Middlebury

Town zoning regulations were used to calculate allowable building density for each parcel. When run, the CommunityViz software placed buildings on appropriate parcels, conforming to the preset density and setback rules for each zoning designation. Benson Woods, Ridgewood, and Middlebury Land Associates/CT Land Development (MLA/CTLD, also known as The Ridge and The Estates) are planned developments which have had plans approved by the town, but have yet to be completed. For these properties, the remaining units to be built (the number of built units subtracted from the total number of approved units) was entered as the potential build-out units for each property. The following settings were used with a minimum lot size of 40,000 ft^2:

Land Use Designation	Dwelling Units	Minimum Separation Distance (feet)	Efficiency Factor
AR-1	6.54 DU/Acre	20	75%
SR-1	6.54 DU/Acre	20	75%
R-40	1.09 DU/Acre	50	75%
R-40/LQPD	1.09 DU/Acre	50	75%
R-40/PRD	1.09 DU/Acre	50	75%
R-80	0.54 DU/Acre	80	80%
R-80/LQPD	0.54 DU/Acre	80	80%
R-80/LQPD-1	0.54 DU/Acre	80	80%
MLA/CTLD	164 Units*	N/A	N/A
Ridgewood	51 Units*	N/A	N/A
Benson Woods	214 Units*	N/A	N/A

* Town approved un-built dwelling units in planned developments.

Dwelling Units

The residential build-out projected that a total of 2,078 additional dwelling units will be placed at total build-out in Middlebury with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Dwelling Units
AR-1	59	44	214
SR-1	24	14	66
R-40	3,837	793	596
R-40/LQPD	64	32	26
R-40/PRD	481	57	43
R-80	4,008	1,664	680
R-80/LQPD	284	81	31
R-80/LQPD-1	157	31	11
MLA/CTLD	392	254	146*
Ridgewood	229	110	214*
Benson Woods	95	37	51*
Totals:	**9,630**	**3,117**	**2,078**

*Town approved planned additional units.

Population

Using the current household size of 2.72 residents per dwelling unit in Middlebury (Census 2010), the future population increase from the additional 2,078 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
2,078	X	2.72	=	5,652	+	7,575	=	13,227

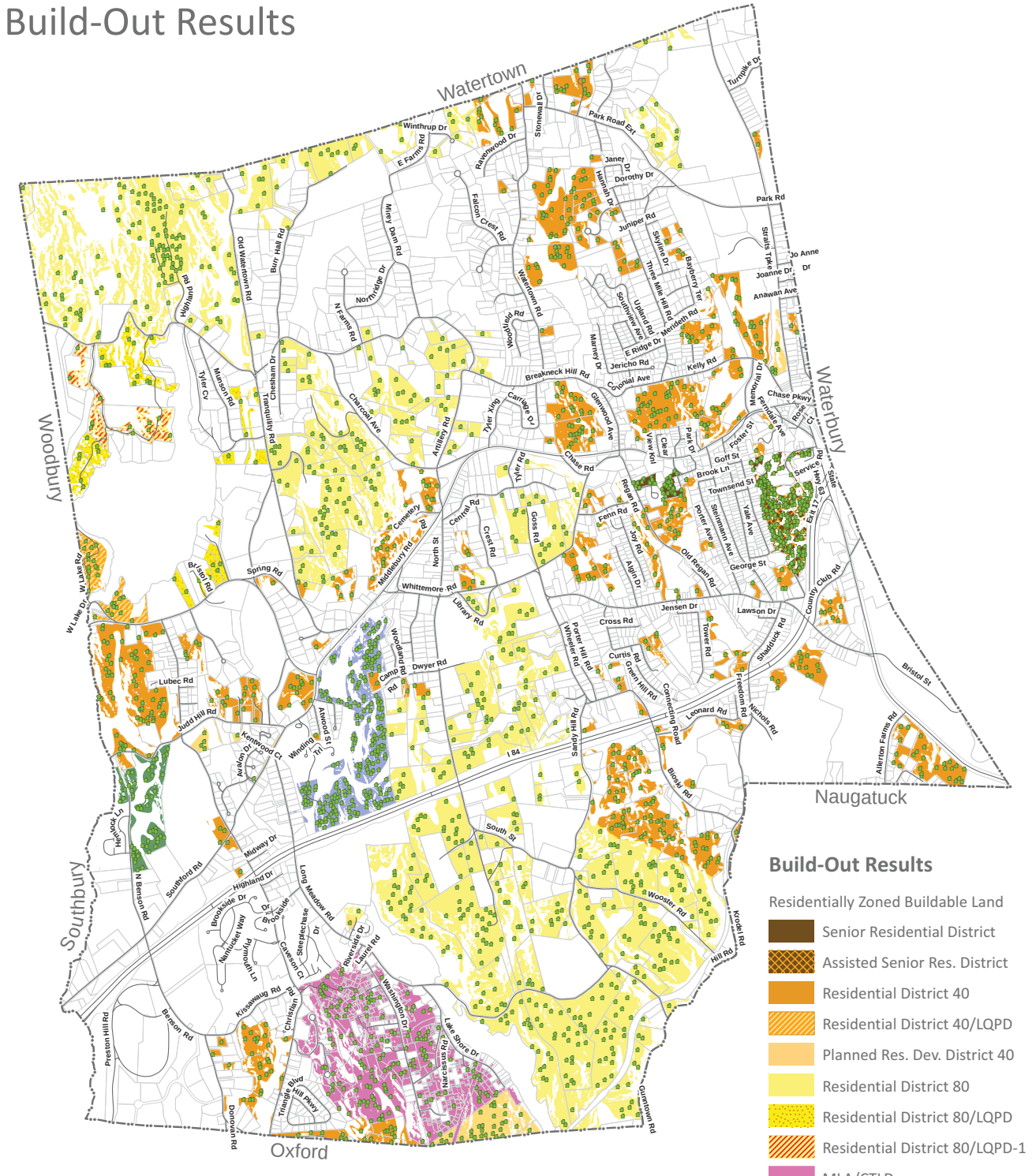
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Middlebury is 5% (Census 2010).

Common Impacts

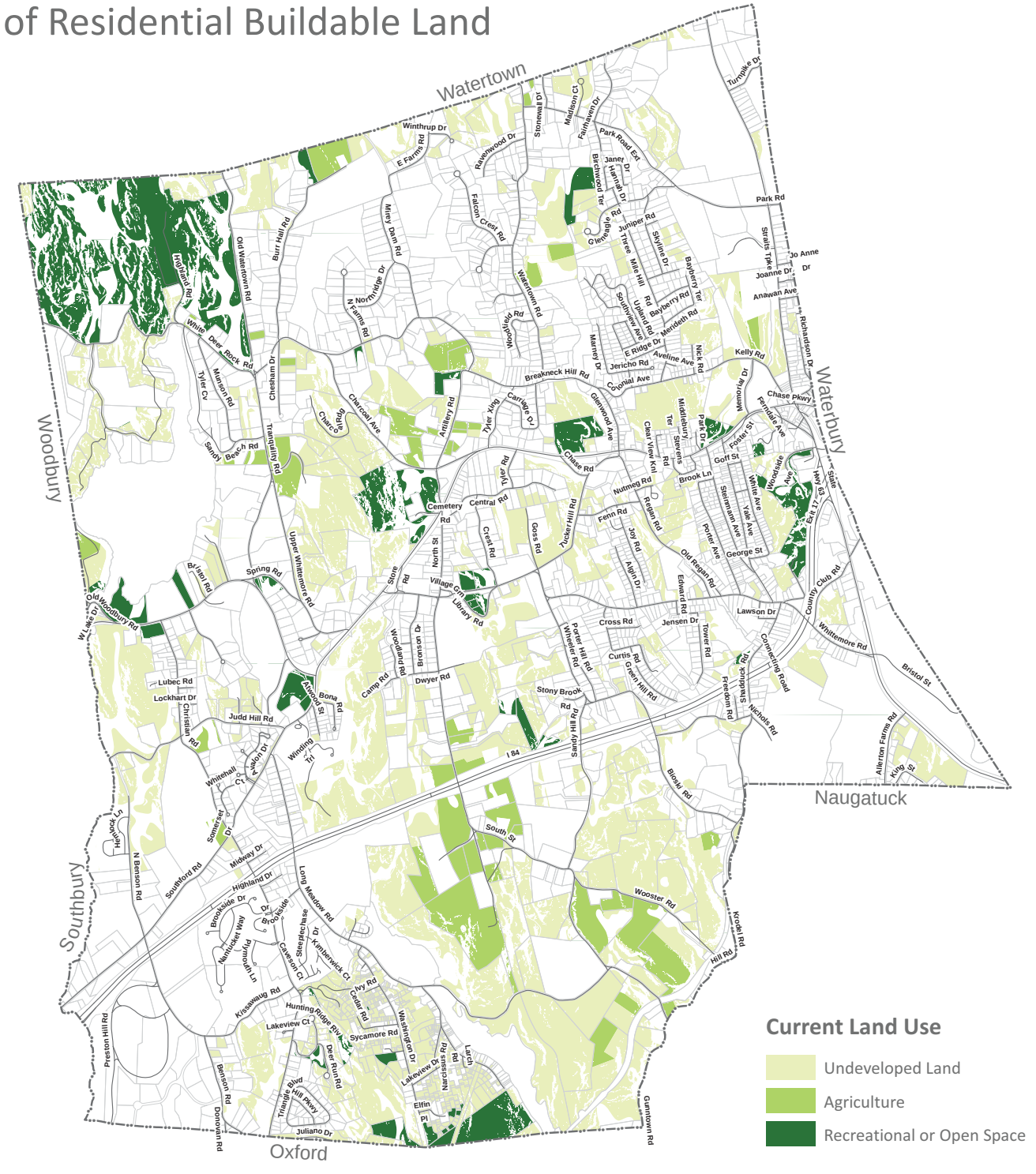
CommunityViz also calculated some potential impacts that the additional population could have on the Town of Middlebury. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	983	School Children
Labor Force	3,301	Workers
Annual Residential Energy Use	197,410	Million BTU
Annual Residential Water Use	213,888,540	Gallons
Daily Vehicle Trips	11,761	Daily Trips
Annual CO Auto Emissions	921,300	Pounds
Annual CO_2 Auto Emissions	18,057	Tons
Annual Hydrocarbon Auto Emissions	105,587	Pounds
Annual NO_x Auto Emissions	67,935	Pounds

Middlebury 2013 Residential Build-Out Results

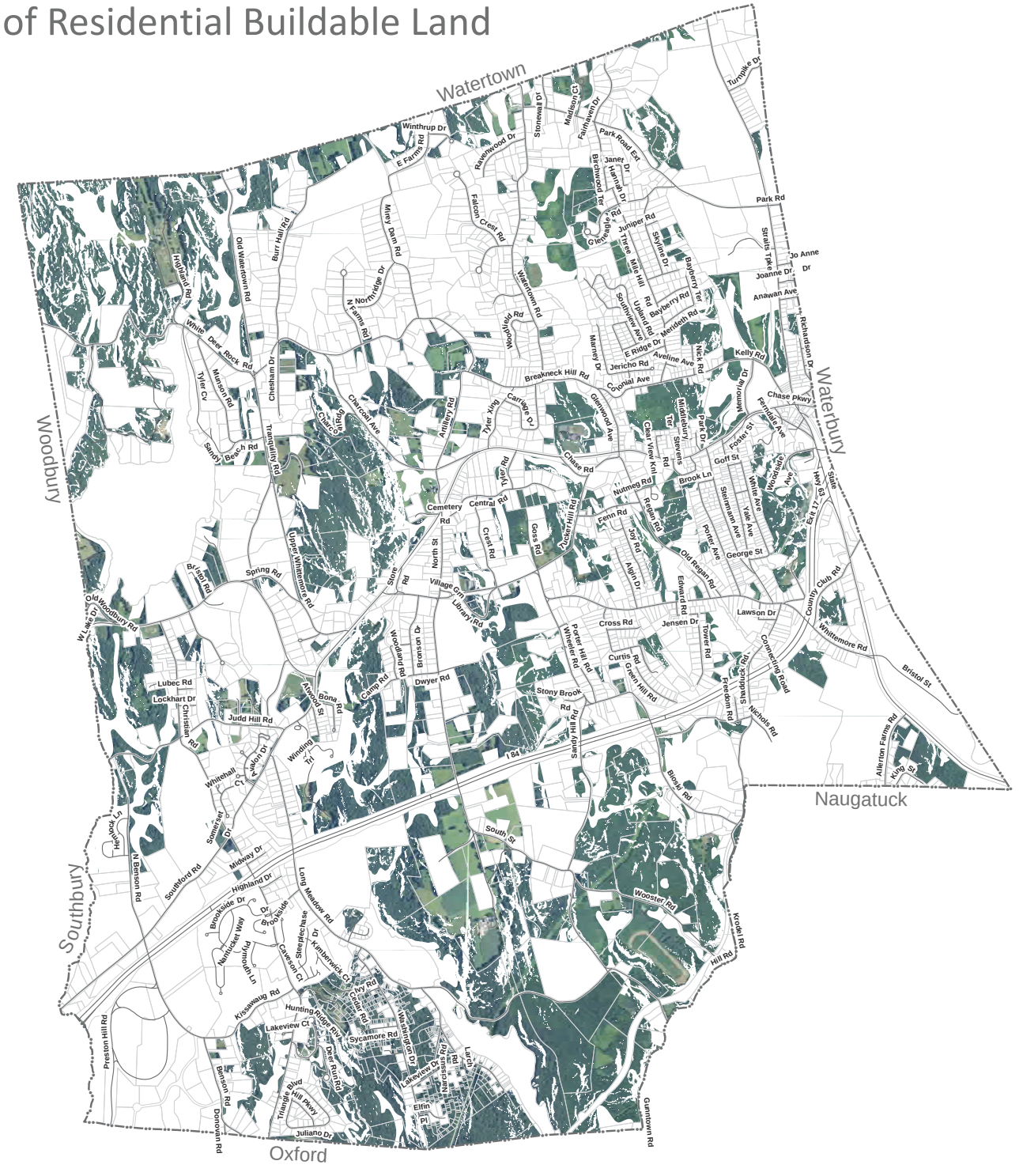


Middlebury 2013 Land Use of Residential Buildable Land



Sources:
911Roads: Teleatlas/CTDPS
Parcels: NEGEO
Land Use: COGCNV

Middlebury 2012 Aerial Imagery of Residential Buildable Land



Miles
0 0.5 1 2

Sources:
911Roads: Teleatlas/CTDPS
Parcels: NEGEO
2012 NAIP Imagery: CT DEEP

Naugatuck

Town zoning regulations were used to calculate allowable building density for each parcel. When run, the CommunityViz software placed buildings on appropriate parcels, conforming to preset density and setback rules for each zoning designation. Multi-family housing was favored by the build-out where allowed by zoning regulations, and is based on the highest permitted dwelling unit allowable per building without requiring a special permit. The following settings were used with a minimum lot size of 5,000 ft^2:

Zoning Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Allowable Dwelling Units Per Building	Efficiency Factor
R-65	.67	60	1	80%
R-45	.97	60	1	80%
R-30	1.45	40	1	75%
R-15	2.90	40	1	75%
R-8	5.45	20	1	75%
RA-1	8.71	20	*2	75%
RA-2	8.71	20	*2	75%
RO-1	8.71	20	*2	75%
B-4	1.45	60	*1	75%
DD	2.90	60	*1	75%

* Higher DU/Building allowed by special permit.

Dwelling Units

The residential build-out projected that 2,485 residential buildings with a total of 2,603 additional dwelling units will be placed at total build-out in Naugatuck with current zoning regulations in place.

Zoning Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Future Residential Buildings	Potential Future Dwelling Units
R-65	2,873	1,057	545	545
R-45	73	36	28	28
R-30	741	148	170	170
R-15	2,403	465	1,000	1,000
R-8	1,071	107	415	415
RA-1	717	40	142	240
RA-2	113	6	22	39
RO-1	3	1	4	7
B-4	11	8	9	9
DD	524	68	150	150
TOTALS:	**8,529**	**1,936**	**2,485**	**2,603**

Population

Using the current household size of 2.56 residents per dwelling unit in Naugatuck (Census 2010), the future population increase from the additional 2,603 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
2,603	**X**	**2.56**	**=**	**6,664**	**+**	**31,862**	**=**	**38,526**

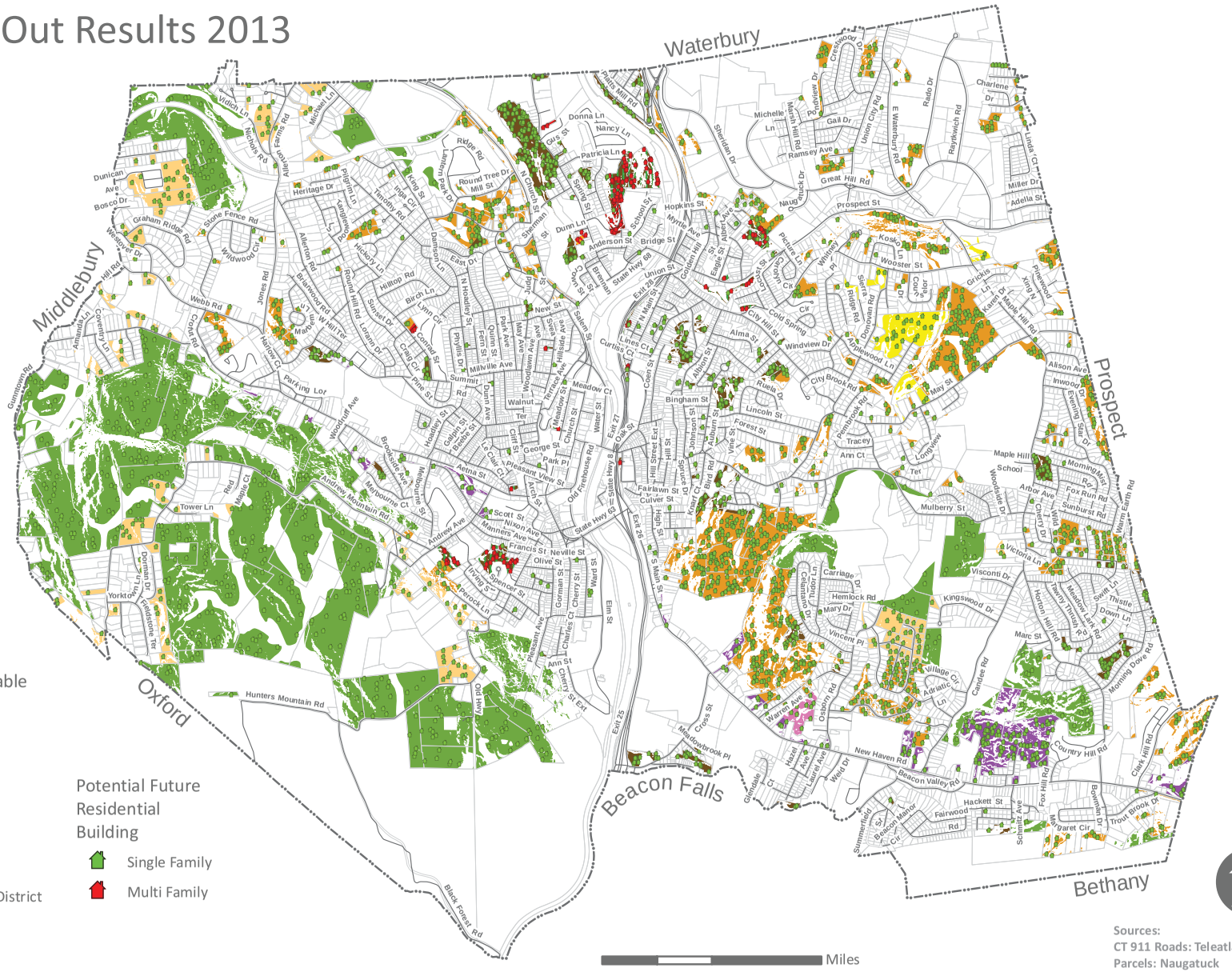
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Naugatuck is 5.5% (Census 2010).

Common Impacts

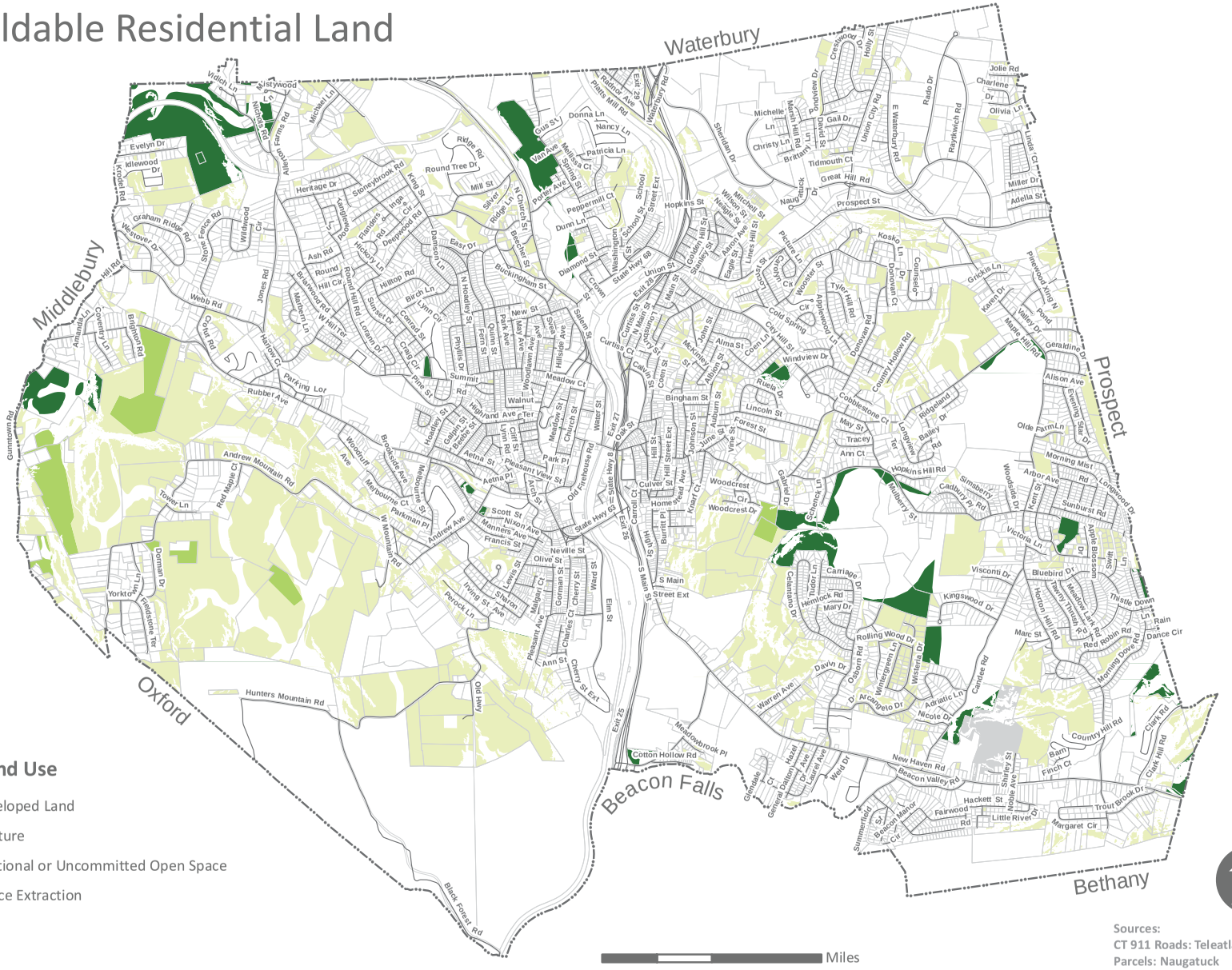
CommunityViz also calculated some potential impacts that the additional population could have on the Borough of Naugatuck. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	1,159	School Children
Labor Force	3,892	Workers
Annual Residential Energy Use	247,285	Million BTU
Annual Residential Water Use	267,926,790	Gallons
Daily Vehicle Trips	14,733	Daily Trips
Annual CO Auto Emissions	1,154,063	Pounds
Annual CO_2 Auto Emissions	22,619	Tons
Annual Hydrocarbon Auto Emissions	132,263	Pounds
Annual NO_x Auto Emissions	85,099	Pounds

Naugatuck Residential Build-Out Results 2013

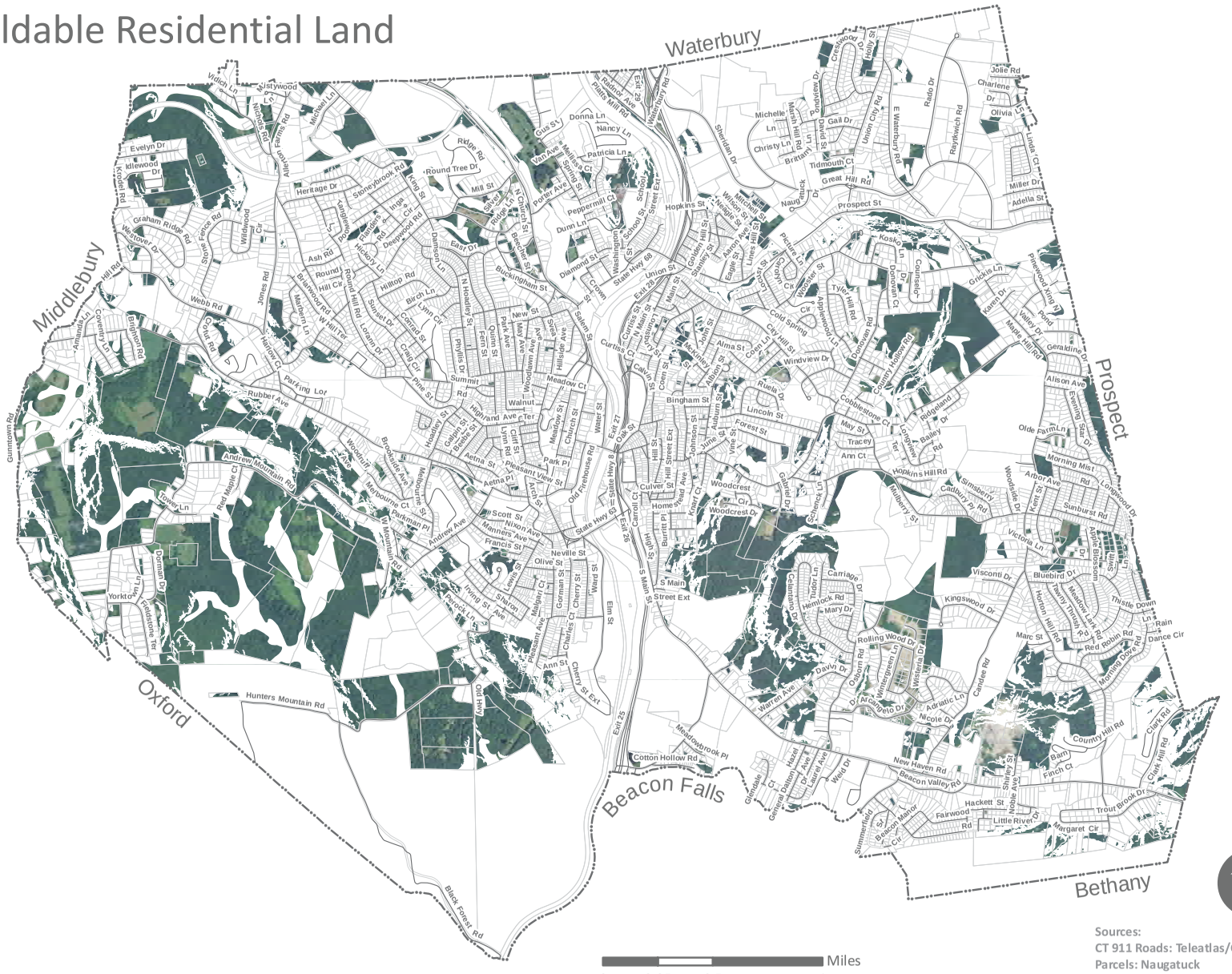


Naugatuck 2013 Land Use of Buildable Residential Land



Sources:
CT 911 Roads: Teleatlas/CTDPS
Parcels: Naugatuck
Land Use: COGCNV

Naugatuck 2012 Aerial Imagery of Buildable Residential Land



Sources:
CT 911 Roads: Teleatlas/CTDPS
Parcels: Naugatuck
2012 NAIP Aerial Imagery: CTDEEP

Oxford

Town zoning regulations were used to calculate allowable building density for each parcel. When run, the CommunityViz software placed buildings on appropriate parcels, conforming to preset density and setback rules for each zoning designation. The following settings were used with a minimum lot size of 65,340 ft^2:

Land Use Designation	Dwelling Units	Minimum Separation Distance (feet)	Efficiency Factor
R-A	.50 Units/Acre	50	95%
R-CGD	445 Units*	NA	100%

* 445 approved un-built dwelling units in R-GCD.

Dwelling Units

The residential build-out projected that a total of 2,053 additional dwelling units will be placed at total build-out in Oxford with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Building Units
R-A	16,731	3,655	1,608
R-GCD	942	562	445*
TOTALS:	**17,673**	**4,217**	**2,053**

*Approved additional units.

Population

Using the current household size of 2.81 residents per dwelling unit in Oxford (Census 2010), the future population increase from the additional 2,053 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
2,053	**X**	**2.81**	**=**	**5,769**	**+**	**12,683**	**=**	**18,452**

*Assuming full occupancy of new units. The vacancy rate of existing housing units in Oxford is 5.1% (Census 2010).

Common Impacts

CommunityViz also calculated some potential impacts that the additional population could have on the Town of Oxford. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	786	School Children*
Labor Force	3,370	Workers
Annual Residential Energy Use	195,035	Million BTU
Annual Residential Water Use	211,315,290	Gallons
Daily Vehicle Trips	11,620	Daily Trips
Annual CO Auto Emissions	910,216	Pounds
Annual CO_2 Auto Emissions	17,840	Tons
Annual Hydrocarbon Auto Emissions	104,316	Pounds
Annual NO_x Auto Emissions	67,118	Pounds

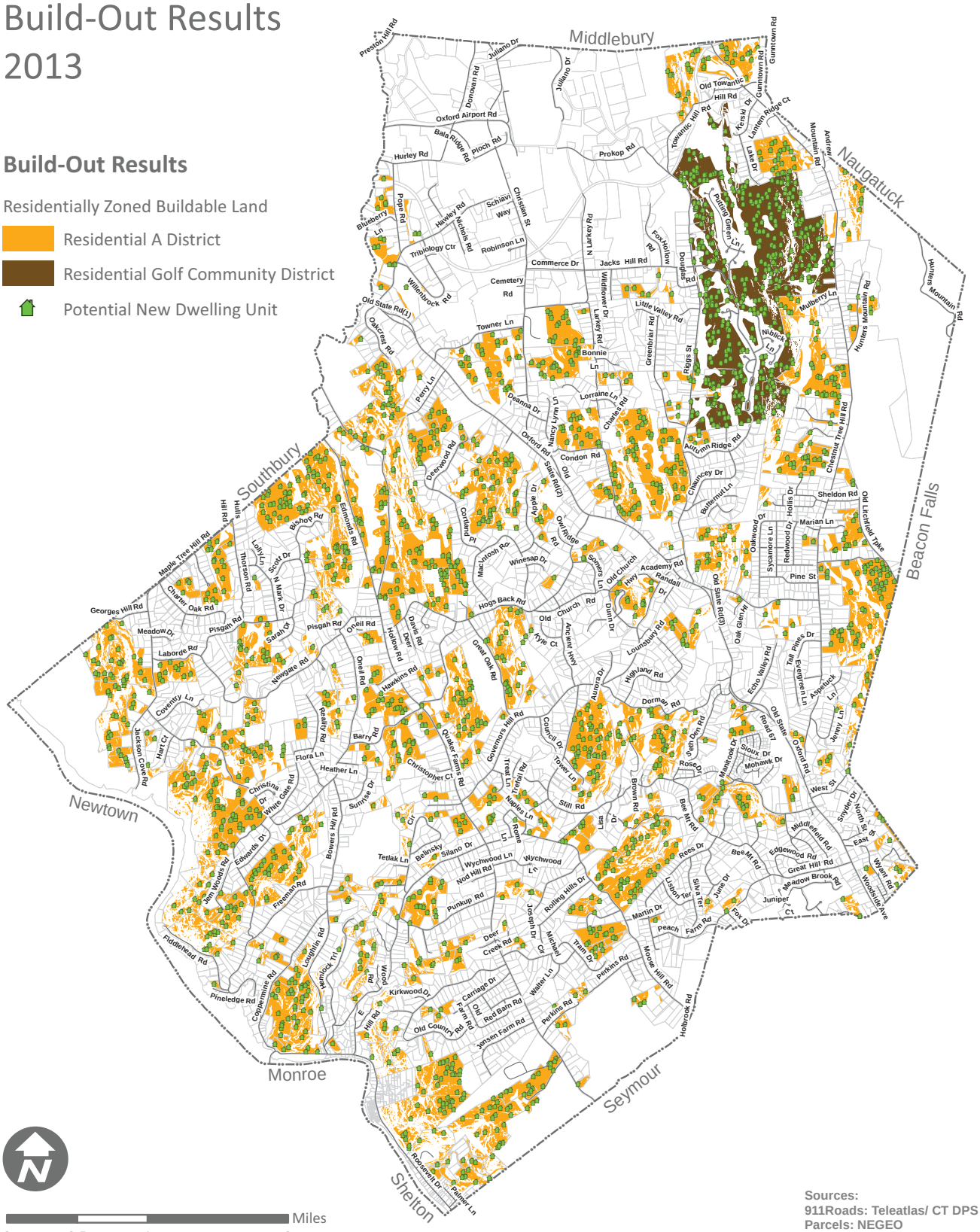
*Calculation excludes population from over 55 R-GCD zone.

Oxford Residential Build-Out Results 2013

Build-Out Results

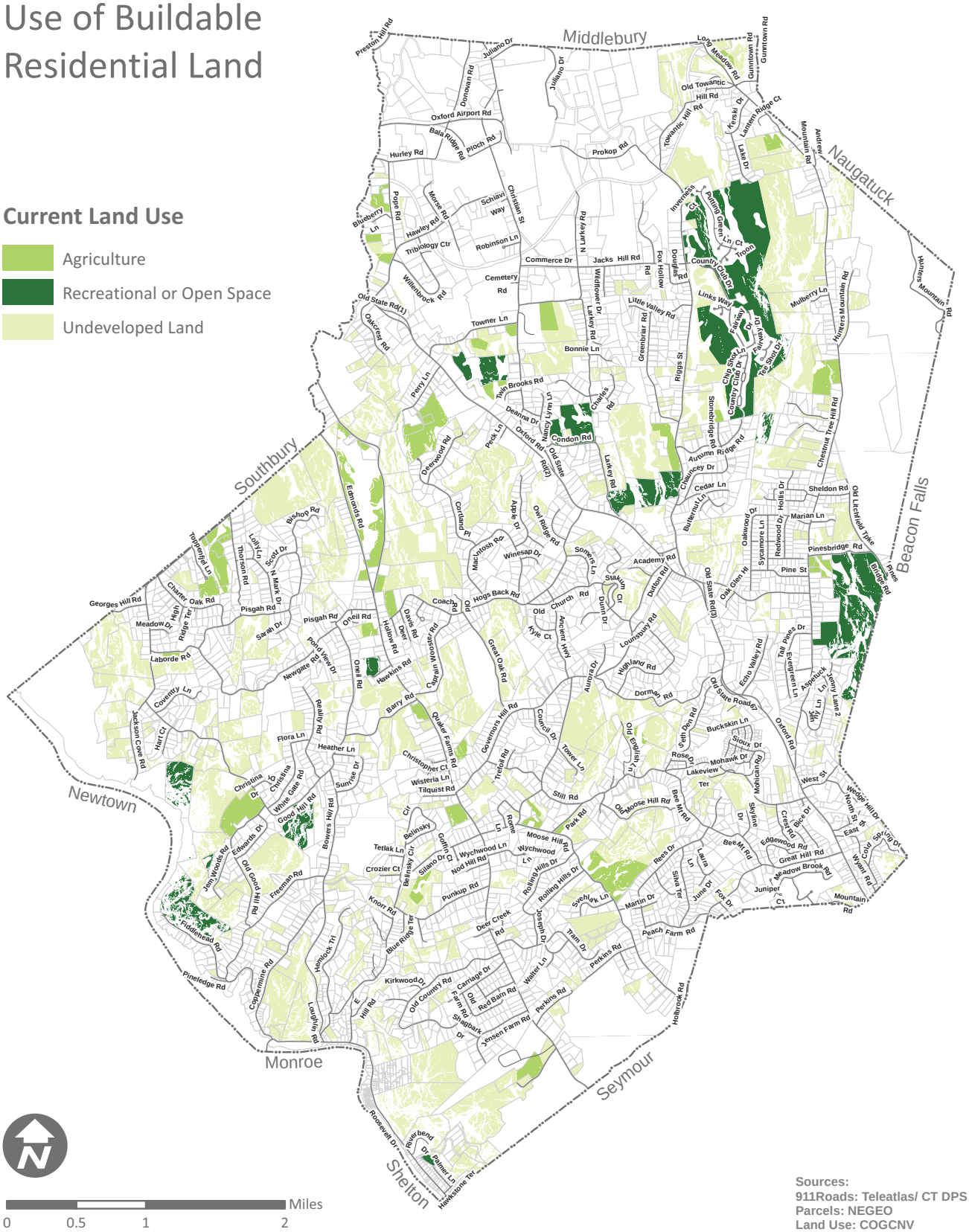
Residentially Zoned Buildable Land

- Residential A District
- Residential Golf Community District
- Potential New Dwelling Unit



Sources:
911Roads: Teleatlas/ CT DPS
Parcels: NEGEO
Zoning: Oxford

Oxford 2013 Land Use of Buildable Residential Land



Sources:
911Roads: Teleatlas/ CT DPS
Parcels: NEGEO
Land Use: COGCNV

Oxford 2012 Aerial Imagery of Buildable Residential Land

Sources:
911Roads: Teleatlas/ CT DPS
Parcels: NEGEO
2012 NAIP Aerial Imagery: CT DEEP

Prospect

Town zoning regulations were used to calculate allowable building density for each parcel. When run, the CommunityViz software placed buildings on appropriate parcels, conforming to preset density and setback rules for each zoning designation. The following settings were used with a minimum lot size of 30,000 ft^2:

Land Use Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Efficiency Factor
RA-1	1.09	50	75%
RA-2	0.54	50	80%

Dwelling Units

The residential build-out projected that a total of 924 additional dwelling units will be placed at total build-out in Prospect with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Building Units
RA-1	6,011	1,047	807
RA-2	1,959	279	117
TOTALS:	**7,970**	**1,326**	**924**

Population

Using the current household size of 2.76 residents per dwelling unit in Prospect (Census 2010), the future population increase from the additional 924 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
924	**X**	**2.76**	**=**	**2,550**	**+**	**9,405**	**=**	**11,955**

*Assuming full occupancy of new units. The vacancy rate of existing housing units in Prospect is 3.4% (Census 2010).

Common Impacts

CommunityViz also calculated some potential impacts that the additional population could have on the Town of Prospect. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	444	School Children
Labor Force	1,490	Workers
Annual Residential Energy Use	87,780	BTU
Annual Residential Water Use	95,107,320	Gallons
Daily Vehicle Trips	5,230	Daily Trips
Annual CO Auto Emissions	409,555	Pounds
Annual CO_2 Auto Emissions	8,029	Tons
Annual Hydrocarbon Auto Emissions	46,950	Pounds
Annual NO_x Auto Emissions	30,208	Pounds

Prospect 2013 Land Use of Residential Buildable Land

Build-Out Results

Residentially Zoned Buildable Land

- Residential 1 Acre (RA-1)
- Residential 2 Acre (RA-2)
- Potential New Dwelling Unit

Sources:
CT 911 Roads: Teleatlas/CTDPS
Prospect Parcels: AppGeo
Zoning: Prospect

Miles
0 0.25 0.5 1

Prospect 2013 Land Use of Residential Buildable Land

Land Use

- Undeveloped Land
- Agriculture
- Recreational or Uncommitted Open Space
- Resource Extraction

Sources:
CT 911 Roads: Teleatlas/CTDPS
Prospect Parcels: AppGeo
Land Use: COGCNV

Miles
0 0.25 0.5 1

Prospect 2012 Aerial Imagery of Residential Buildable Land

Sources:
CT 911 Roads: Teleatlas/CTDPS
Prospect Parcels: AppGeo
2012 NAIP Aerial Imagery: CTDEEP

Miles
0 0.25 0.5 1

Southbury

Town zoning regulations were used to calculate allowable building density for each parcel. When run, the CommunityViz software placed buildings on appropriate parcels, conforming to preset density and setback rules for each zoning designation. PDD-19 is a planned development which has had plans approved by the town, but has yet to be built. The property has been subdivided with one dwelling unit planned for each individual parcel. The following settings were used with a minimum lot size of 20,000ft^2:

Land Use Designation	Dwelling Units	Minimum Separation Distance (feet)	Efficiency Factor
R-20	2.18 DU/Acre	30	75%
R-30	1.45 DU/Acre	40	75%
R-30A	1.45 DU/Acre	40	75%
R-60	0.73 DU/Acre	60	80%
R-80	0.54 DU/Acre	60	80%
PDD-19	1.00 DU/Parcel*	20	100%

* Town approved un-built dwelling units in planned development.

Dwelling Units

The residential build-out projected that a total of 2,189 additional dwelling units will be placed at total build-out in Southbury with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Dwelling Units
R-20	641	62	94
R-30	835	107	106
R-30A	1,022	26	28
R-60	12,859	2,091	1156
R-80	6,702	1,836	787
PDD-19	40	26	18
Totals:	**22,099**	**4,148**	**2,189**

*Town approved planned additional units.

Population

Using the current household size of 2.33 residents per dwelling unit in Southbury (Census 2010), the future population increase from the additional 2,189 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
2,189	**X**	**2.33**	**=**	**5,100**	**+**	**19,904**	**=**	**25,004**

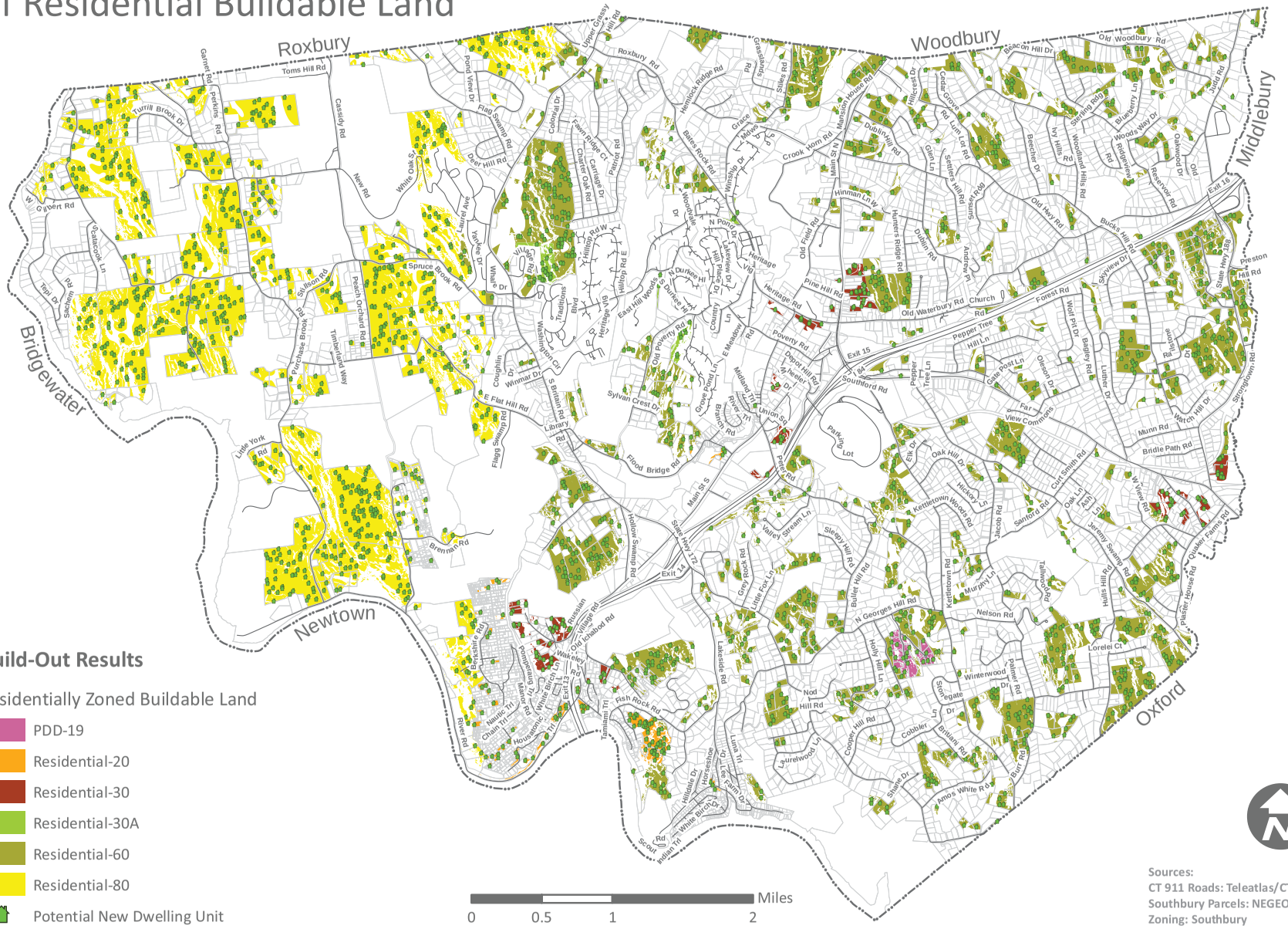
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Southbury is 9.7% (Census 2010).

Common Impacts

CommunityViz also calculated some potential impacts that the additional population could have on the Town of Southbury. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

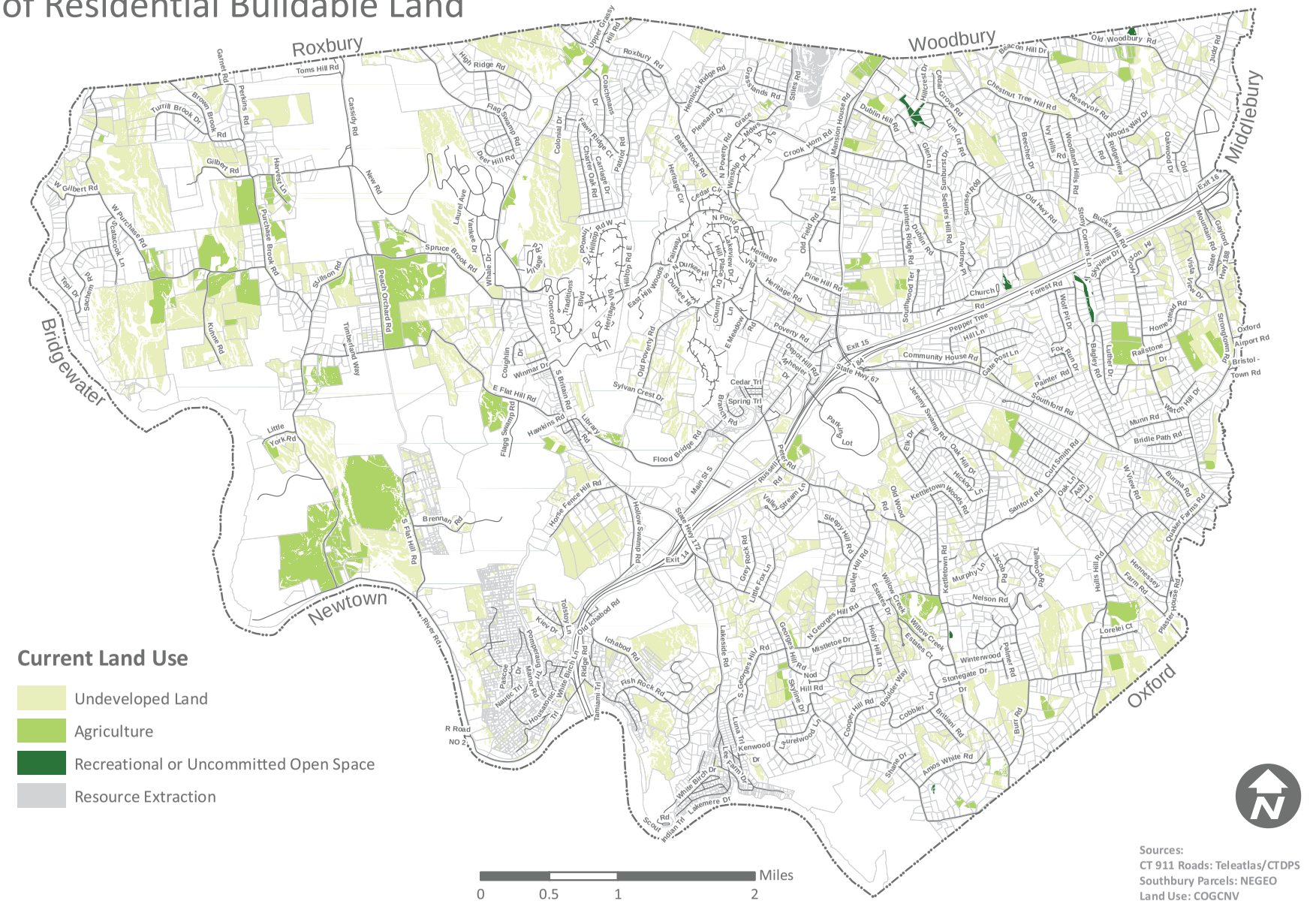
Common Impact	Increase	Units
School Children	887	School Children
Labor Force	2,979	Workers
Annual Residential Energy Use	207,955	Million BTU
Annual Residential Water Use	225,313,770	Gallons
Daily Vehicle Trips	12,390	Daily Trips
Annual CO Auto Emissions	970,513	Pounds
Annual CO_2 Auto Emissions	19,022	Tons
Annual Hydrocarbon Auto Emissions	111,227	Pounds
Annual NO_x Auto Emissions	71,564	Pounds

Southbury 2013 Land Use of Residential Buildable Land



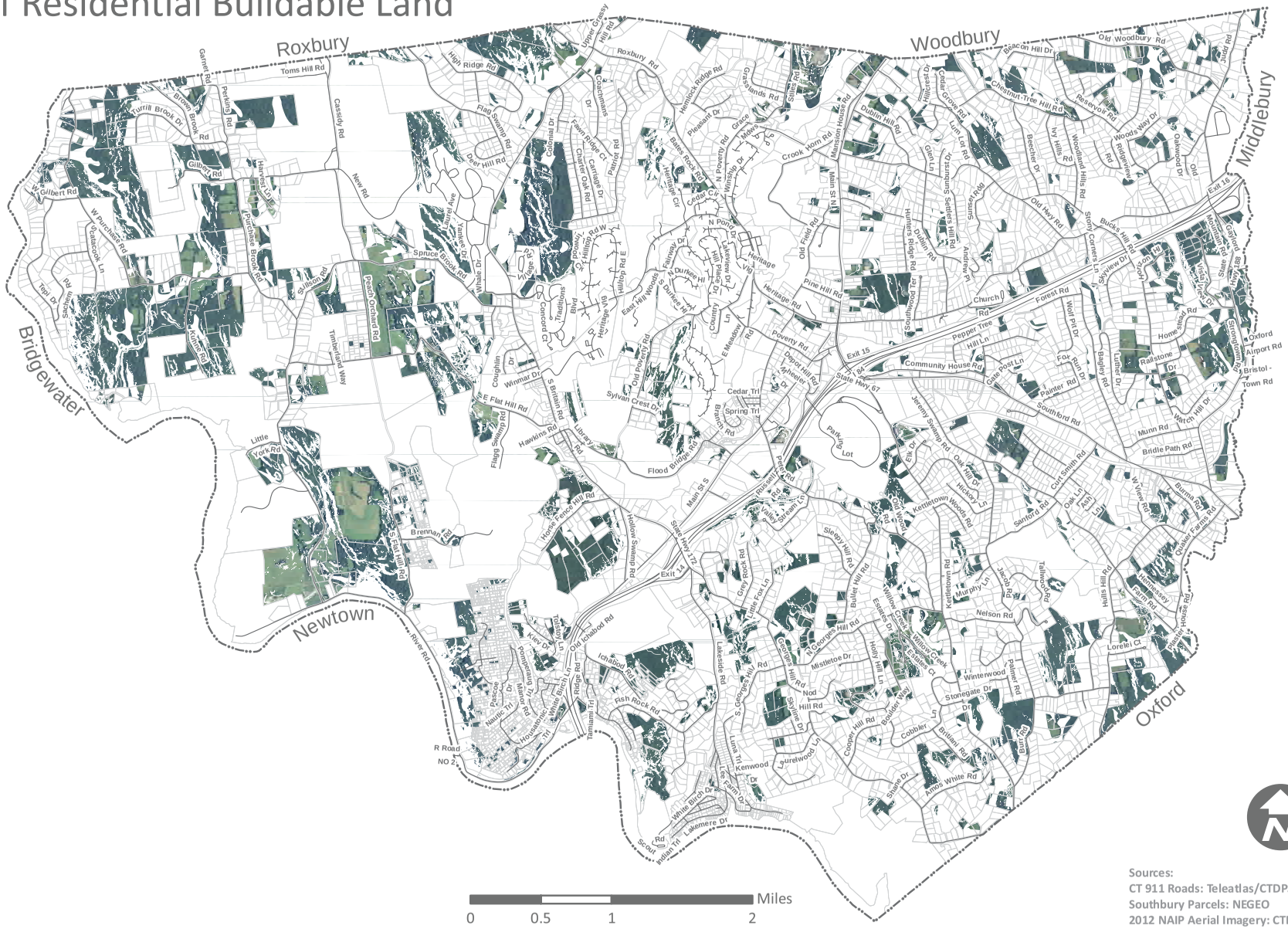
Sources:
CT 911 Roads: Teleatlas/CTDPS
Southbury Parcels: NEGEO
Zoning: Southbury

Southbury 2013 Land Use of Residential Buildable Land



Sources:
CT 911 Roads: Teleatlas/CTDPS
Southbury Parcels: NEGEO
Land Use: COGCNV

Southbury 2012 Aerial Imagery of Residential Buildable Land



Sources:
CT 911 Roads: Teleatlas/CTDPS
Southbury Parcels: NEGEO
2012 NAIP Aerial Imagery: CTDEEP