



Future Land Use Map: What do the categories mean?

Residential Categories

Rural (RU 40/80): 2 units per acre or less (*On a 40,000 SF lot, this would represent 1-2 units*)
Low (RU20, RS20): 2-4 units per acre, or up to 7 units per acre on public sewer and outside the floodplains (*On a 20,000 SF lot, this would represent 1-3 units*)
Medium (RS12, R12/7): 3-15 units per acre (*On a 12,000 SF lot, this would represent 1-4 units*)
High (RM): More than 15 units per acre

Mixed Use, Commercial, and Industrial Categories

Town/Village Center Mixed Use: MTC, MVC, MDD, and some CN zoning districts
(*Mix of residential and commercial uses*)
Other Mixed Use: CR, IM, and some CN zoning districts
(*Mix of residential/commercial/light industrial uses*)
Industrial/Waterfront: IG and WW zoning districts
(*Industrial and water-dependent uses*)

Government, Institutional, and Utilities Category

Uses such as Town Hall, active schools, utility stations, and other institutional uses such as churches, regardless of the underlying zoning

Open Space and Other Protected Land

Current GC and GR zoning districts - Plus additional larger-scale permanently protected green space conserved since the GC and GR zoning districts were adopted

Areas of Climate Vulnerability

As climate change raises sea levels and storms occur more frequently, these areas are likely to be inundated assuming 20-inches of sea level rise aligned with a 100-year storm event.

Areas for Future Study/Analysis

These are areas where further analysis, study, or discussion is required before a future land use is determined. These areas include . . .

- Former SB Butler School, 155 Ocean View Avenue
- Former Claude Chester School, 1 Harry Day Drive
- Mystic Education Center Site, 0 and 240 Oral School Road
- Potential Transportation Hub at Route 1 and Poquonnock Road in anticipation of a rail station and related transit infrastructure
- Potential Expansion of the MDD district (Downtown Mystic) should existing commercial uses be displaced by sea level rise and flooding

Desired Vehicular Roadway Connections

These dashed lines represent rough pathways for new roads that should be constructed by developers in the event that more development is proposed for these areas.