

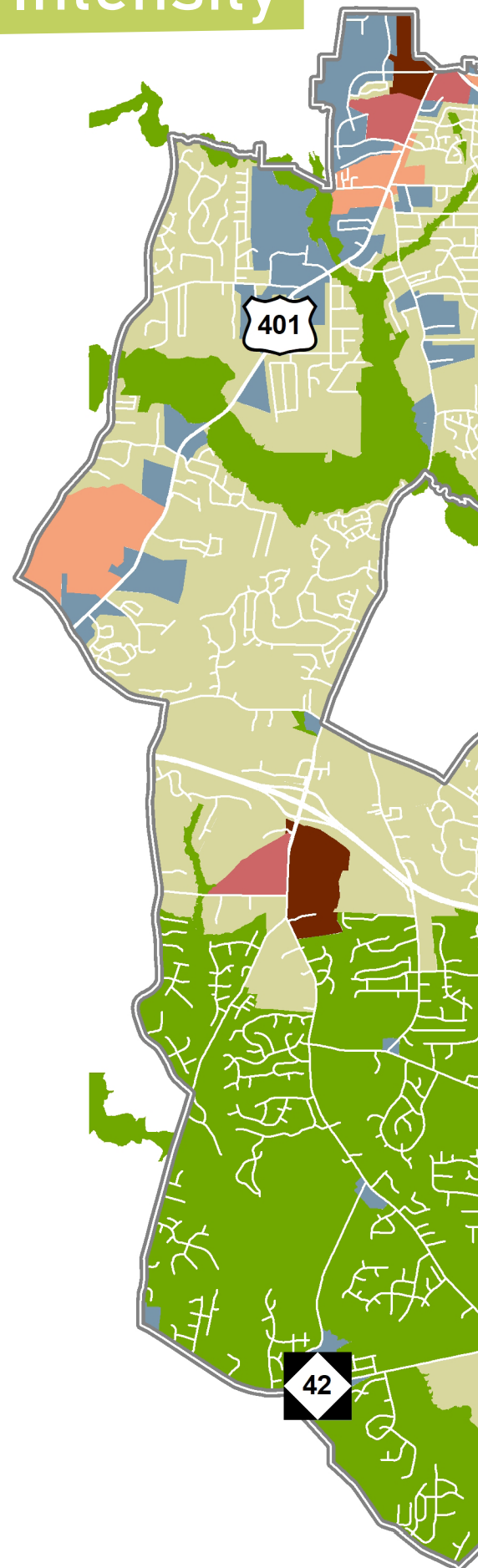
Development Change and Intensity

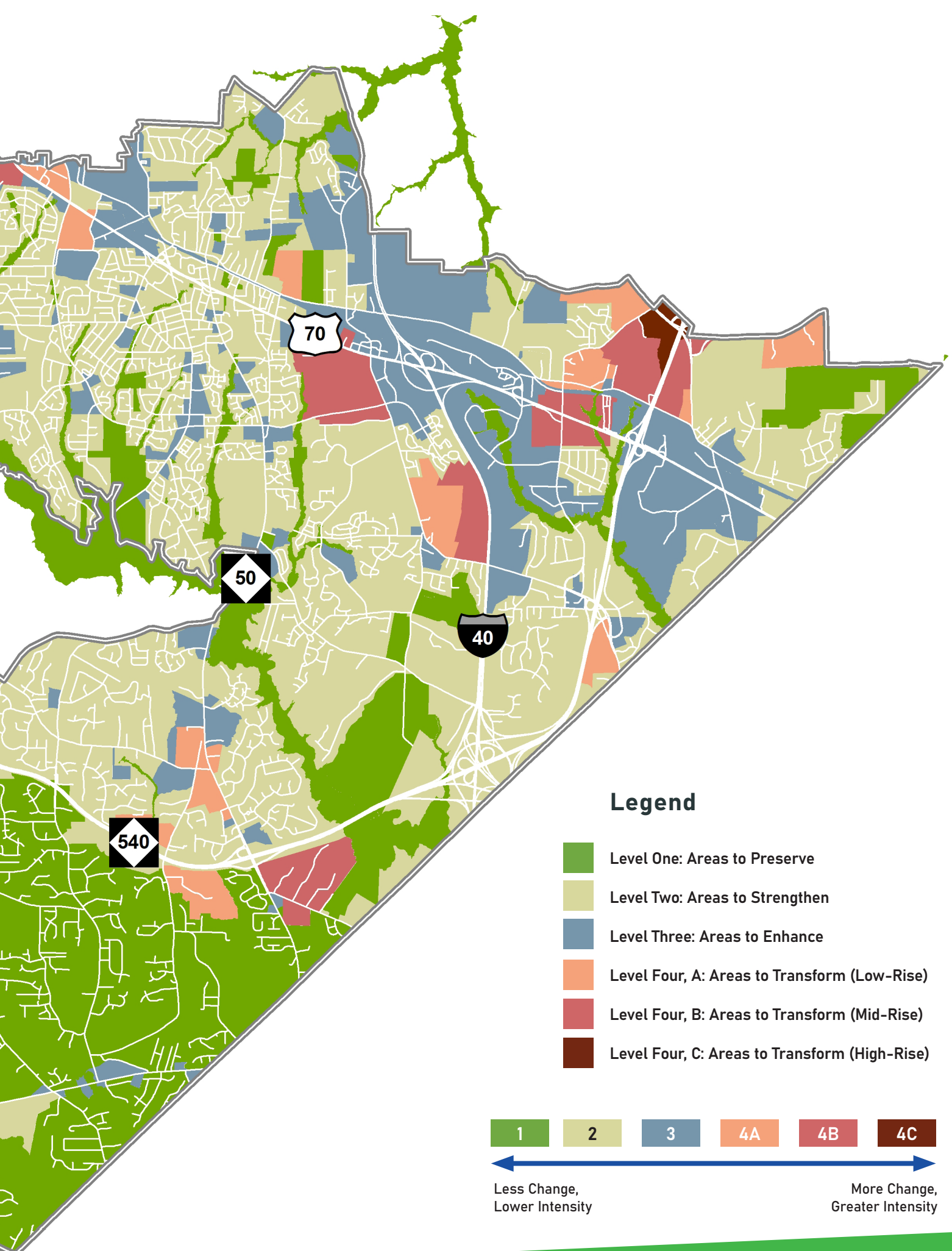
Development Change and Intensity Map

The Development Change and Intensity Map (DCIM) is a companion to the Character Typology Map, and presents the intensity of development most appropriate throughout the town's planning area. Each level on the map depicts different density, intensity, land use mix, building size and scale, open space, or mobility options, intended for specific areas in the community. The DCIM, along with the character areas depicted on the Character Typology Map, should be used when considering development applications and programming capital improvements.

Clear purpose and intent for intended development change and intensity overlaid on top of the character areas in the Character Typology Map provides focus for the community, elected officials, town staff, development interests, conservation partners, and other agencies in terms of their mission and expected outcomes to implement the comprehensive plan. It should also inform future revisions to zoning districts or regulations in the town's Unified Development Ordinance.

Four development intensity categories are represented on the DCIM: level one (areas to preserve), level two (areas to strengthen), level three (areas to enhance), and level four (areas to transform). Each category is described below with a general objective, important considerations, and targeted treatments. The DCIM applies the four categories spatially in the town's planning area, which quickly sets expectations in terms of the amount of change expected for an area — less change to more change — and intended development intensity — lower intensity to greater intensity — expected through 2040. The matrix on pages 64 and 65 summarizes minimum and maximum height, bulk, and density expectations for each of the development intensity categories.





Legend

- Level One: Areas to Preserve
- Level Two: Areas to Strengthen
- Level Three: Areas to Enhance
- Level Four, A: Areas to Transform (Low-Rise)
- Level Four, B: Areas to Transform (Mid-Rise)
- Level Four, C: Areas to Transform (High-Rise)

