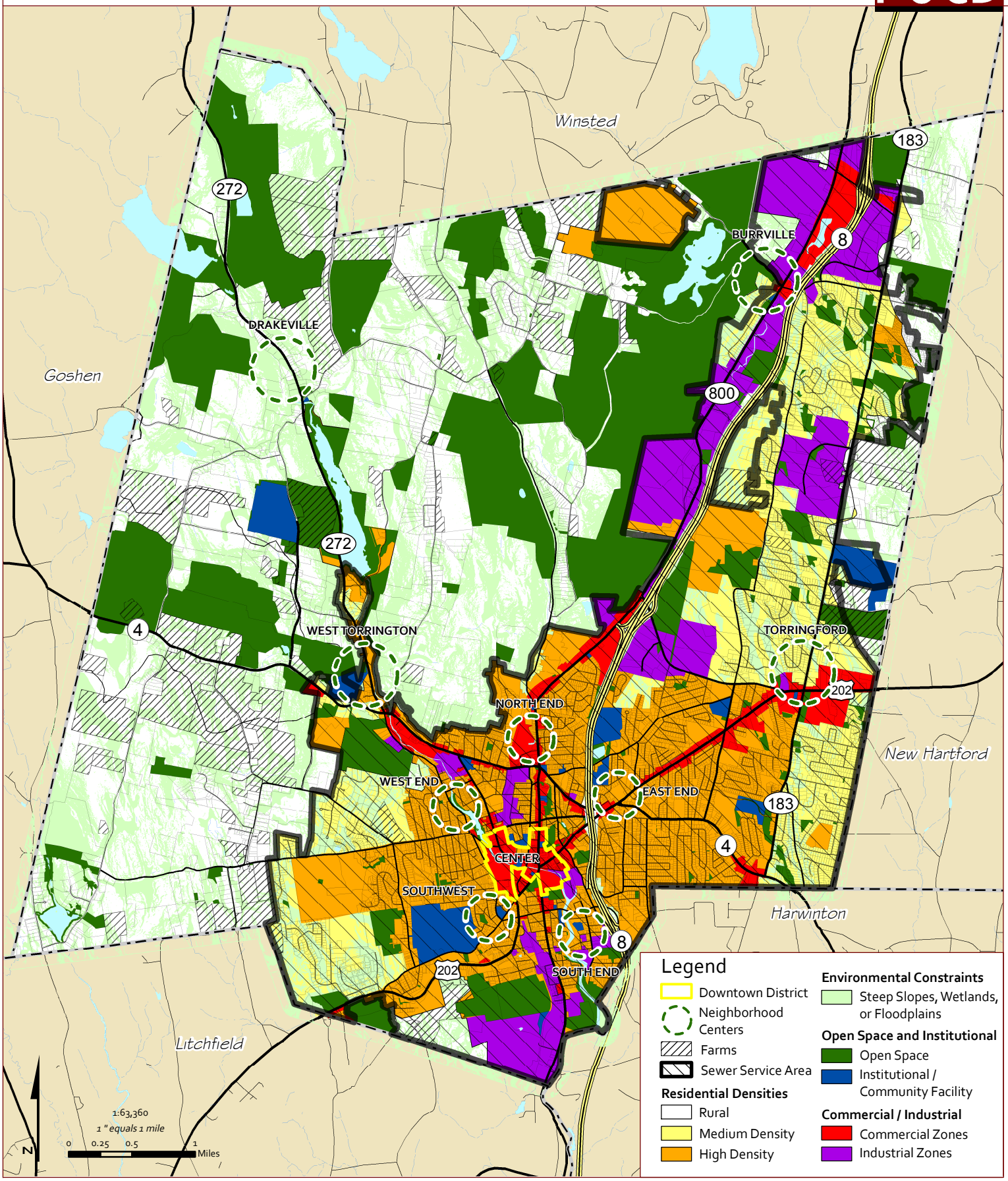
Areas with important community character elements.

Map Legend

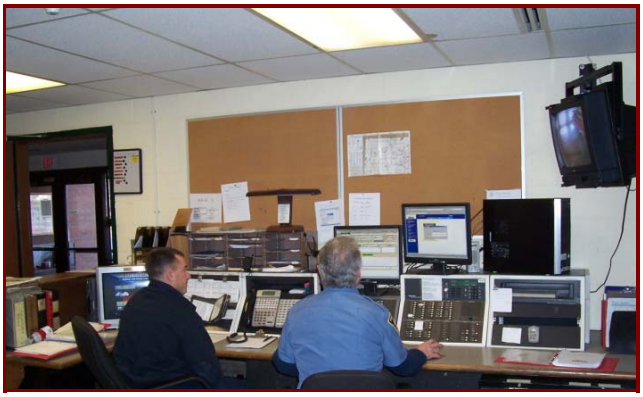
- Downtown District
- Neighborhood Centers
- Farms

FUTURE LAND USE PLAN

TORRINGTON POCD



CONSERVATION

DEVELOPMENT

INFRASTRUCTURE