

12.Future Land Use Plan

It has been said that the best way to predict the future is to create it yourself.⁵ Communities with a clear vision for the future will be more successful than communities that do not plan for the inevitable change caused by advances in technology, the economy, changing demographics, and market trends. The *Future Land Use Plan* is the visual representation of the town’s stated goals, objectives and recommended actions. It illustrates the location of desired future land uses.

The Future Land Use Map contains the following categories:

Conservation	Natural Resources/Open Space	Areas for future protection of natural resources and/or desired open space.
		Proposed additions to existing greenway/wildlife corridors.
Development	Community Facilities/Institutional	Future municipal facilities.
		Recreational facilities and opportunities
	Commercial/Industrial Development	Areas where development is encouraged in ways that will enhance the overall community structure and character.
		Commercial opportunity sites.
	Residential	(Affordable) Housing opportunity zones.
Areas intended for future residential development.		
Infrastructure	Areas of existing and proposed water service	
	Existing sewer district and proposed addition	

The more detailed *Existing Future Conservation and Recreation Lands Map* is included in Appendix C at the end of the 2013 Plan of Conservation and Recreation Lands.

⁵ Attributed to Abraham Lincoln.



Town of North Stonington, CT

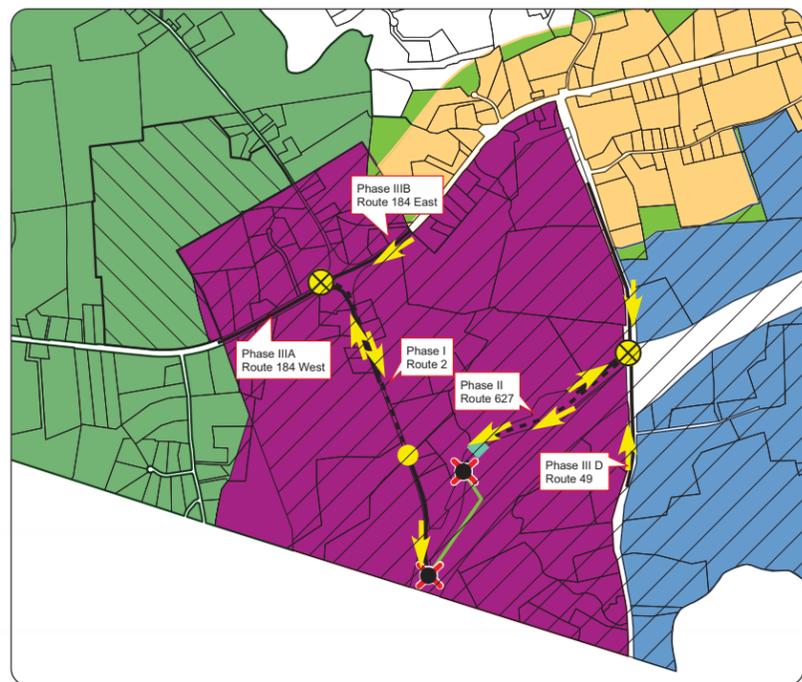
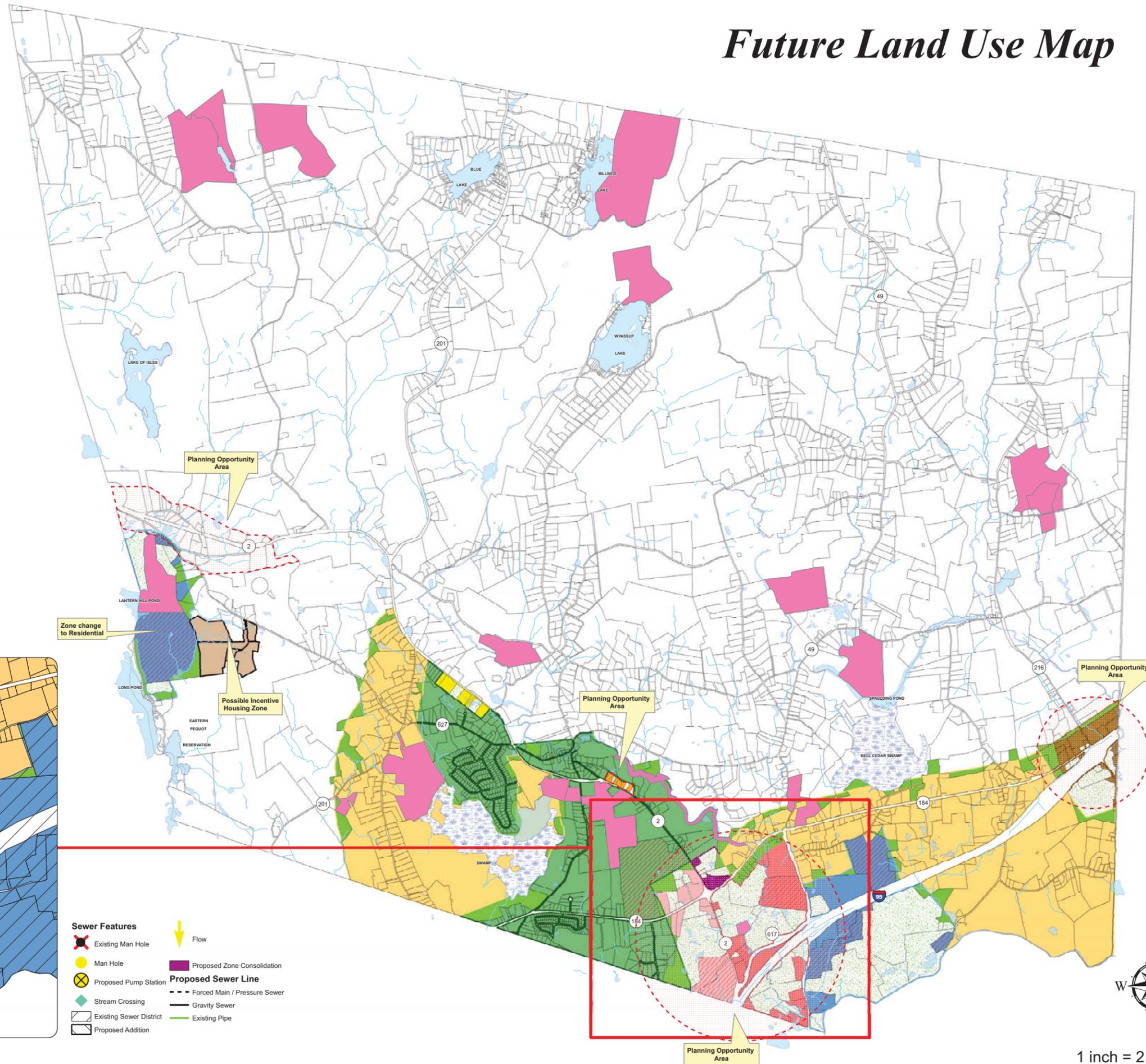
Future Land Use Map

Opportunity Areas

- Planning Opportunity Areas
- Under Utilized
- Vacant
- Proposed Zone Changes
- Possible Incentive Housing Zone
- Desired Areas for Future Preservation

Zones

- Commercial Zone 1 (C1)
- Commercial Zone 2 (C2)
- Commercial Development (CD)
- Highway Commercial (HC)
- Village Commercial (VC)
- Office Research (OR)
- Industrial (I)
- High-Density Residential (R40)
- Medium-Density Residential (R60)
- Rural Preservation Zone (R80)



- ### Sewer Features
- ✕ Existing Man Hole
 - Man Hole
 - ⊗ Proposed Pump Station
 - ◆ Stream Crossing
 - Existing Sewer District
 - Proposed Addition
 - ↓ Flow
 - Proposed Zone Consolidation
 - Forced Main / Pressure Sewer
 - Gravity Sewer
 - Existing Pipe



1 inch = 2,000 feet

