

**City of Hartford**  
**Prior Planning**

# Starting Point

# One City, One Plan

## One City, One Plan

### POCD 2020

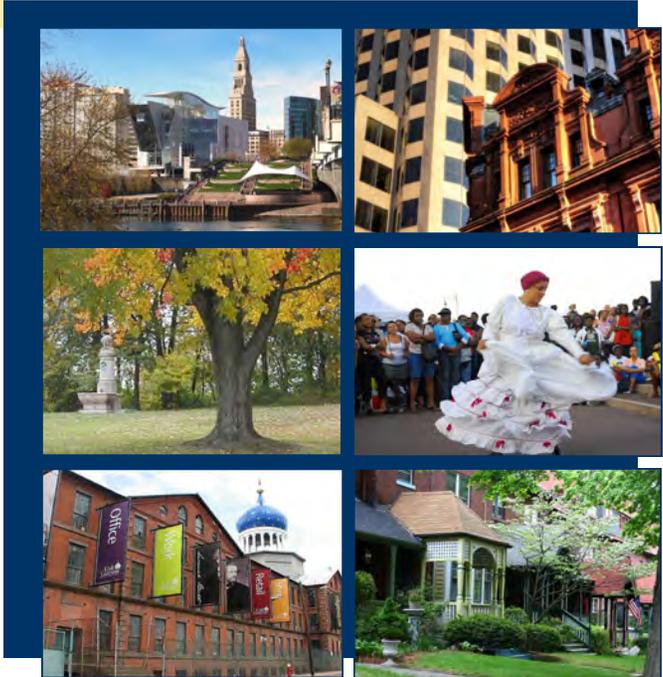
Hartford's Plan of  
Conservation and  
Development



City of Hartford  
Planning and Zoning Commission

Adopted June 3, 2010

Reissued June 2011



Starting Point

# One City, One Plan: **OVERALL VISION**

*affordable, attractive housing*

*protect natural & historic resources*

*sustainability*

*downtown*

*vibrant neighborhoods*

*efficient transportation*

*“A clean, safe, culturally diverse community where residents can get an excellent education and become a valuable part of the workforce. Families and individuals can find affordable, attractive housing, both Downtown and in vibrant neighborhoods, and have access to efficient transportation. Natural and historic resources are well-protected, and sustainability is at the forefront of all activities. Hartford’s government works with residents and the business community to leverage local investments and regional opportunities, and advance downtown’s role as the region’s center for commerce, culture and city living.”*

## Starting Point

# One City, One Plan: **PLANNING THEMES**

1. Promote Livable and Sustainable **NEIGHBORHOODS**
2. **PROTECT** the City's Natural and Built Environment
3. Enhance **MOBILITY** through Transit, Pedestrian and Bike Systems City-Wide
4. Advance **DOWNTOWN**'s role as the region's center for commerce, culture and city living
5. Promote and Encourage the Integration of **SUSTAINABLE** Practices



**ZONE**  
**HARTFORD**

## Starting Point

# One City, One Plan

**GOAL 1:** Revise the zoning map to align with the adopted land use map.

**GOAL 2:** Revise the zoning regulations.

### Objectives

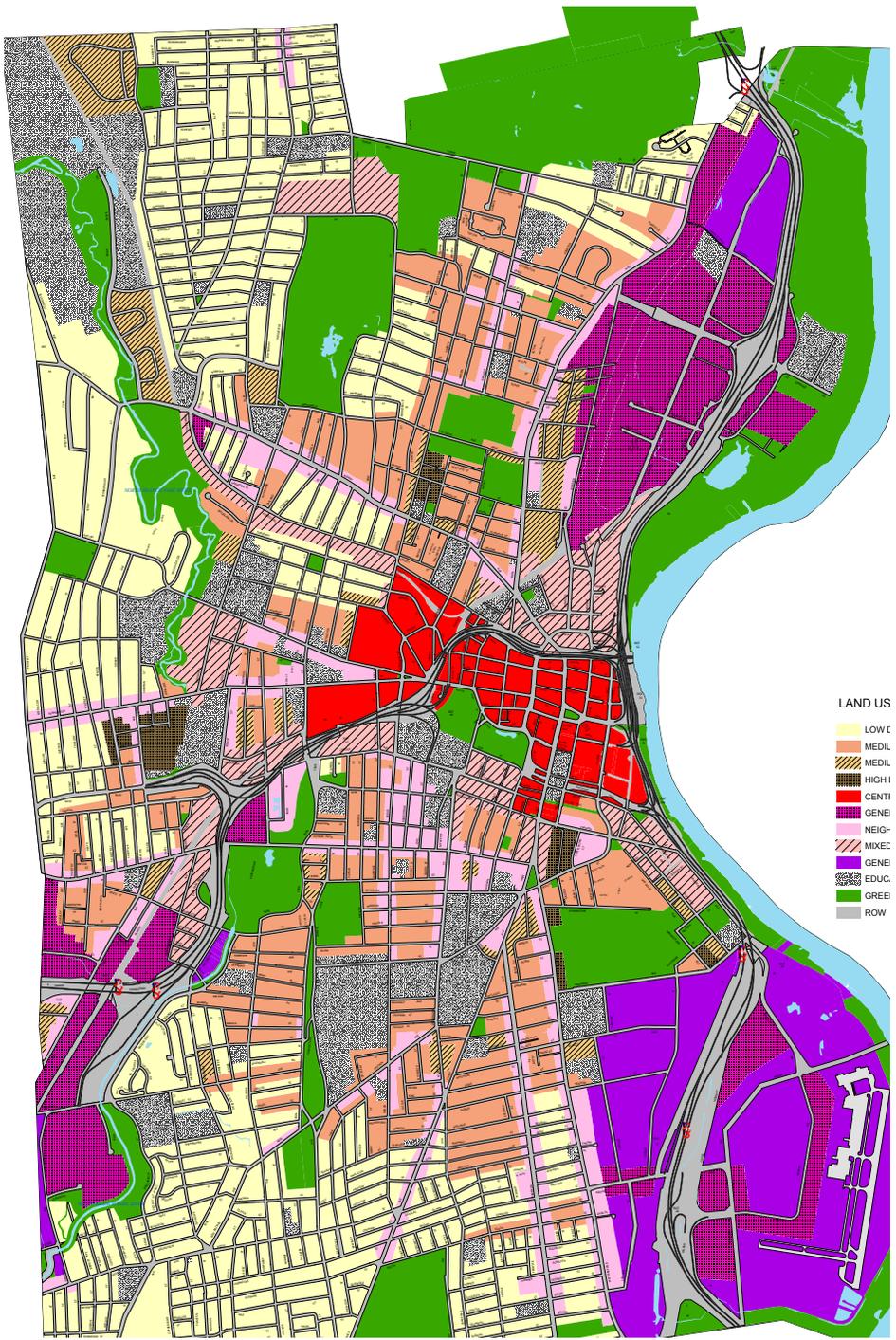
- Streamline the number of permitted uses.
- Organize zoning regulations around concepts of form, scale, design and performance standards.
- Redefine density as “units per acre” rather than “people per acre” and “families per acre.”
- Provide incentives for green and sustainable practices.
- Provide incentives for green and sustainable practices.
- Create Design Districts in critical areas.
- Stimulate adaptive reuse of buildings and land.
- Address parking issues in the Central Business District.
- Increase residential density in the central business district.
- Provide incentives for Transit Oriented Development around BRT stations and other transportation hubs.

# WESTSIDE - One City, One Plan

## Future Land Use

**LAND USE CLASSIFICATIONS**

	LOW DENSITY RESIDENTIAL (1 OR 2 UNIT STRUCTURES)
	MEDIUM DENSITY RESIDENTIAL (UP TO 3 UNIT STRUCTURES)
	MEDIUM DENSITY RESIDENTIAL HIGH (4 TO 6 UNIT STRUCTURES)
	HIGH DENSITY RESIDENTIAL (6 + UNIT STRUCTURES)
	CENTRAL BUSINESS
	GENERAL BUSINESS
	NEIGHBORHOOD BUSINESS
	MIXED USE - COMMERCIAL, OFFICE, RESIDENTIAL
	GENERAL INDUSTRIAL
	EDUCATION, PUB. ADMIN, HEALTH CARE, & OTHER INST
	GREEN SPACE/CONSERVATION/RECREATION
	ROW



**LAND US**

	LOW E
	MEDIL
	MEDIL
	HIGH I
	CENTI
	GENE
	NEIGH
	MIXEC
	GENE
	EDUC.
	GREE
	ROW

# City of Hartford Existing Zoning

ZONE  
HARTFORD

# Existing Zoning

HARTFORD PLANNING & ZONING COMMISSION  
LAND USE REGULATIONS  
PART I. ZONING REGULATIONS

TABLE OF CONTENTS

Hartford Planning and Zoning Commission  
Land Use Regulations

ARTICLE I.	IN GENERAL .....	2
ARTICLE II.	ADMINISTRATION, ENFORCEMENT, AND SITE PLAN REVIEW..	33
ARTICLE III.	DISTRICTS.....	48
ARTICLE IV.	PERMITTED USES .....	122
ARTICLE V.	OFF-STREET PARKING AND OFF-STREET LOADING PROVISIONS .....	220
ARTICLE VI.	ACCESSORY USES .....	234
ARTICLE VII.	SIGNS AND OUTDOOR ADVERTISING.....	239
ARTICLE VIII.	PLANNED DEVELOPMENTS AND SPECIAL DEVELOPMENT DISTRICT .....	247

# Existing Zoning Districts

-  B-1 Downtown District
-  B-2 Downtown Perimeter District
-  B-3 Linear Business District
-  B-4 Neighborhood Shopping District

 C-1 Commercial District

 I-1 Industrial District

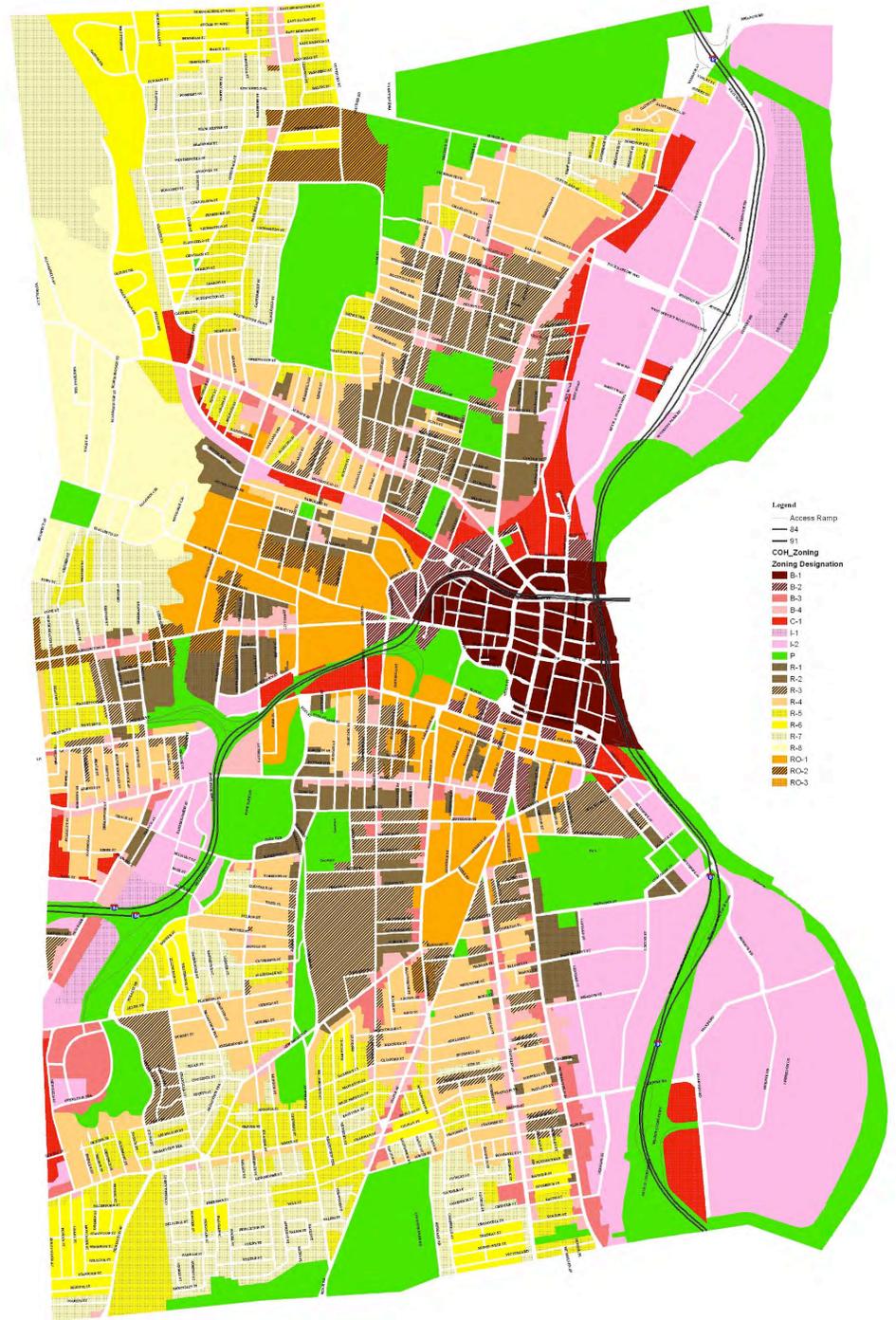
 I-2 Industrial District

 P Public/Cemetery District

-  R-1 High Density Residential District
-  R-2 Medium Density Residential District
-  R-3 Medium Density Residential District
-  R-4 Three-Family Residential District
-  R-5 Low Density Residential District
-  R-6 Low Density Residential District
-  R-7 Low Density Residential District
-  R-8 Low Density Residential District
-  RO-1 Residential-Office District
-  RO-2 Residential-Office District
-  RO-3 Residential-Office District

# City of Hartford Existing Zoning Map

 B-1	 R-1
 B-2	 R-2
 B-3	 R-3
 B-4	 R-4
 C-1	 R-5
 I-1	 R-6
 I-2	 R-7
 P	 R-8
	 RO-1
	 RO-2
	 RO-3



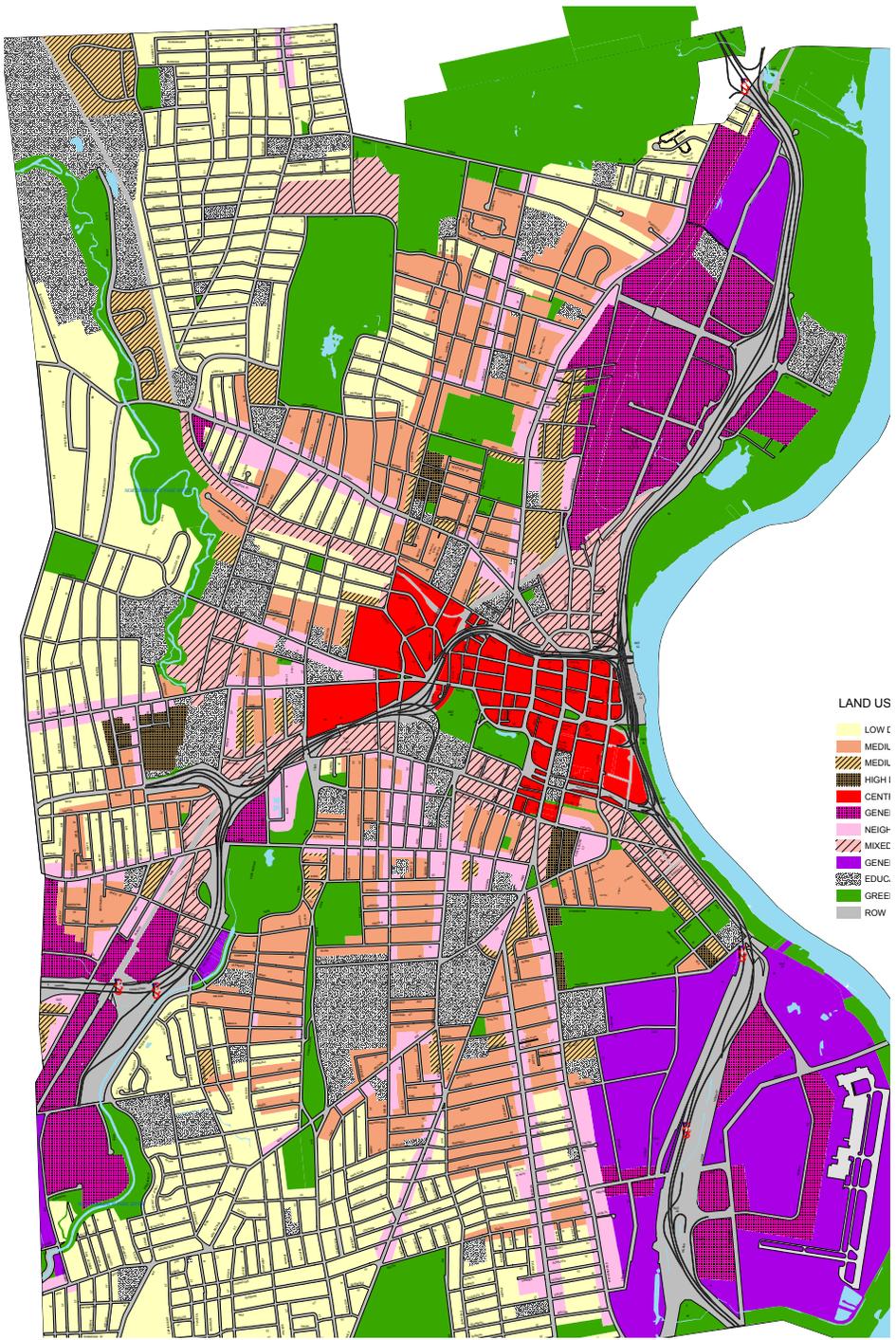
**ZONE  
HARTFORD**

# One City, One Plan

## Future Land Use

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	GREEN SPACE/CONSERVATION/RECREATION
	ROW



**LAND US**

	LOW E
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	EDUC.
	GREE
	ROW

# Existing Zoning: District Requirements

**USES** (per article V)

Off-Street **PARKING** (per article V)

Series of **BUILDING FORM** requirements

**PROCEDURES** (different for each district)

Special requirements (bonuses, covenants)

HARTFORD PLANNING & ZONING COMMISSION  
LAND USE REGULATIONS  
PART I. ZONING REGULATIONS

- (f) If the residential use, improvement or facility is not suitably maintained, the city may, at its sole option, place a lien on the property, do the maintenance or repair work, and seek reimbursement from the owner.

Secs. 337– 355. Reserved.

**DIVISION 7. B-3 LINEAR BUSINESS DISTRICT**

**Sec. 356. Purpose.**

The purpose of the B-3 district in the city is to improve the serviceability of linear, "strip" or "shoestring" commercial streets by:

- (1) The concentration of shopping areas;
- (2) Provision of convenient and adequate parking;
- (3) Development of greenways, landscaped areas, attractive building groups and small play lots;
- (4) Encouragement of uses compatible with the adjacent residential areas; and
- (5) Improvement of traffic patterns.

**Sec. 357. Uses permitted.**

- (a) B-3 land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses indicated in the B-3 column of the table of permitted uses, subject to such standards as may be referred to in that column and in the special requirements column of such table and in article IV, division 2 (relating to required conditions for certain uses), of these regulations.
- (b) In the case of an individual lot associated with an individual attached or semidetached dwelling, the provisions set forth in this division for permitted lot coverage, required lot area, lot width, front setback, side setback, rear setback, required usable open space and parking shall apply to the zoning lot of which such individual lot forms a part, rather than to such individual lot.

**Sec. 358. Permitted accessory uses.**

- (a) Customary B-3 accessory uses are permitted.
- (b) Accessory structures exceeding a height of fifteen (15) feet shall conform to the setback provisions set forth in this division for principal nonresidential structures, provided that in no instance shall the accessory structure exceed the ground floor area of the principal structure.

**Sec. 359. Required parking and loading areas.**

B-3 off-street parking and off-street loading shall be provided in accordance with the provisions of article V (relating to off-street parking and off-street loading) of these regulations.

**City of Hartford**  
**Existing Zoning: USES**



City of Hartford

# Existing Zoning: Uses

## COMMERCIAL, BUSINESS AND INDUSTRIAL

USES	I-1	I-2	C-1	B1	B2	B3	B4
<b>Parks</b>							
Parks – General Recreation							
Parks – Leisure and Ornamental	P	P	P	P	P	P	P
Parkettes	P	P	P	P	P	P	P
<b>Public Assembly</b>							
Amphitheaters							
Auditoriums and Coliseums		P	P	P	P		
Band Shell				P	P		
Civic Center		P	P	P	P		
Clubhouse		C	C	C	C	C	
Veterans Posts		P	P		P	P	P
Community Center		I	I			C	C
Drive - In Movies		C					
Exhibition Halls		P	P	P	P		
Legitimate Theaters		I	P	P	P	P	P
Motion Picture Theaters		I	P	P	P	P	P
Sports Arenas and Field House		P	P	P	P		
Sport Race Tracks		P					
Stadiums		P					
Other Entertainment Assembly		P	P				

## City of Hartford

# Existing Zoning: Uses

### COMMERCIAL, BUSINESS AND INDUSTRIAL

USES	I-1	I-2	C-1	B1	B2	B3	B4
Other retail trade – Automotive, marine craft, Aircraft and accessories		P	P		P	P	P
<b>Retail trade – Building Materials, Hardware and Farm Equipment</b>							
Electrical supplies – retail		I	P	P	P	P	P
Farm equipment – retail		P	P				
Hardware – retail		I	P	P	P	P	P
Heating and plumbing Equipment – retail		I	P	P	P	P	P
Lumber and other building Materials – retail		P	P			P	
Paint, glass and wallpaper -Retail		I	P	P	P	P	P
<b>Retail Trade – Eating and Drinking</b>							
Brew pubs		P	I	C			
Drinking places (alcoholic beverages)		P	C	P	C	C	C
Eating Places with Drive-In or Curb Service		P	P			C	
Eating places without Drive-in or curb service		P	P	P	P	P	P

City of Hartford

**Existing Zoning: BUILDING FORM**

ZONE  
HARTFORD

# Existing Zoning: Building Form Requirements

Zoning District	Maximum Permitted Residential Density	Maximum Permitted Floor Area Ratio	Minimum Required Lot Area (square feet)	Maximum Permitted Lot Coverage (percent)	Minimum Required Lot Width (feet)	Minimum Required Setback Principal Building (feet)			Maximum Permitted Height	Minimum Required Usable Open Space (sq. ft./ person)
						Front	Side	Rear		
B-3 Non-Res. 3	N.A.	2 5	6,000 18	50	50	B.L.	N.R. 10	20	4 stories 18	N.A.
Res. 3	180 PPA 4		6,000 18	30(50) 4	50	B.L.	20 & 8 or 1/4 9+11	30 4	4 stories 18	50 6
B-4 Non-Res. 3	N.A.	2 5	6,000 18	50	50	B.L.	N.R. 10	20	4 stories 18	N.A.
Res. 3	180 PPA 4		6,000 18	30(50) 4	50	B.L.	20 & 8 or 1/4 9+11	30 4	4 stories 18	50 6

**ZONE  
HARTFORD**

**180 People  
Per Acre**

**180 People  
Per Acre**

# City of Hartford

## Existing Zoning: Form Requirements

### HARTFORD PLANNING & ZONING COMMISSION LAND USE REGULATIONS PART I. ZONING REGULATIONS

Zoning District	Maximum Permitted Residential Density	Maximum Permitted Floor Area Ratio	Minimum Required Lot Area (square feet)	Maximum Permitted Lot Coverage (percent)	Minimum Required Lot Width (feet)	Minimum Required Setback Principal Building (feet)			Maximum Permitted Height	Minimum Required Usable Open Space (sq. ft./ person)
						Front	Side	Rear		
RO-3 Office	N.A.	0.5	6,000	30(50) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	3 1/2 stories	N.A.
Res.	75 PPA <sup>4</sup>		6,000	30(50) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	3 1/2 stories	150
R-1	150 PPA	N.A.	6,000 <sup>19</sup>	30(45) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	4 stories <sup>19</sup>	50
R-2	100 PPA	N.A.	6,000 <sup>19</sup>	25(40) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	4 stories <sup>19</sup>	90
R-3	75 PPA	N.A.	6,000	25(40) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	3 1/2 stories	150
R-4	18.9 FPA	N.A.	7,000 <sup>20</sup>	25(40) <sup>3</sup>	50	B.L.	15 & 5 or 1/4 <sup>9+11</sup>	30	3 1/2 stories	800/ family
R-5	11.6 FPA	N.A.	7,000	25 <sup>3</sup>	50	B.L.	30 & 6 <sup>12</sup>	30	3 1/2 stories	N.A. <sup>13</sup>
R-6	7.3 FPA	N.A.	6,000	25 <sup>3</sup>	50	B.L.	30 & 6 <sup>12</sup>	30	3 1/2 stories	N.A. <sup>13</sup>
R-7	5.8 FPA	N.A.	7,500	25 <sup>3</sup>	60	B.L.	30 & 6 <sup>12</sup>	30	3 1/2 stories	N.A. <sup>13</sup>
R-8	3.6 FPA	N.A.	12,000	25 <sup>3</sup>	0	B.L.	15	30	3 1/2 stories	N.A. <sup>13</sup>

75 People Per Acre

18.9 Families Per Acre



P - See specific development provisions  
 HOD - See specific development provisions  
 PPA - Persons Per Acre  
 B.L. - Building Line (existing)  
 N.R. - No Requirement

FP - See specific development provisions  
 IROD - See specific development provisions  
 N.A. - Not Applicable  
 FPA - Families Per Acre

City of Hartford

Existing Zoning: **OTHER**

ZONE  
HARTFORD

# City of Hartford

## Existing Zoning

HARTFORD PLANNING & ZONING COMMISSION  
LAND USE REGULATIONS  
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Off-Street **PARKING**  
(per article V)

**SIGNS** (per article VII)

Special Districts

Also Address:

Landscape Screening  
Streets & Streetscape

City of Hartford  
Introduction to  
**FORM-BASED** Coding

# Conventional Zoning

Prioritizes USE over form:



# Form-Based Coding

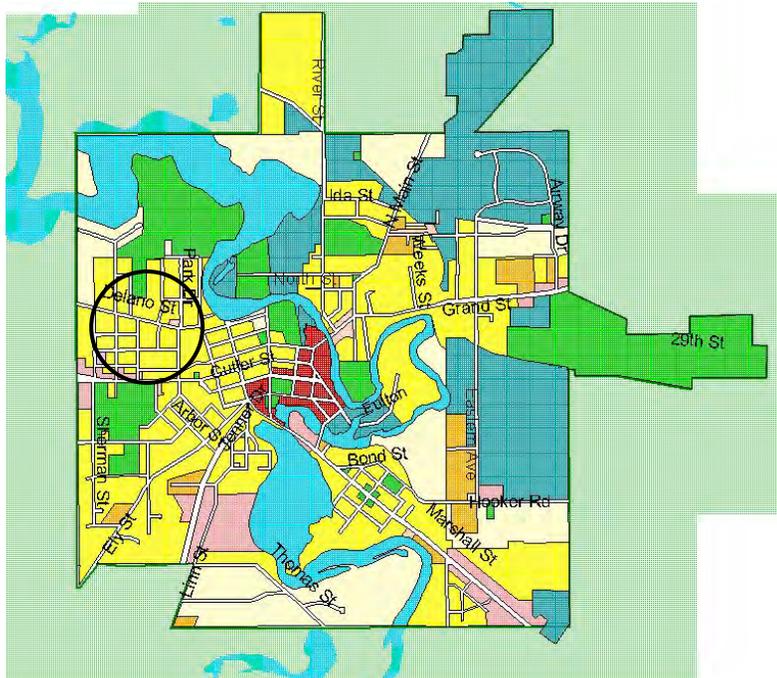
Prioritizes FORM over use:





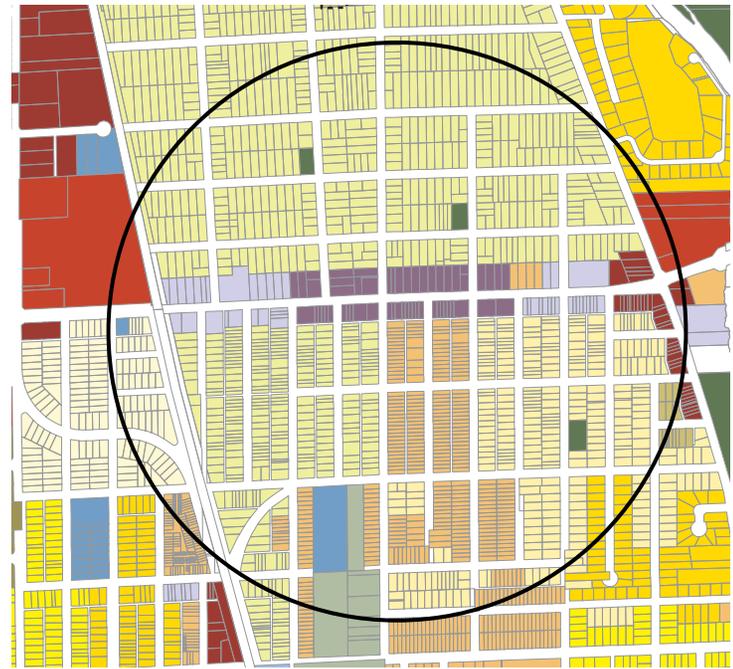
# Conventional Zoning

Mapped GENERALLY (by area)



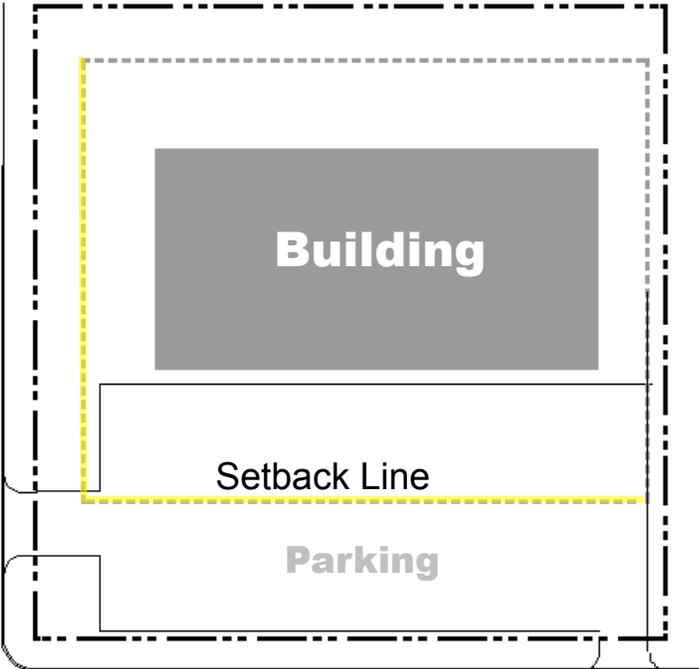
# Form-Based Coding

Mapped SPECIFICALLY (by parcel)



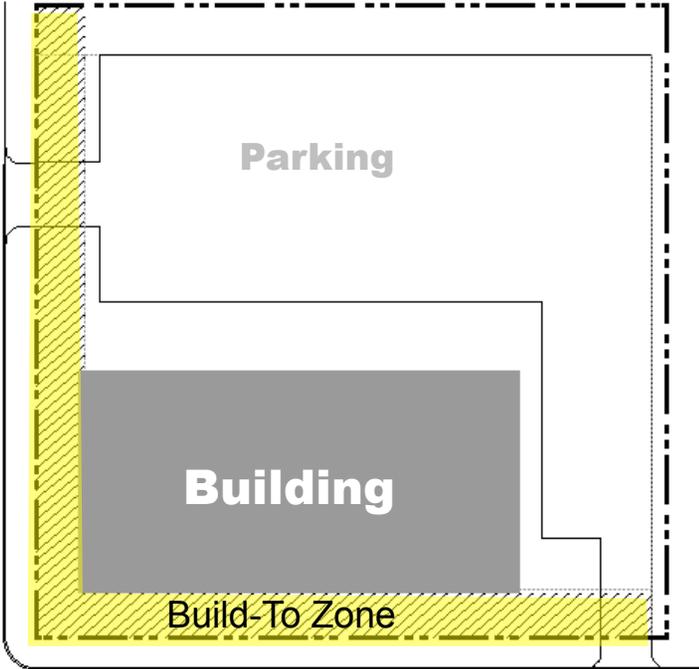
# Conventional Zoning

Uses SETBACK LINE



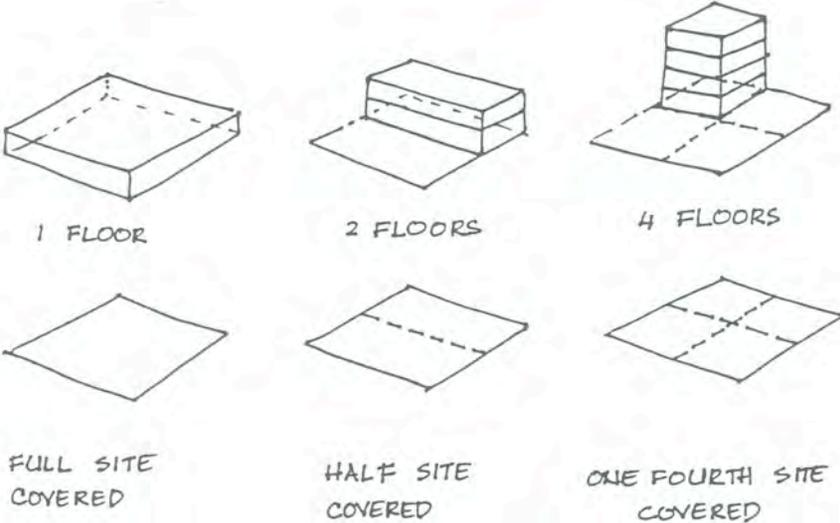
# Form-Based Coding

Uses BUILD-TO LINE/ZONE



# Conventional Zoning

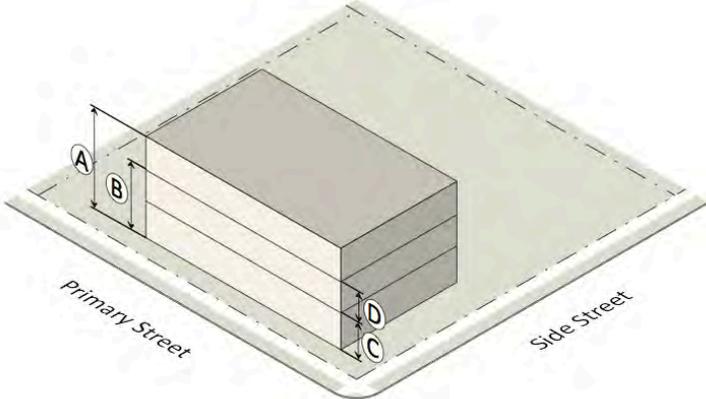
Often Uses Floor Area Ratios



ALL 3 EXAMPLES HAVE F.A.R. OF 1.  
(ABOVE)

# Form-Based Coding

Uses More Predictable Metrics



# Conventional Zoning

Administration

Subdivision Regulations

Zoning

Map & Districts

Uses

Bulk Standards

Parking & Driveways

Landscape

# Form-Based Coding

Administration

Neighborhood Dev Regulations

Street Types

Site Development Regulations

Map & Districts

Uses

Building Forms

Open Space Types

Parking & Driveways

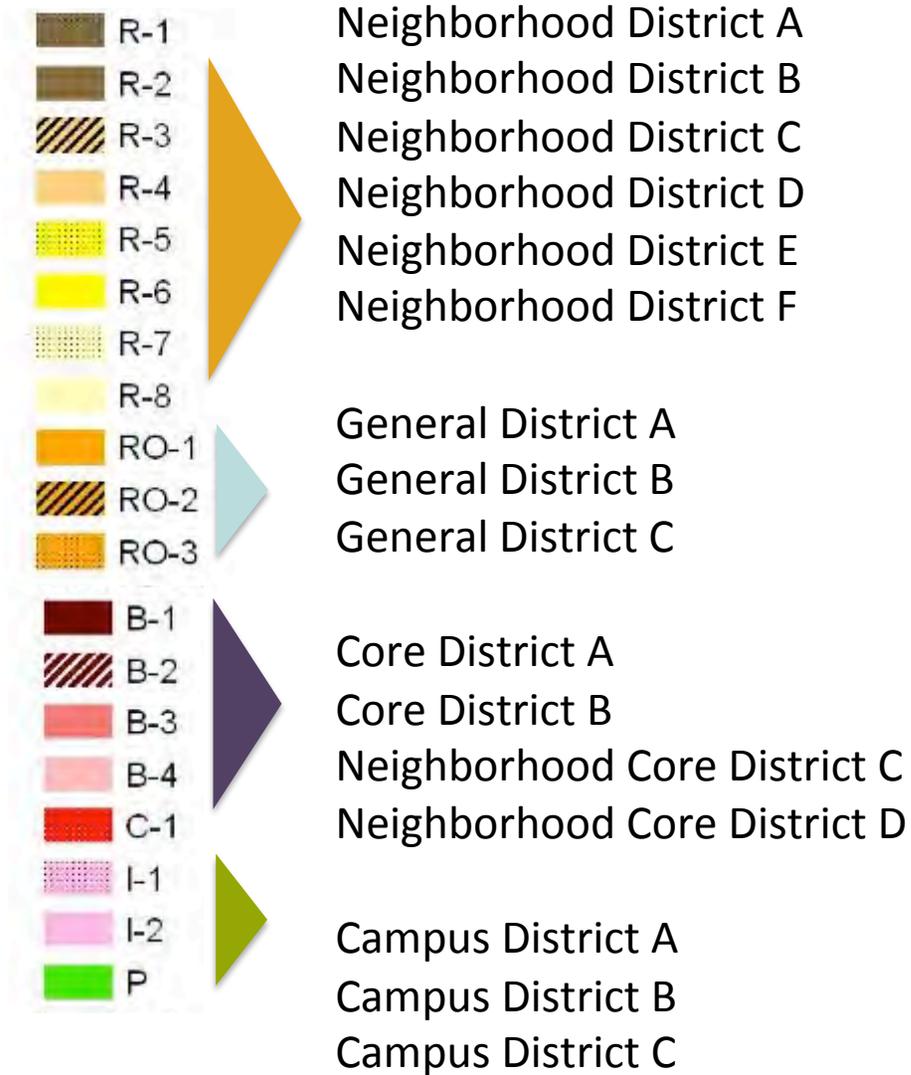
Landscape

City of Hartford

**What might NEW ZONING look like?**

ZONE  
HARTFORD

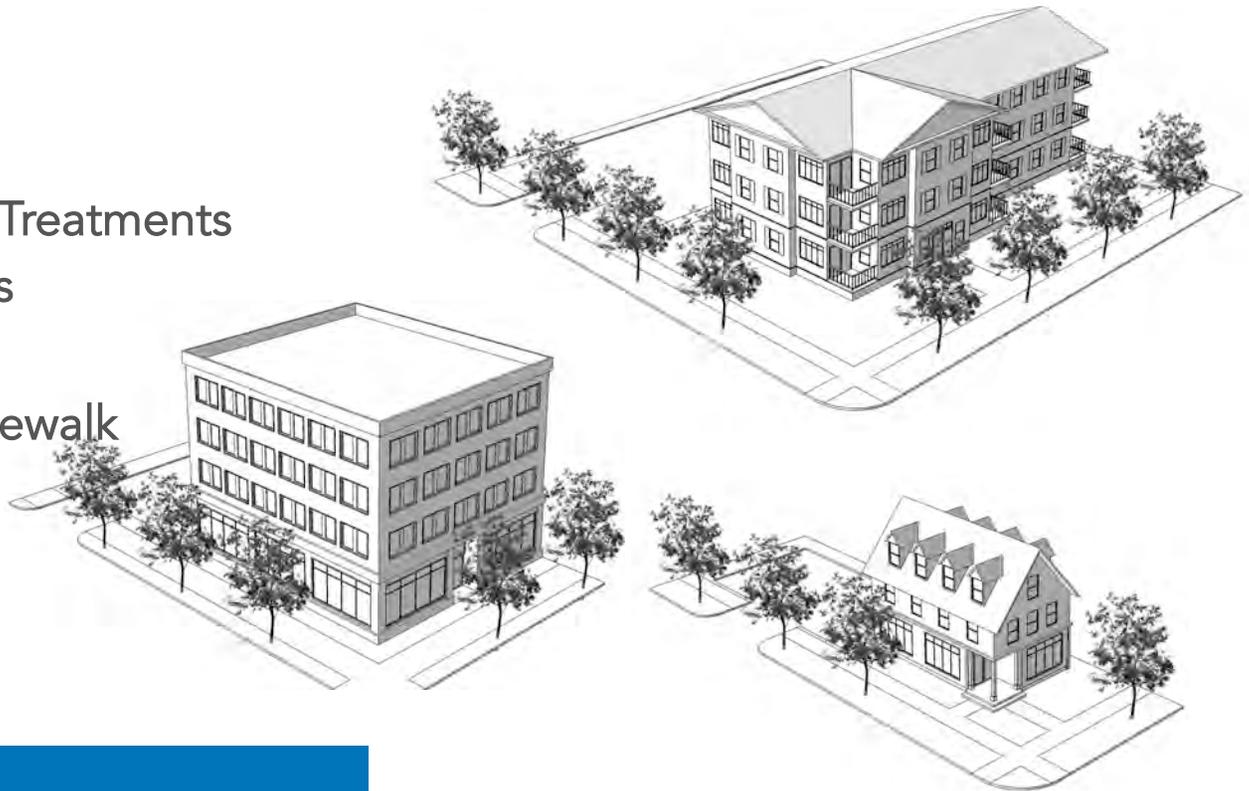
# New Zoning Districts?



# Code Organization

## Building Types

- Specific Ground Story Treatments
- Entrance Requirements
- Level of Transparency
- Location along the Sidewalk
- Building Scale



		Building Types by Districts										
		Districts										
		Core A	Core B	Core C	Core D	General A	General B	General C	General D	Edge A	Edge B	Edge C
Building Types	Storefront	●	●	●	●							
	General Stoop					●	●	●	●			
	Limited Bay			●	●							
	Row Building									●	●	●
	Yard Building									●	●	●
	Civic Building		●	●	●	●	●	●	●	●	●	

● = Permitted



# Sample Code

## Building Type Spread

### 5.0 Building Types

#### 5.3 Storefront Building

##### 1. Description & Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the Core A District and lowest in the Core D District.

##### 2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

	Permitted Districts			
	Core A	Core B	Core C	Core D
<b>(1) Building Siting</b> Refer to Figure 5.3 (1).				
Multiple Principal Buildings	not permitted	not permitted	permitted	not permitted
<b>a</b> Front Property Line Coverage	95%	90%	85% <sup>1</sup>	95% <sup>1</sup>
Occupation of Corner	required	required	required	required
<b>b</b> Front Build-to-Zone	0' to 5'	0' to 10'	0' to 15'	0' to 5'
<b>c</b> Corner Build-to-Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
<b>d</b> Minimum Side Yard Setback	0'	0'	5'	0'
<b>e</b> Minimum Rear Yard Setback	5'	5'	5'	5'
<b>f</b> Minimum Lot Width	none	none	none	none
<b>g</b> Maximum Lot Width	none	none	none	none
Maximum Impervious Coverage	90%	75%	70%	80%
Additional Semi-Pervious Coverage	10%	25%	20%	20%
<b>h</b> Parking & Loading Location	rear yard	rear yard	rear & side yard <sup>2</sup>	rear & side yard <sup>2</sup>
<b>i</b> Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 1 driveway is permitted per non-primary street	Alley; if no alley exists, 2 driveways are permitted off non-primary streets	Alley; if no alley exists, 1 driveway is permitted per non-primary street <sup>3</sup>
<b>(2) Height</b> Refer to Figure 5.3 (2).				
<b>j</b> Minimum Overall Height	3 story	2 story	1 story	1 story
<b>k</b> Maximum Overall Height	30 stories	12 stories <sup>2</sup>	8 stories <sup>2</sup>	6 stories <sup>2</sup>
<b>l</b> Ground Story: Minimum Height	14'	14'	14'	14'
<b>m</b> Ground Story: Maximum Height	30' <sup>3</sup>	24' <sup>3</sup>	24' <sup>3</sup>	18'
<b>n</b> Upper Stories: Minimum Height	9'	9'	9'	9'
<b>o</b> Upper Stories: Maximum Height	14'	14'	14'	14'
<b>(3) Uses</b> Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.				
<b>p</b> Ground Story	retail, service	retail, service	retail, service, office	retail, service, office
<b>q</b> Upper Story	any permitted use			
<b>r</b> Parking within Building	permitted fully in any basement and in rear of upper floors			
<b>s</b> Required Occupied Space	30' deep on all full floors from the front facade			
<b>(4) Street Facade Requirements</b> Refer to Figure 5.3 (3).				
<b>t</b> Minimum Ground Story Transparency Measured between 2' and 8' above grade	75%	75%	65% front only	65%
<b>u</b> Minimum Transparency per each Story	15%	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.8)			
<b>v</b> Front Facade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade
<b>w</b> Principal Entrance Location	front facade	front facade	front or corner facade	front facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade
Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor			
<b>(5) Roof Type Requirements</b> Refer to Figure 5.3 (3).				
<b>x</b> Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	permitted

##### Notes

<sup>1</sup> Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

<sup>2</sup> Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

<sup>3</sup> If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

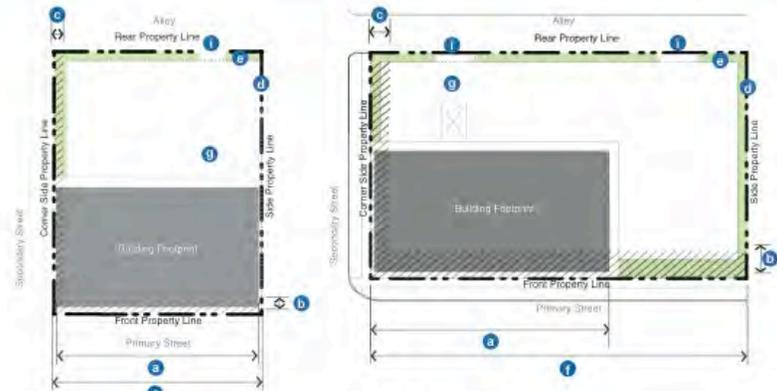


Figure 5.3 (1). Storefront Building: Building Siting.

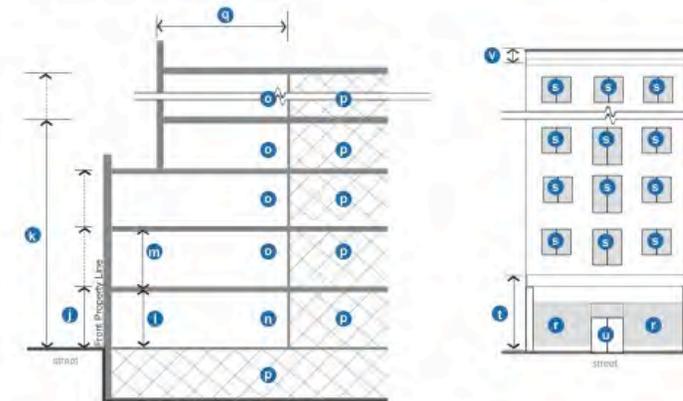


Figure 5.3 (2). Storefront Building: Height & Use Requirements.

Figure 5.3 (3). Storefront Building: Street Facade Requirements.

# Sample Code Use Table

## Existing Land Use

-  Single & Two Family
-  Three & Four Family
-  Low Rise Apartment
-  High Rise Apartment
-  Residential Condominium
-  Senior Housing
-  Commercial: Office/Financial/Scientific
-  Commercial: Automotive
-  Commercial: General Commercial
-  Commercial: Retail, Lodging & Food Services
-  Industrial: Manufacturing
-  Industrial: Warehouse
-  Mixed Use: Commercial / Residential
-  Municipal Property (Various)
-  State (Various)
-  Federal (various)
-  Educational
-  Medical / Health Care Facility
-  Private Institutional
-  Public Utility
-  Parking/Transportation
-  ROW
-  Cemetery
-  Parks / Open Space
-  Vacant Land



Uses	Districts										
	Core A	Core B	Core C	Core D	General A	General B	General C	General D	Edge A	Edge B	Edge C
<b>Residential &amp; Lodging</b>											
Residential	●	●	●	●	●	●	●	●	●	●	●
Hotel & Inn	●	●	●	●	●	●	●	●	●	●	●
Residential Care	●	●	●	●	●	●	●	●	●	●	●
<b>Civic</b>											
Assembly	●	●	●	●	●	●	●	●	●	●	●
Transit Station	●	●	●	●	●	●	●	●			
Hospital & Clinic	●	●	●	●	●	●	●	●			
Library/Museum/Post Office (no distribution)	●	●	●	●	●	●	●	●			
Police & Fire	○	○	○	○	○	○	○	○			
School	●	●	●	●	●	●	●	●	●	●	●
<b>Retail</b>											
Neighborhood Retail	●	●	●	●					●		
General Retail	●	●	○	○							
Outdoor Sales Lot			○								
<b>Service</b>											
Neighborhood Service	●	●	●	●	●	●	●	●	●		
General Service	●	●									
Vehicle Service			○	○							
<b>Office &amp; Industrial</b>											
Office	●	●	●	●	●	●	●	●	●	●	●
Craftsman Industrial	●	●	●	●					●		
<b>Infrastructure</b>											
Parking Lot	●	●	●	●	●	●	●	●			
Parking Structure	●	●	●	●	●	●	●	●			
Utility & Infrastructure	○	○	○	○	○	○	○	○	○	○	○
Open Space	●	●	●	●	●	●	●	●	●	●	●
<b>Accessory Uses</b>											
Home Occupation	●	●	●	●	●	●	●	●	●	●	●
Outdoor Storage of Goods			●	●							
Parking Lot	●	●	●	●	●	●	●	●	●		
Parking Structure	●	●	●	●	●	●	●	●	●		

- KEY**
- Permitted
  - Permitted in Upper Stories Only
  - Permitted with Development Standards
  - Requires a Conditional Use Permit

Table 4.1 (1). Uses by District.

# Why use Form-Based Codes?

TO EASILY IMPLEMENT A FAIRLY SPECIFIC VISION



ZONE  
HARTFORD

## FORM-BASED ZONING

# Key Advantages

1. Easily Implemented (as-of-right)
2. Clearer Understanding of Expectations for All Stakeholders
3. Removes All or Most of the Negotiation Process
4. Can Require Higher Quality, Better Design
5. Can be More Flexible (especially in terms of Uses)