

CHAPTER 15:

FUTURE LAND USE PLAN



OVERVIEW

The recommendations of each of the preceding chapters are combined into a Future Land Use Plan for Ridgefield, presented on p. 15-3. The Future Land Use Plan is a reflection of the stated goals and recommendations. It is important to note that the Plan is focused on the future – it does not imply that existing houses or businesses must “convert” to the desired future land use.

The Future Land Use Plan and the strategies in this Plan are then analyzed for consistency with the State Plan and Regional Plan.

DESCRIPTIONS OF FUTURE LAND USE CATEGORIES

Natural Resources	
Natural Resources	Exhibit significant environmental constraints (e.g., wetlands, watercourses, steep slopes, floodplains) and represent the highest priorities for conservation.
Open Space and Community Facilities	
Open Space	Owned by public and private agencies that are currently preserved or used for open space purposes and areas that would make a significant contribution to Ridgefield's open space network if preserved.
Greenways	Existing and desired greenways.
Community Facilities and Institutional	Existing public facilities and institutional uses.
Residential	
Lowest Density	Residential development is expected to occur at densities less than 1 unit per 3 acres due to environmental and/or access constraints, lack of infrastructure, and desired development patterns.
Low Density	Due to sensitive natural resources, infrastructure limitations or desirable patterns of development, typical residential densities of less than 1 unit per 2 acres would be expected.
Moderate Density	May have some infrastructure available and where sensitive natural resources, infrastructure limitations or desirable patterns of development would result in typical densities of less than 1 unit per acre.
High Density	In and near Ridgefield Center, with infrastructure, where residential development is expected to occur at densities between 1 and 5 units per acre.
Multi-Family	Presently used for higher density multi-family development and residential densities may exceed 5 units per acre.
Commercial	
Village Districts	Areas with a mixture of uses in a village setting.
Commercial	Areas that have developed or are intended to develop for commercial purposes.

Southeast, NY

Future Land Use Plan

Ridgefield, CT

Danbury

North Salem, NY

Redding

Lewisboro, NY

Weston

Wilton

Legend

- Natural Resource Constraints
- Greenways
- Open Space
- Future Open Space
- Community Facility / Institutional
- Commercial Zones
- Village District
- Lowest Density Residential
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Multi-Family Residential

See
Inset



4,000
Feet

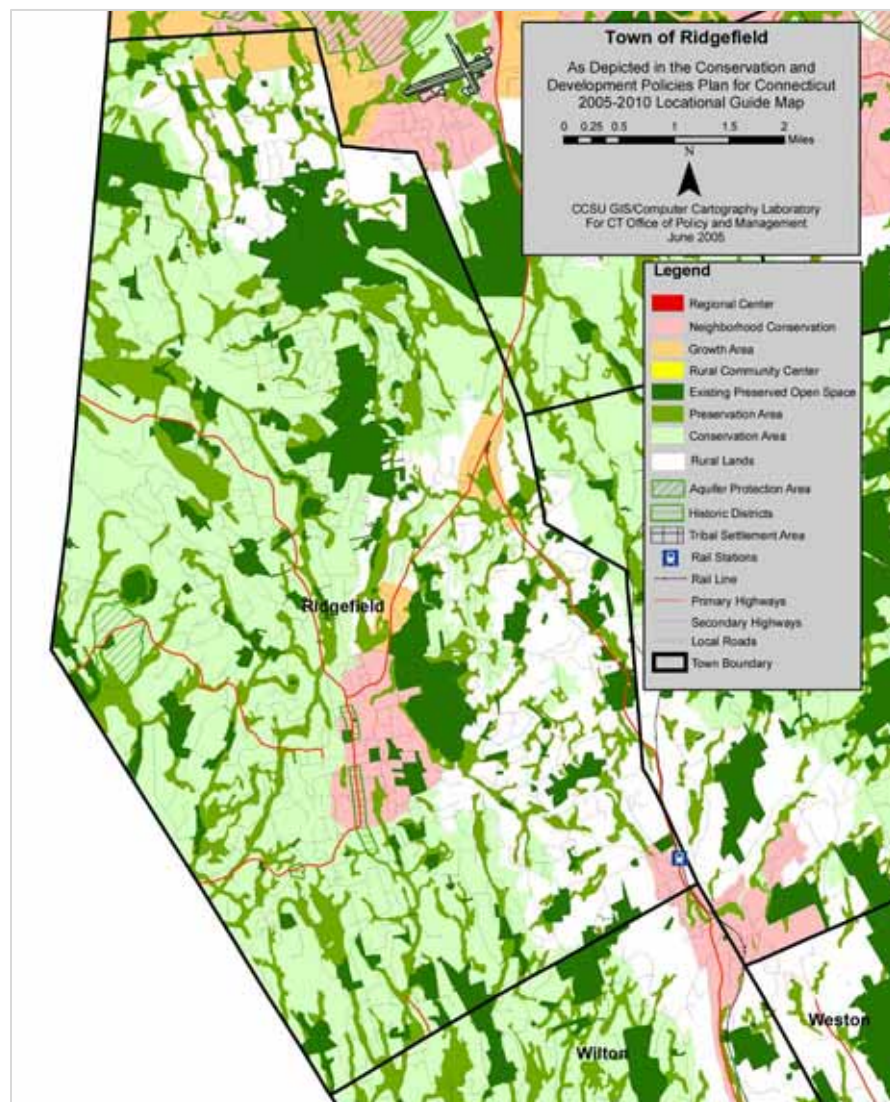
CONSISTENCY WITH THE STATE AND REGIONAL PLANS

In accordance with Connecticut General Statutes Section 8-23, the Ridgefield POCD was compared to:

- 2005-2010 *Conservation and Development Policies Plan for Connecticut*;
- 2009 *Regional Plan of Conservation and Development* (prepared by HVCEO); and,
- State Growth Principles.

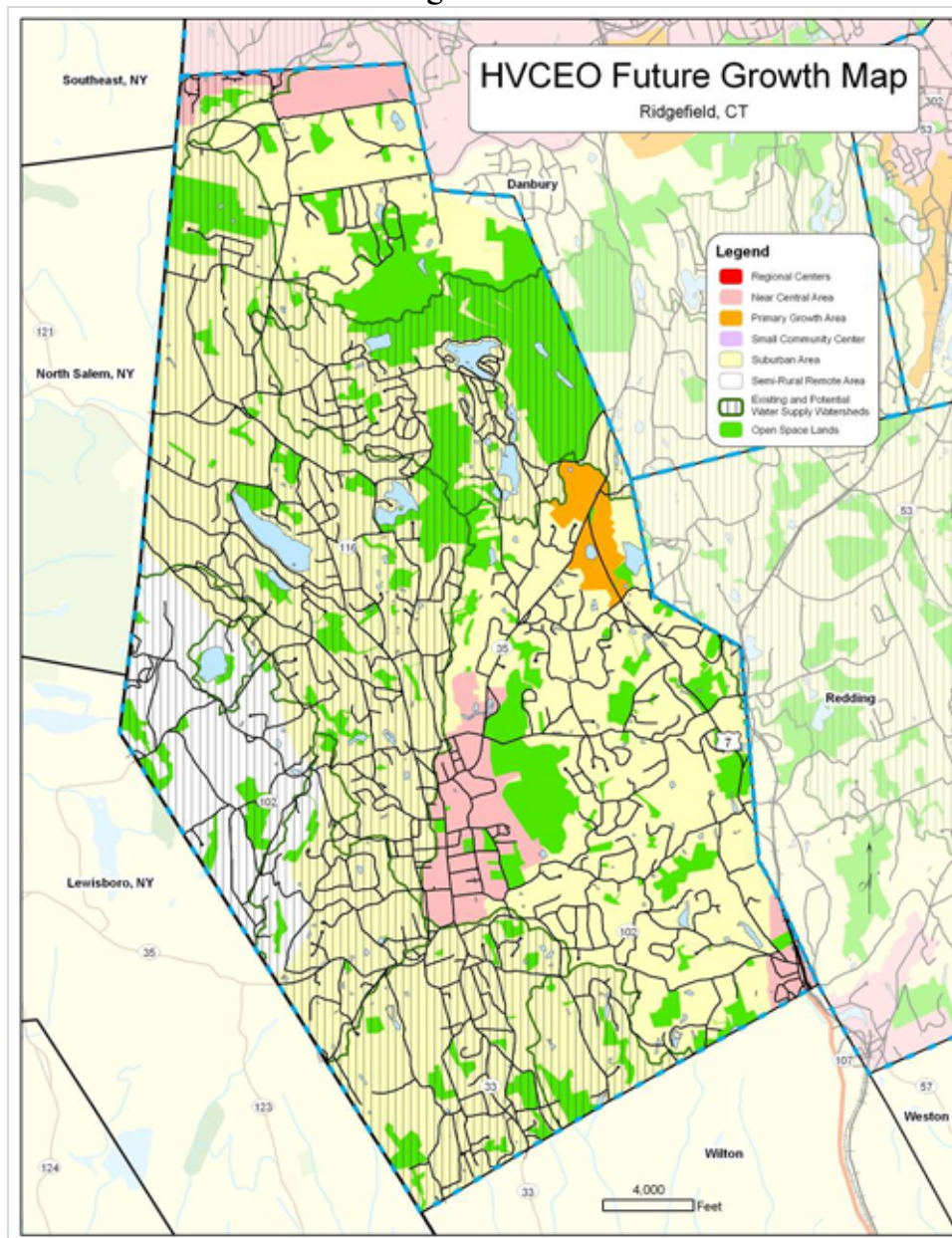
This Plan is generally consistent with State and Regional Plans, as explained on the following pages.

State Plan



This Plan is generally consistent with the State and Regional Plan maps. The Ridgefield POCD guides future business and mixed use to areas that are also designated for these uses on the Regional and State maps. Conversely, areas with sensitive natural resources and water supply watersheds are generally designated for lower intensity patterns.

Regional Plan



The Ridgefield Plan of Conservation and Development has been evaluated for consistency with the six State Growth Principles and with policies contained in the Regional Plan. This POCD is consistent with those policies as explained further:

State Growth Principles	Ridgefield POCD
Principle 1 - Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure.	FINDING – Consistent The POCD recommends reinforcing Ridgefield’s village patterns and guiding growth to areas that have infrastructure (roads, public transit, sewer, water) or where infrastructure is planned.
Principle 2 - Expansion of housing opportunities and design choices to accommodate a variety of household types and needs.	FINDING - Consistent The Plan supports the provision of a range of housing choices (size, type, and price levels) and includes strategies to create additional housing.
Principle 3 - Concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.	FINDING - Consistent The Plan supports improvements to Branchville Station and village type development in Branchville. By guiding development to appropriate locations along major transportation corridors, the POCD anticipates improving the viability of future bus and shuttle service.
Principle 4 - Conservation and restoration of the natural environment, cultural and historical resources and existing farmlands.	FINDING - Consistent The POCD provides for continued protection of natural resources, cultural amenities and historical assets and other features that contribute the Town’s ecology and character.
Principle 5 - Protection of environmental assets critical to public health and safety.	FINDING - Consistent Water resource protection is an important component of the Plan – particularly aquifer protection and strategies to help protect regional and multi-state water supplies.
Principle 6 - Integration of planning across all levels of government to address issues on a local, regional and state-wide basis.	FINDING - Consistent The POCD recognizes the importance of continued collaboration with regional entities (including HVCEO, HART, and watershed protection groups) and the need to work with the State on a number of issues, including transportation and conservation issues.

The Ridgefield Plan of Conservation and Development has been evaluated for consistency with the twelve HVCEO Growth Principles.

Regional Principles	Ridgefield POCD
Principle 1 - Municipalities should balance and complement one another within a regional context.	FINDING - Consistent The POCD recognizes the importance of working with the region on issues including water resource protection and transportation.
Principles 2 & 3 - Encourage efforts to provide adequate, high quality water supplies to the Region; Protect the long term health of the region's water resources.	FINDING - Consistent The POCD provides strategies to protect existing and future drinking water supplies and water resources, such as through aquifer protection, low density development in water supply watersheds, and creating a detailed inventory of water resources (NRI).
Principle 4 - Encourage coordination between local water pollution control authorities and local planning commissions.	FINDING - Consistent The POCD stresses the importance of the WPCA and PZC working together when determining which areas of Town may or may not be appropriate for future sewer service.
Principle 5 - Develop a transportation network ... that is consistent with well planned patterns of land development ... integrates energy conservation, air quality goals, and environmental quality.	FINDING - Consistent Since the Town's road network is essentially set, the POCD recommends improvements and expansions of public transit, bikeways, and pedestrian enhancements.
Principle 6 - Update town plans and land use regulations to curb energy use and moderate global warming.	FINDING - Consistent The POCD provides strategies for the Town to reduce energy use and emphasizes alternative modes of transportation and development patterns that can reduce vehicle trips.
Principle 7 - Expansion of housing opportunities and design choices to accommodate the region's variety of household types and needs.	FINDING - Consistent The Plan supports the provision of a range of housing choices (size, type, and price levels). Numerous strategies to create additional housing are provided.
Principle 8 - Diversified economic growth producing quality jobs and tax revenue, well coordinated with other regional elements.	FINDING - Consistent The POCD includes strategies to maintain a strong non-residential base and promote business development in appropriate areas, among other strategies.

Regional Principles	Ridgefield POCD
<p>Principle 9 - Preserve ample open space and develop recreational opportunities for the Region's future population.</p>	<p>FINDING - Consistent The POCD supports the continued preservation of open space for both natural resource protection and recreation purposes.</p>
<p>Principles 10 & 11 - Mix compatible land uses in select locations. Use this technique as part of transit oriented development to increase the market for rail passenger service.</p>	<p>FINDING - Consistent The POCD supports the continuation of Ridgefield Center as a multi-activity hub. It also supports the recreation of a village at Branchville near the railroad station.</p>
<p>Principle 12 - To significantly increase sidewalk development and improve pedestrian amenities in the Region, especially in coordination with mixed use and transit oriented developments.</p>	<p>FINDING - Consistent The POCD recognizes that sidewalks are important components of the Town's transportation infrastructure, particularly in Ridgefield Center and in Branchville. The POCD identifies Pedestrian Enhancement Areas.</p>