

Thomaston

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 15,000 ft²:

Land Use Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Efficiency Factor
RA-15	2.09	55	75%
RA-80	.54	65	80%
RA-80A	.54	65	80%

Dwelling Units

The residential build-out projected that a total of 681 additional dwelling units will be placed at total build-out in Thomaston with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Building Units
R-15	692	80	166
R-80	1,135	304	127
R-80A	3,300	935	388
TOTALS:	5,127	1,319	681

Population

Using the current household size of 2.53 residents per dwelling unit in Thomaston (Census 2010), the future population increase from the additional 681 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
681	X	2.53	=	1,723	+	7,887	=	9,610

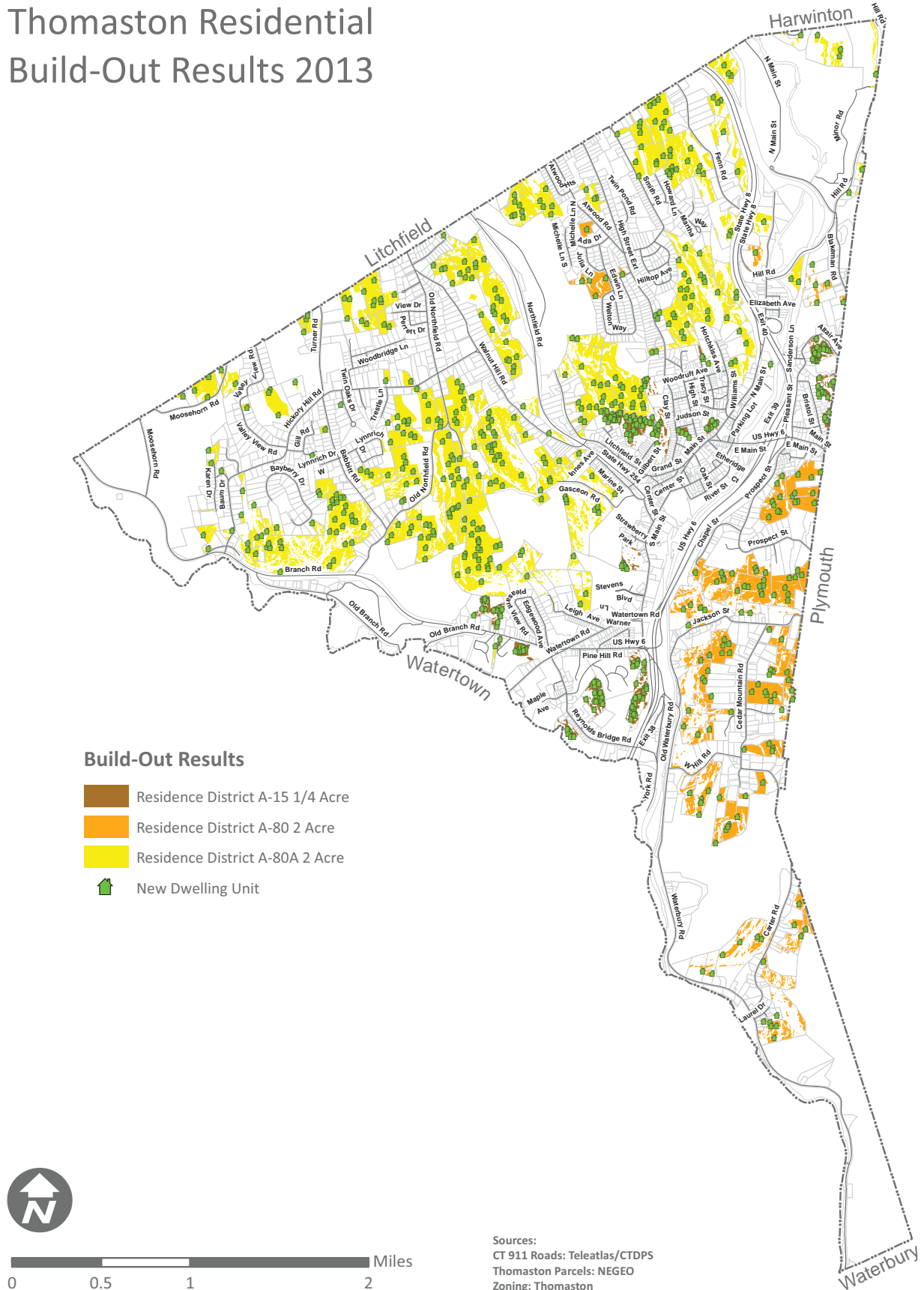
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Thomaston is 5.1% (Census 2010).

Common Impacts

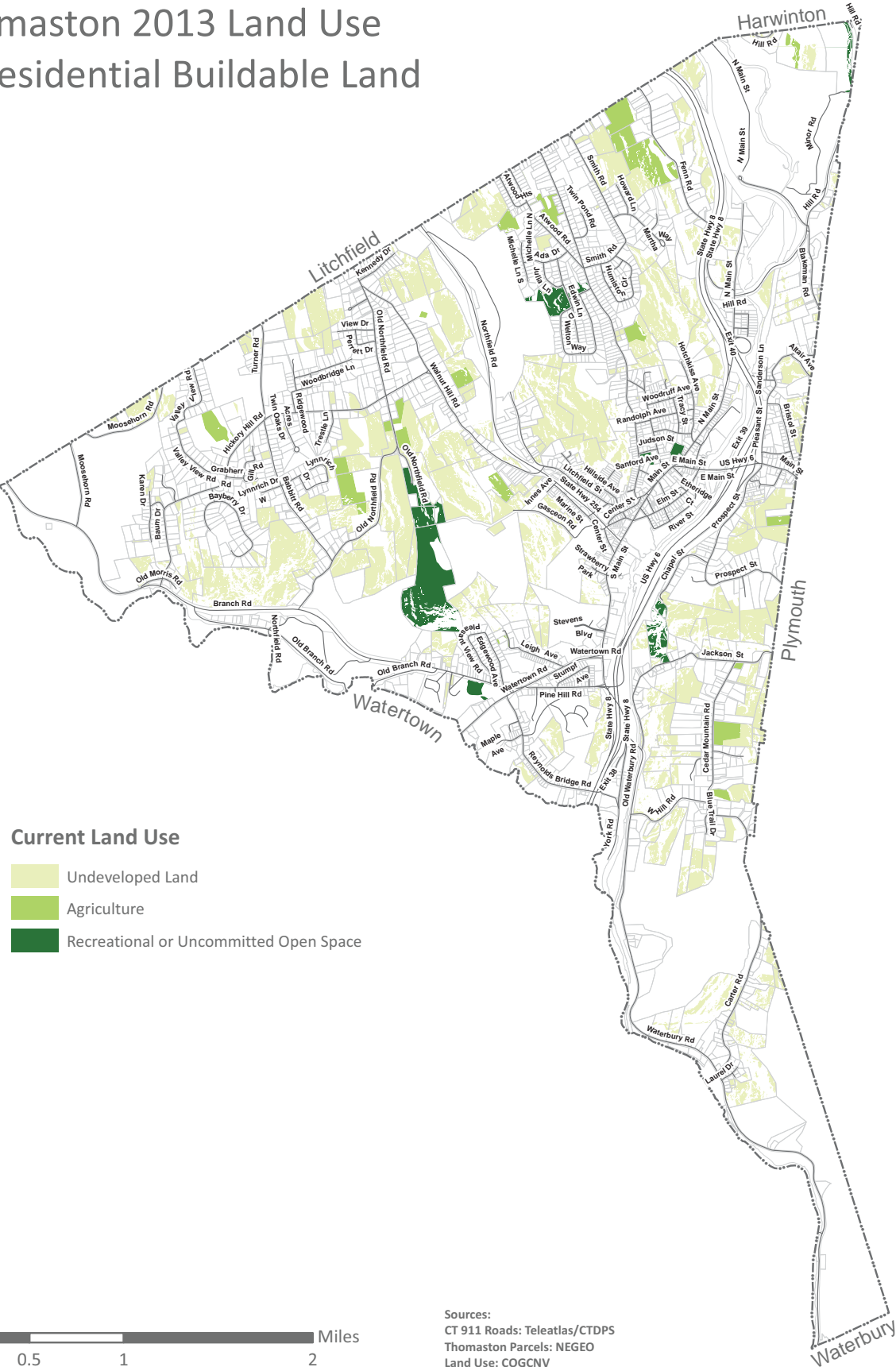
CommunityViz also calculated some potential impacts that the additional population could have on the Town of Thomaston. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

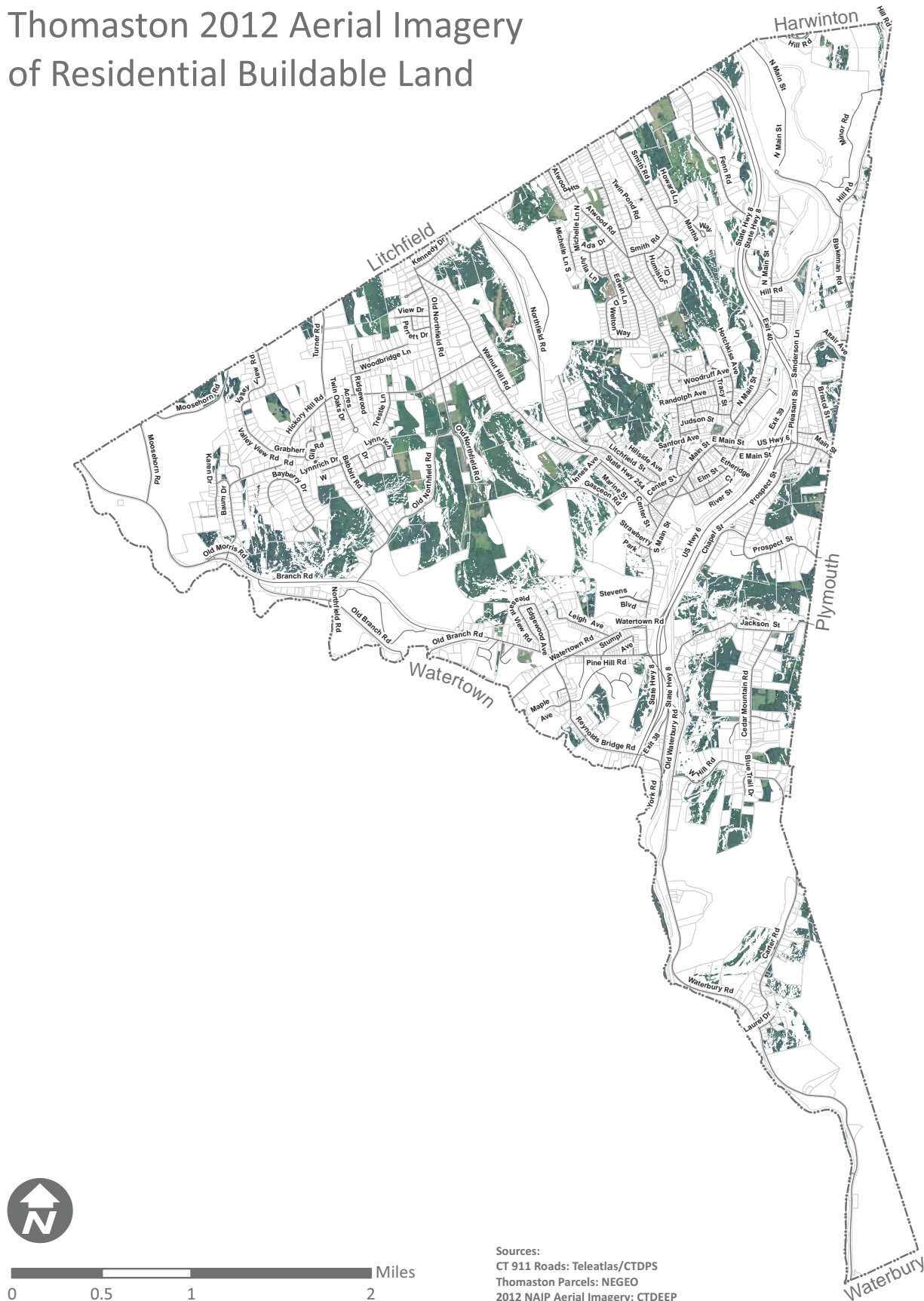
Common Impact	Increase	Units
School Children	300	School Children
Labor Force	1,006	Workers
Annual Residential Energy Use	64,695	Million BTU
Annual Residential Water Use	70,095,330	Gallons
Daily Vehicle Trips	3,854	Daily Trips
Annual CO Auto Emissions	301,927	Pounds
Annual CO ₂ Auto Emissions	5,918	Tons
Annual Hydrocarbon Auto Emissions	34,603	Pounds
Annual NO _x Auto Emissions	22,264	Pounds

Thomaston Residential Build-Out Results 2013



Thomaston 2013 Land Use of Residential Buildable Land





Waterbury

City 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. While no maximum allowable density for the CBD zone is set in the city's zoning regulations, this build-out assumed a similar density to the RH zone. Assumptions were also made regarding the maximum allowable units per building in CBD, CG and CN districts, mirroring similar residential districts. The following settings were used with a minimum lot size of 6,000ft²:

Land Use Designation	Density (Dwelling Units/Acre)	Minimum Separation Distance (feet)	Efficiency Factor	Allowable Dwelling Units per Building
RH	42	20	70%	72
RM	24	12	70%	12
RL	8	12	75%	1
RS	6	20	75%	1
RS-12	4	20	75%	1
RO	8	20	75%	6
CBD	42	0	70%	72
CG	24	30	70%	12
CN	8	20	75%	6
CO	24	20	70%	1

Dwelling Units

The residential build-out projected that a total of 11,700 additional dwelling units in 8,199 residential or mixed buildings will be placed at total build-out in Waterbury with current zoning regulations in place.

Land Use Designation	Total Acres	Buildable Acres	Potential Future Residential Buildings	Potential Future Dwelling Units
RH	89	5	8	137
RM	1,899	215	427	3,504
RL	4,529	686	3,881	3,881
RS	2,482	289	1,245	1,245
RS-12	3,233	760	2,232	2,232
RO	72	3	18	18
CBD	226	2	5	44
CG	250	18	42	288
CN	46	3	4	14
CO	189	21	337	337
Totals:	13,015	2,002	8,199	11,700

Population

Using the current household size of 2.54 residents per dwelling unit in Waterbury (Census 2010), the future population increase from the additional 11,700 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
11,700	x	2.54	=	29,718	+	110,366	=	140,084

*Assuming full occupancy of new units. The vacancy rate of existing housing units in Waterbury is 10.9% (Census 2010).

Common Impacts












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

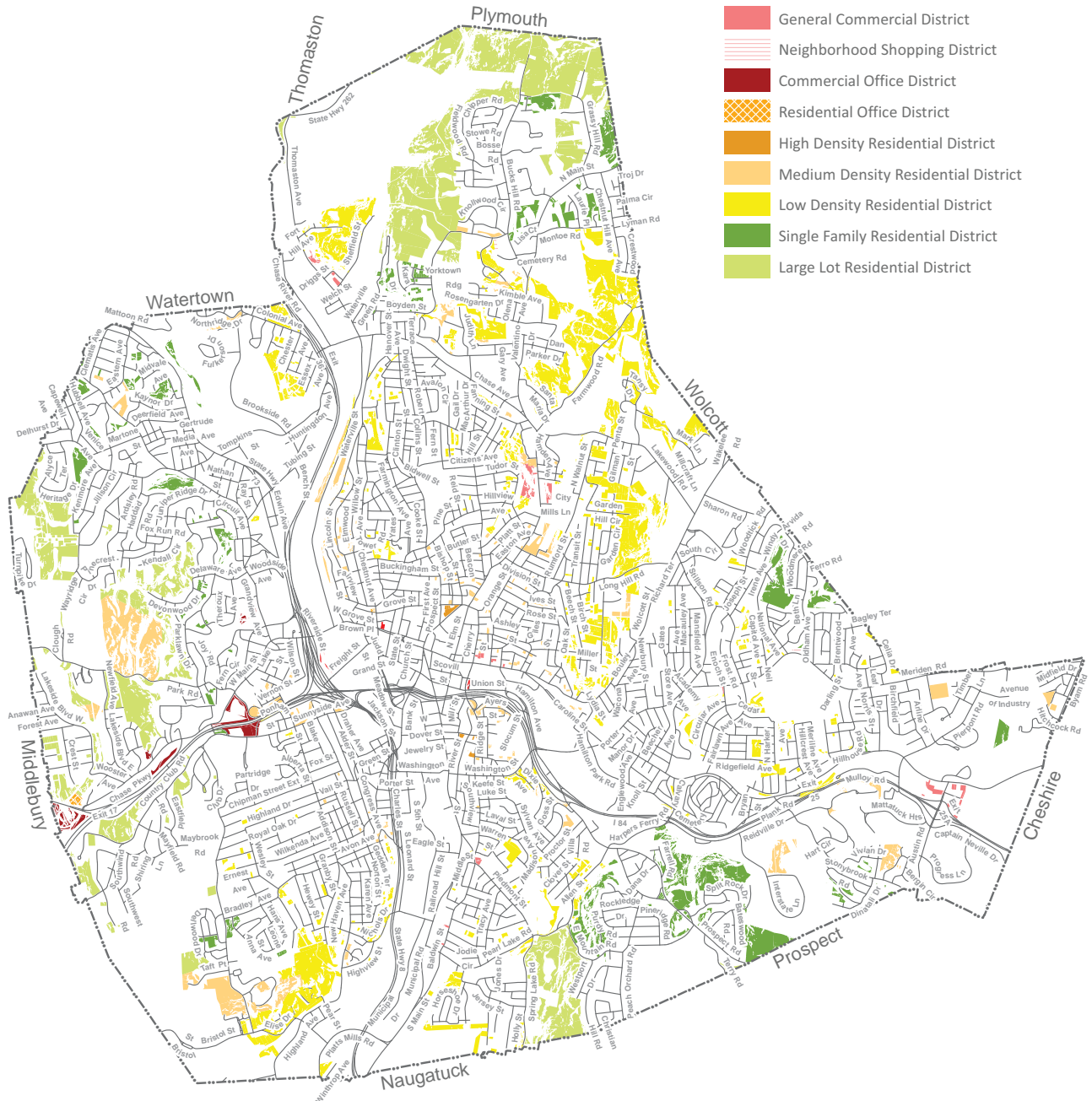
Common Impact	Increase	Units
School Children	5,171	School Children
Labor Force	17,358	Workers
Annual Residential Energy Use	1,111,500	Million BTU
Annual Residential Water Use	1,204,281,000	Gallons
Daily Vehicle Trips	66,222	Daily Trips
Annual CO Auto Emissions	5,187,299	Pounds
Annual CO ₂ Auto Emissions	101,670	Tons
Annual Hydrocarbon Auto Emissions	594,497	Pounds
Annual NO _x Auto Emissions	382,504	Pounds

Waterbury Residential Build-Out Results 2013

Build-Out Results

Residentially Zoned Buildable Land

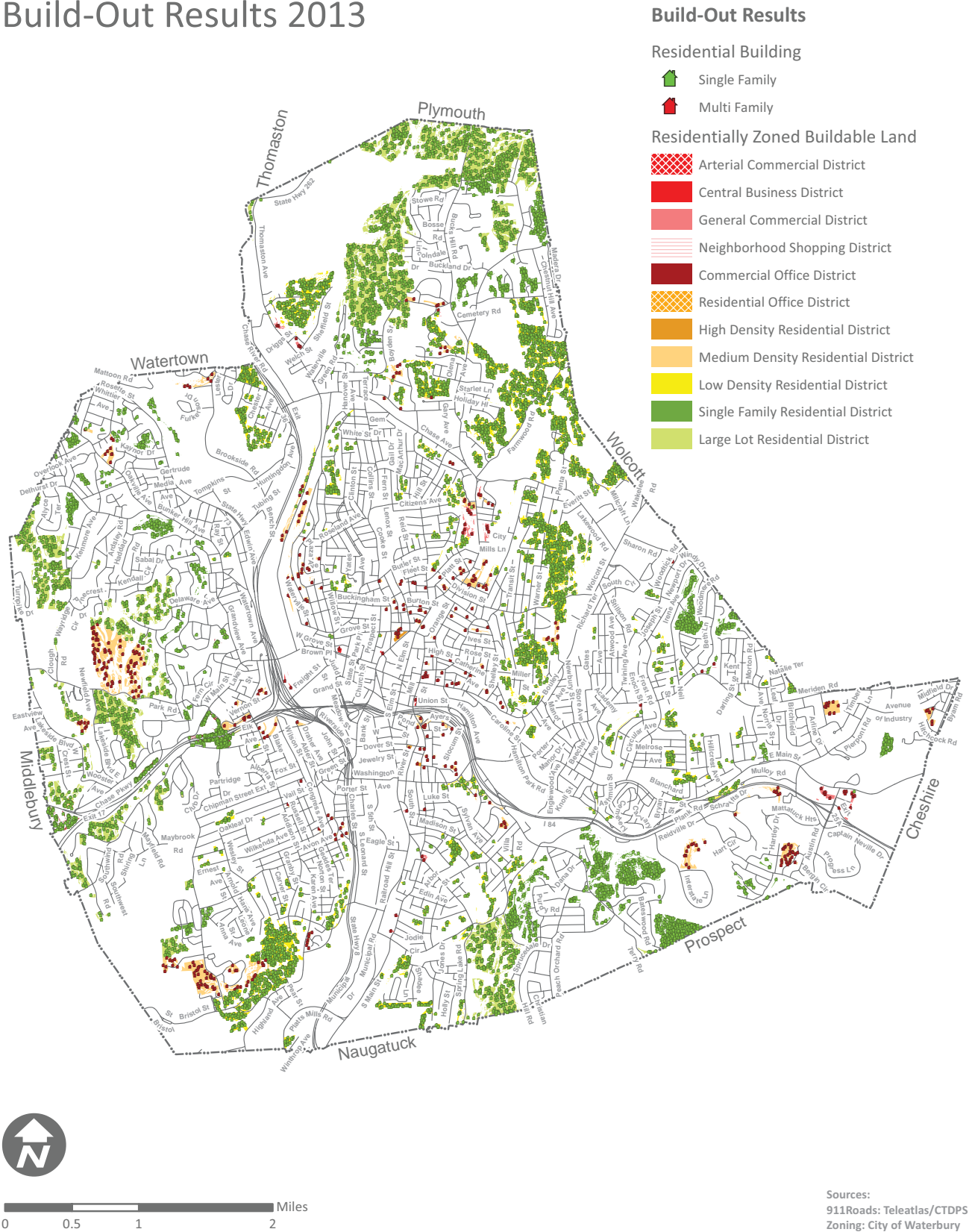
-  Arterial Commercial District
-  Central Business District
-  General Commercial District
-  Neighborhood Shopping District
-  Commercial Office District
-  Residential Office District
-  High Density Residential District
-  Medium Density Residential District
-  Low Density Residential District
-  Single Family Residential District
-  Large Lot Residential District



0 0.5 1 2 Miles

Sources:
911Roads: TeleAtlas/CTDPS
Zoning: City of Waterbury

Waterbury Residential Build-Out Results 2013



Sources:
911Roads: Teleatlas/CTDPS
Zoning: City of Waterbury

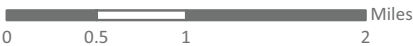
Waterbury 2013 Land Use of Residential Buildable Land



0 0.5 1 2 Miles

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

Waterbury 2012 Aerial Imagery of Residential Buildable Land



Sources:
911Roads: TeleAtlas/CTDPS
2012 NAIP Aerial Imagery: CTDEEP

Watertown

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 7,500 ft²:

Zoning Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Allowable Dwelling Units Per Building	Efficiency Factor
R-12.5	3.45	40	3	75%
R-30	1.45	40	1	75%
R-70	.62	50	1	80%
R-90	.48	40	1	95%
R-10F	4.36	20	3	75%
R-20F	2.78	30	3	75%
R-30F	1.45	24	1	75%
R-G	5.81	60	3	75%
R-GF	5.81	80	3	75%
R-12.5-RT	8.00	50	2	75%
R-12.5-PCD	3.20	30	3	75%
R-30-ARHa	6.00	40	3	75%
R-30-PCD	1.30	30	2	75%
R-30-RT	8.00	50	2	75%
R-70-ARHb	2.00	20	4	75%

Dwelling Units

The residential build-out projected that 2,692 residential buildings with a total of 3,135 additional dwelling units will be placed at total build-out in Watertown 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-12.5	1,292	180	223	442
R-30	2,505	682	736	736
R-70	4,728	1,769	859	859
R-90	5,762	1,623	702	702
R-10F	435	23	30	67
R-20F	496	29	28	55
R-30F	1	1	1	1
R-G	239	15	29	58
R-GF	53	1	2	3
R-12.5-RT	8	1	2	4
R-12.5-PCD	25	0	0	0
R-30-ARHa	5	0	0	0

R-30-PCD	149	17	8	16
R-30-RT	22	15	46	92
R-70-ARHb	100	67	26	100
TOTALS:	15,820	4,423	2,692	3,135

Population

Using the current household size of 2.57 residents per dwelling unit in Watertown (Census 2010), the future population increase from the additional 3,135 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
3,135	X	2.57	=	8,057	+	22,514	=	30,571

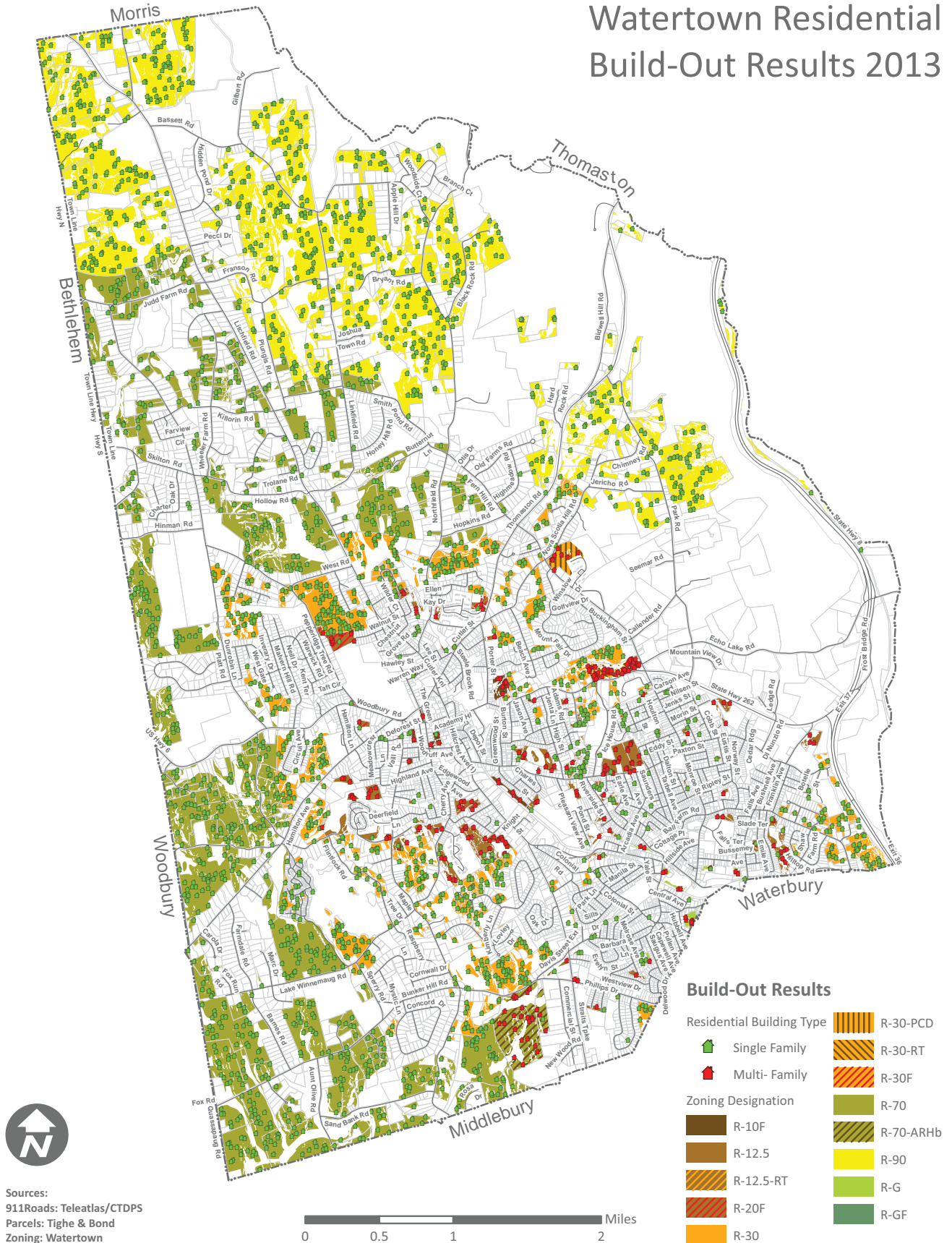
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Watertown is 4.7% (Census 2010).

Common Impacts

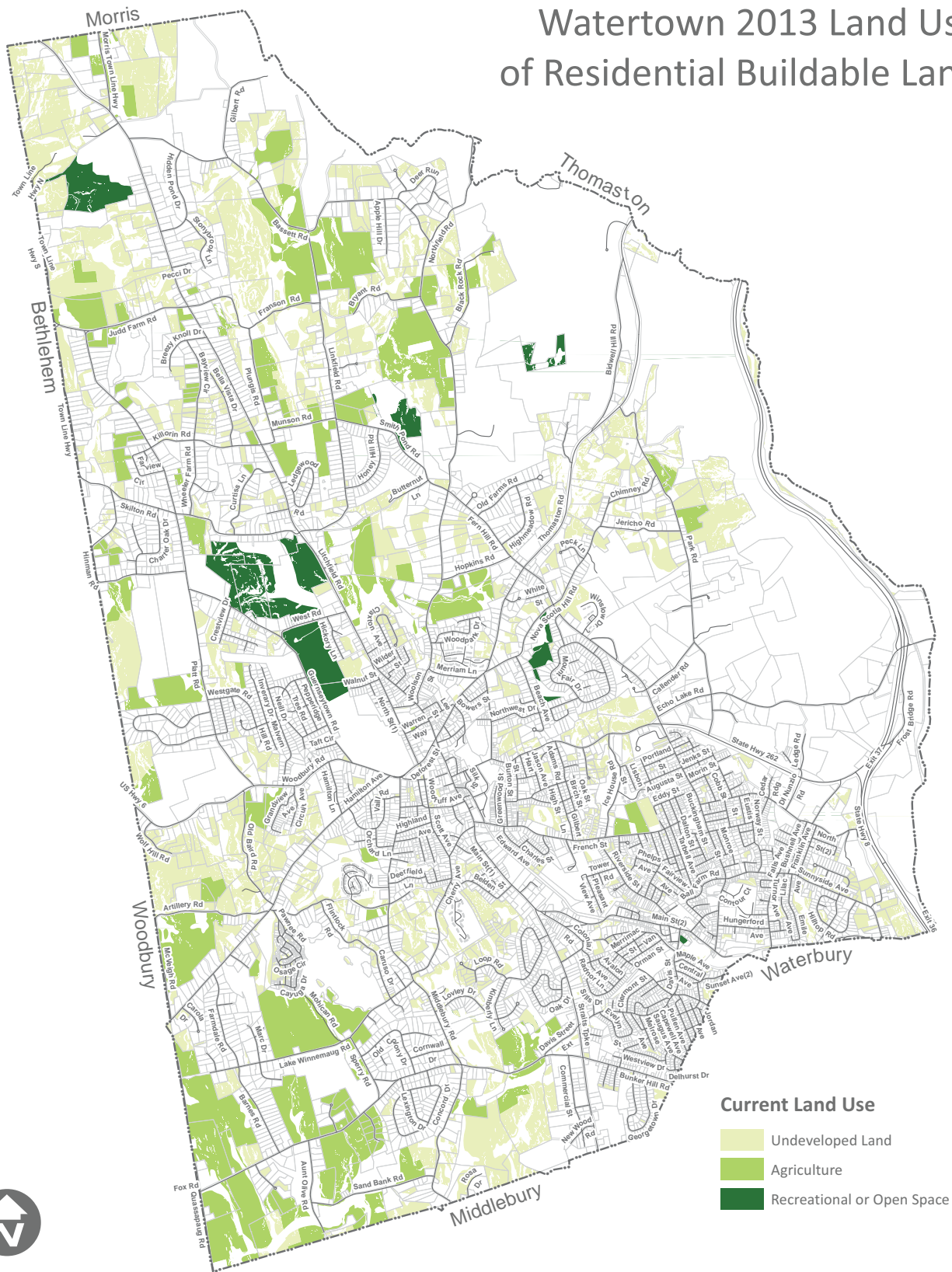
CommunityViz also calculated some potential impacts that the additional population could have on the Town of Watertown. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	1,402	School Children
Labor Force	4,706	Workers
Annual Residential Energy Use	297,825	Million BTU
Annual Residential Water Use	322,685,550	Gallons
Daily Vehicle Trips	17,744	Daily Trips
Annual CO Auto Emissions	1,389,930	Pounds
Annual CO ₂ Auto Emissions	27,242	Tons
Annual Hydrocarbon Auto Emissions	159,295	Pounds
Annual NO _x Auto Emissions	102,492	Pounds

Watertown Residential Build-Out Results 2013



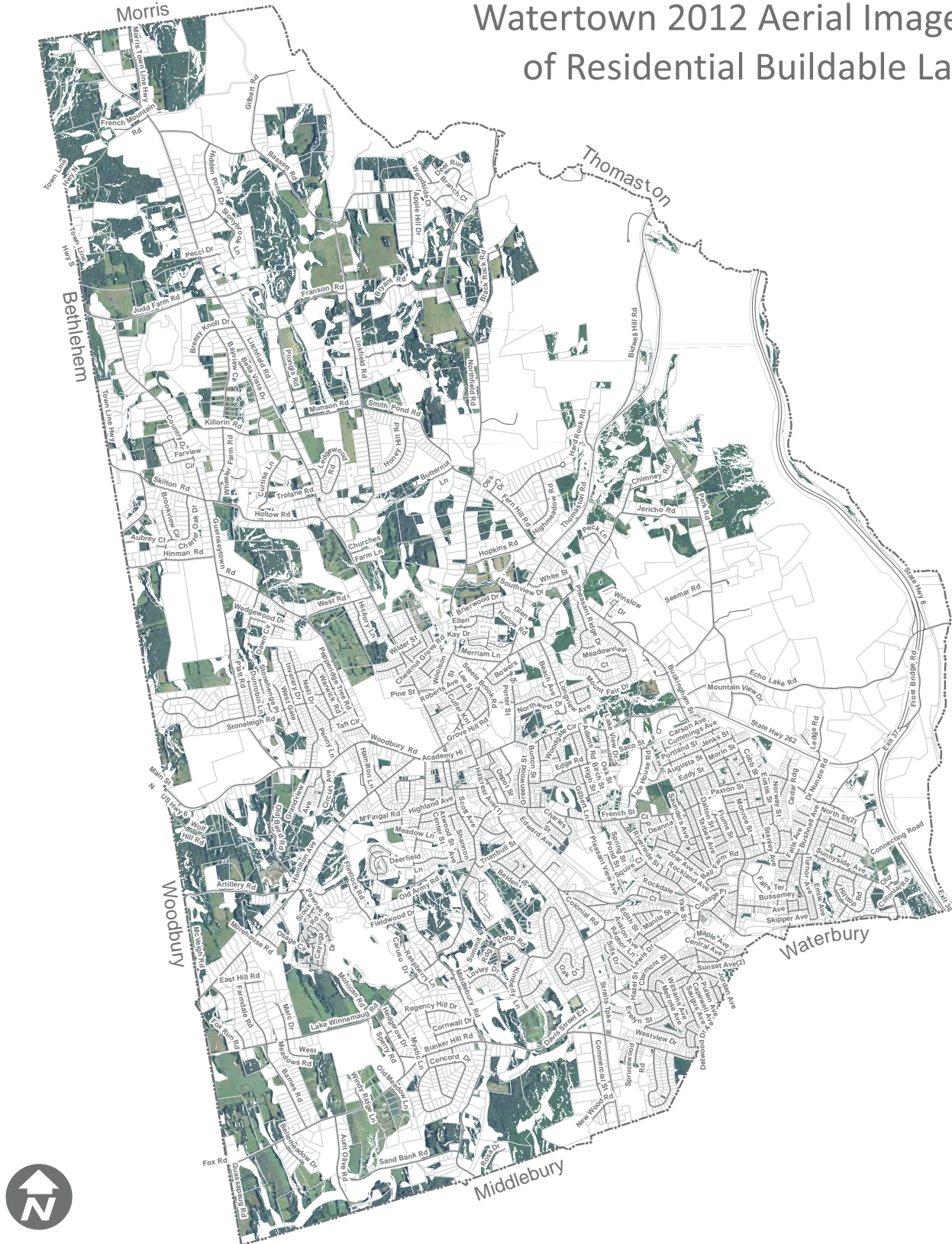
Watertown 2013 Land Use of Residential Buildable Land



Sources:
 911Roads: Teleatlas/CTDPS
 Parcels: Tighe & Bond
 Land Use: COGCNV

0 0.5 1 2 Miles

Watertown 2012 Aerial Imagery of Residential Buildable Land



Sources:
 911Roads: Teleatlas/CTDPS
 Parcels: Tighe & Bond
 2012 NAIP Aerial Imagery: CTDEEP

Wolcott

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 ft²:

Land Use Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Efficiency Factor
R-30	1.45	50	75%
R-30/ARPRD	1.45	50	75%
R-30/PRD	1.45	50	75%
R-40	1.09	60	75%
R-40/PRD	1.09	60	75%
R-50	.87	60	80%
R-130	.34	100	95%

Dwelling Units

The residential build-out projected that a total of 1,646 additional dwelling units will be placed at total build-out in Wolcott with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Building Units
R-30	2,761	248	238
R-30/ARPRD	43	10	11
R-30/PRD	91	34	34
R-40	2,130	383	292
R-40/PRD	92	39	29
R-50	1,341	366	241
R-130	4,831	2,552	801
TOTALS:	11,289	3,632	1,646

Population

Using the current household size of 2.75 residents per dwelling unit in Wolcott (Census 2010), the future population increase from the additional 1,646 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
1,646	X	2.75	=	4,526	+	16,680	=	21,206

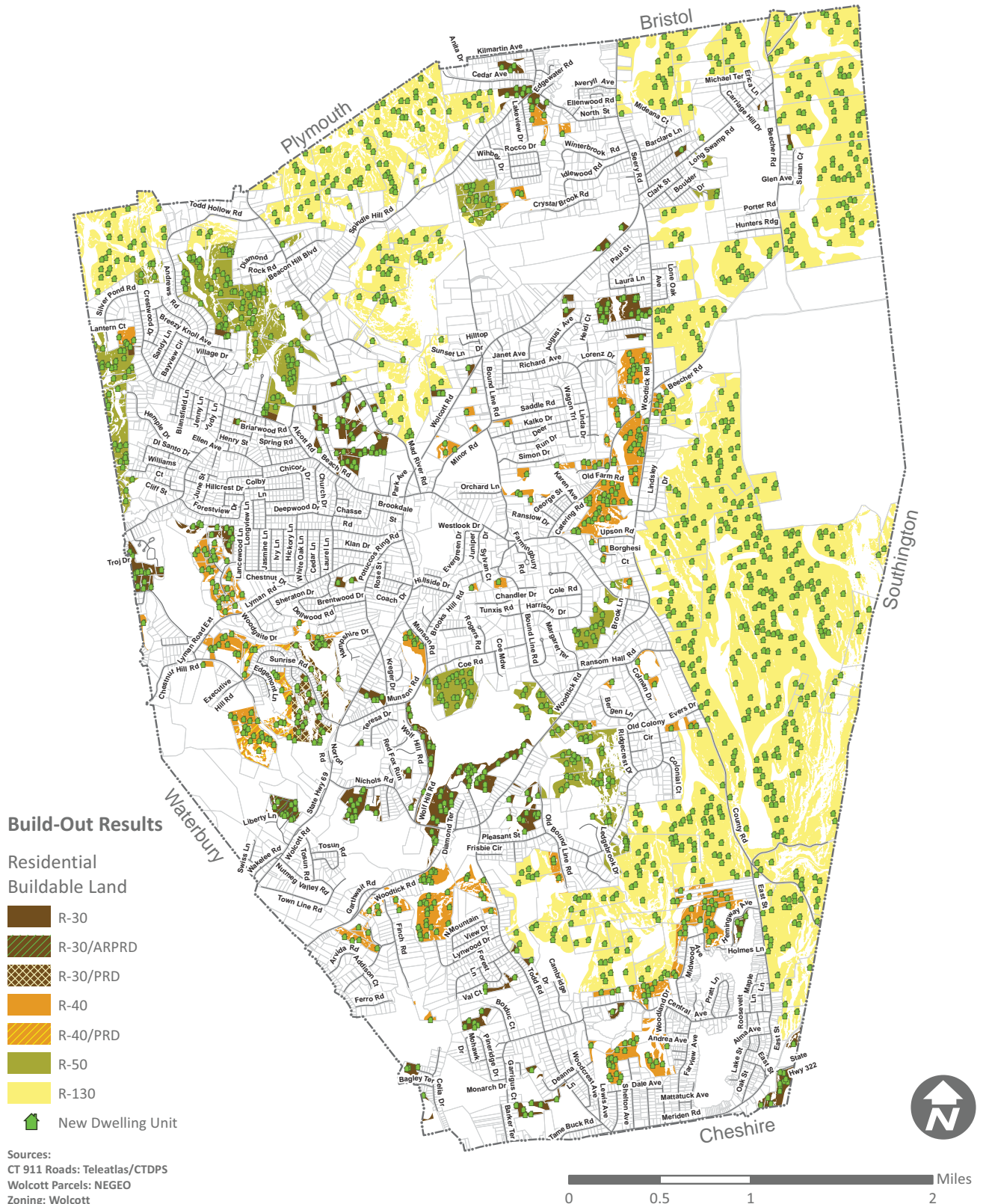
*Assuming full occupancy of new units. The vacancy rate of existing housing units in Wolcott is 4.3% (Census 2010).

Common Impacts

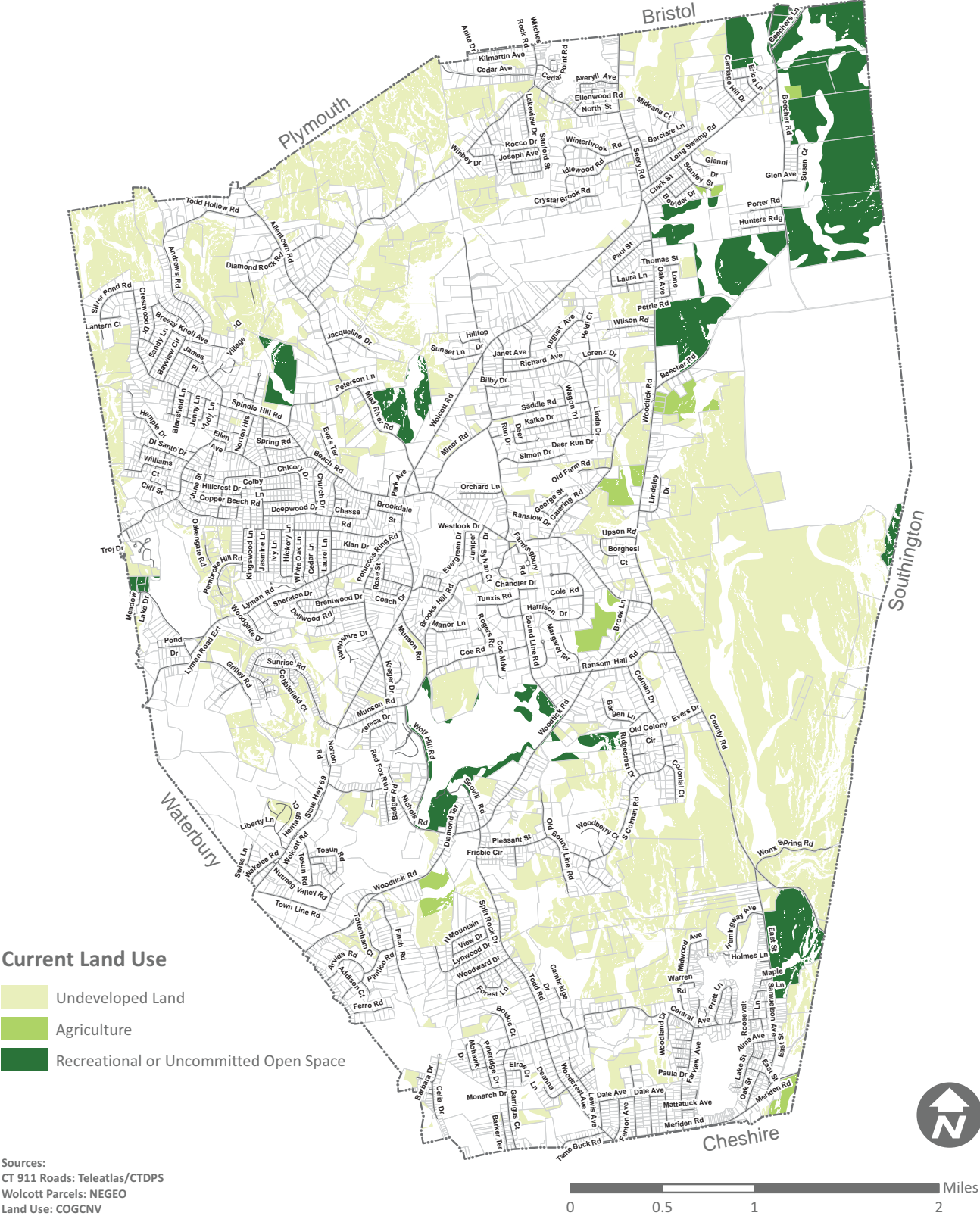
CommunityViz also calculated some potential impacts that the additional population could have on the Town of Wolcott. While these figures are based on national averages and may not ideally represent local conditions, they can help prepare for future growth.

Common Impact	Increase	Units
School Children	788	School Children
Labor Force	2,644	Workers
Annual Residential Energy Use	156,370	Million BTU
Annual Residential Water Use	169,422,780	Gallons
Daily Vehicle Trips	9,316	Daily Trips
Annual CO Auto Emissions	729,769	Pounds
Annual CO ₂ Auto Emissions	14,303	Tons
Annual Hydrocarbon Auto Emissions	83,636	Pounds
Annual NO _x Auto Emissions	53,812	Pounds

Wolcott Residential Build-Out Results 2013



Wolcott 2013 Land Use of Residential Buildable Land



Wolcott 2012 Aerial Imagery of Residential Buildable Land



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



Woodbury

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 40,000 ft² (435,600 ft² for GA):

Land Use Designation	Dwelling Units Per Acre	Minimum Separation Distance (feet)	Efficiency Factor*
GA	4.00	100	60%
R-40	1.09	50	60%
OS-60	1.00	60	60%
OS-80	0.54	60	60%
OS-100	0.43	80	60%

*Reduced to coincide with POCD goals.

Dwelling Units

The residential build-out projected that a total of 2,367 additional dwelling units will be placed at total build-out in Woodbury with current zoning regulations in place.

Land Use Designation	Total Residentially Zoned Acres	Buildable Residentially Zoned Acres	Potential Number of Future Building Units
GA	70	1	0
R-40	634	57	34
OS-60	5,601	1,539	639
OS-80	4,134	1,478	489
OS-100	11,449	4,623	1,205
TOTALS:	21,818	7,697	2,367

Population

Using the current household size of 2.36 residents per dwelling unit in Woodbury (Census 2010), the future population increase from the additional 2,367 dwelling units would be:

New Dwelling Units		Average Household Size		Potential New Residents*		Current Residents (Census 2010)		Total Full Build-out Population*
2,367	X	2.36	=	5,586	+	9,975	=	15,561

*Assuming full occupancy of new units. The vacancy rate of existing housing units in Woodbury is 7.7% (Census 2010).

Common Impacts

CommunityViz also calculated some potential impacts that the additional population could have on the Town of Woodbury. 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	972	School Children
Labor Force	3,263	Workers
Annual Residential Energy Use	224,865	BTU
Annual Residential Water Use	243,635,310	Gallons
Daily Vehicle Trips	13,391	Daily Trips
Annual CO Auto Emissions	1,049,430	Pounds
Annual CO ₂ Auto Emissions	20,569	Tons
Annual Hydrocarbon Auto Emissions	120,271	Pounds
Annual NO _x Auto Emissions	77,384	Pounds



Residential District 40

Open Space District 60

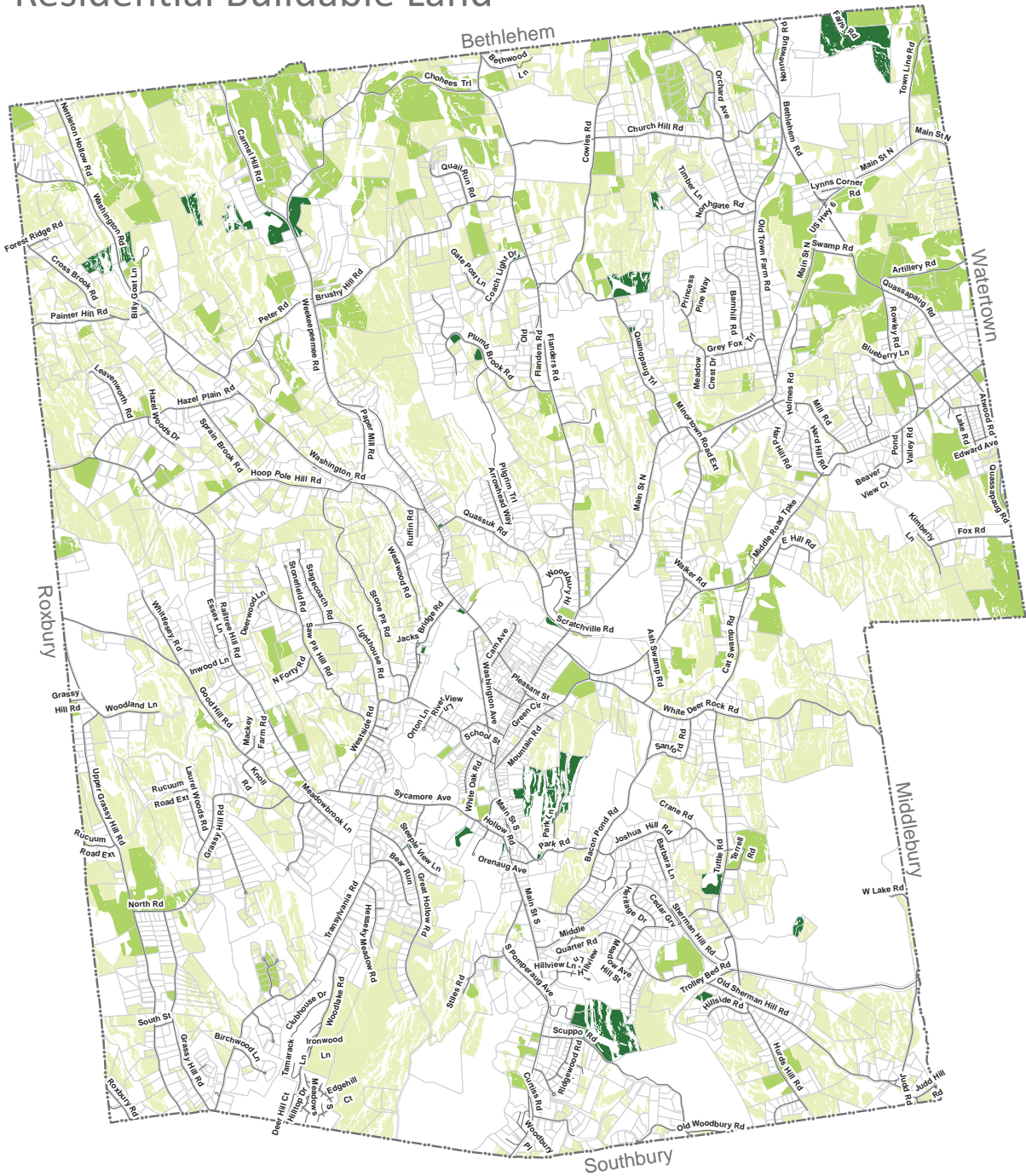
Open Space District 80

Open Space District 100



CT911 Roads: TeleAtlas, CTDPs
Woodbury Parcels: NEGeo
Zoning: Woodbury

Woodbury 2013 Land Use of Residential Buildable Land



Current Land Use

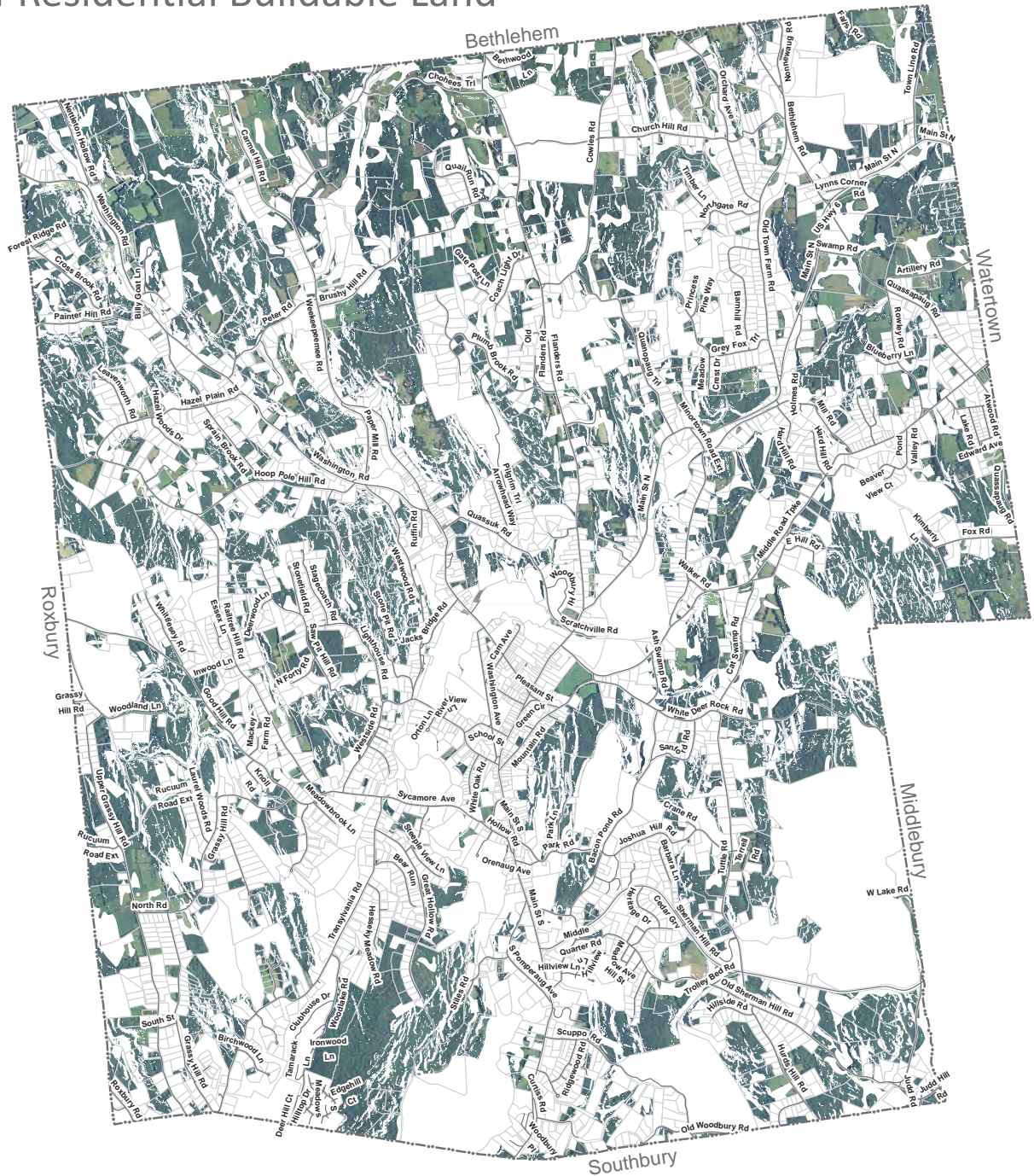
- Undeveloped Land
- Agriculture
- Recreational or Uncommitted Open Space



0 0.5 1 2 Miles

CT911 Roads: TeleAtlas, CTDPS
Woodbury Parcels: NEGeo
Land Use: COGCNV

Woodbury 2012 Aerial Imagery of Residential Buildable Land



0 0.5 1 2 Miles

CT911 Roads: TeleAtlas, CTDPS
Woodbury Parcels: NEGeo
2012 NAIP Aerial Imagery: CTDEEP



COGCNV

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