

ARTICLE 2. SECTOR PLANS**2.1 INSTRUCTIONS**

- 2.1.1 For lands within the City of Fitchburg that have been mapped pursuant to the Comprehensive Plan's Sector Plan Map, Figure 4-11 that prescribes the Community types permitted in each Growth Sector, Articles 3 and 4 regulate the standards of those Community types.
- 2.1.2 Regional Sectors are defined in the Comprehensive Plan and are comprised of Open Space and growth areas. Growth areas are intended for the development, evolution, and retrofitting of Community Units, defined in Article 3 and Article 4, which in turn are comprised of Transect Zones, defined by the elements appropriate to them in Article 5 and Article 6.
- 2.1.3 Sector Plan rules established in the Comprehensive Plan shall only be effective in the SmartCode District.

TABLE 3. SECTOR/COMMUNITY ALLOCATION.

This table defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

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|--|---------|--|-------------------------|--|-------------------------|-----------------------------|----------|-----------------------------|----------|---------------------------|----------|-------------------------|----------|-------------------------|----------|-----|----------|-----|----------|--|
| SINGLE FAMILY SUBDIVISIONS MULTIFAMILY SUBDIVISIONS SHOPPING CENTERS AND STRIPS BUSINESS PARKS AND SUBURBAN CAMPUSES SPRAWL TYPE THOROUGHFARES SPRAWL TYPE OPEN SPACE | | | | | | | | | | | | | | | | | | | | |
| ALREADY DEVELOPED AREAS IN A TRADITIONAL BLOCK PATTERN | | | | | | | | | | | | | | | | | | | | |
| PROXIMITY TO MAJOR THOROUGHFARES AND TRANSIT | | | | | | | | | | | | | | | | | | | | |
| PROXIMITY TO THOROUGHFARES | | | | | | | | | | | | | | | | | | | | |
| EXISTING AG & OS MEDIUM SLOPES | | | | | | | | | | | | | | | | | | | | |
| STEEP SLOPES (12%+) TREE COVER OPEN SPACE TO BE ACQUIRED OR PRESERVED | | | | | | | | | | | | | | | | | | | | |
| FLOODPLAINS PARKS CONSERVATION EASEMENTS ENVIRONMENTAL CORRIDORS STREAMS LAKES WETLANDS ASSOCIATED BUFFERS | | | | | | | | | | | | | | | | | | | | |
| O1 PRESERVED OPEN SECTOR | | | O2 RESERVED OPEN SECTOR | | | G1 RESTRICTED GROWTH SECTOR | | G2 CONTROLLED GROWTH SECTOR | | G3 INTENDED GROWTH SECTOR | | G4 INFILL GROWTH SECTOR | | G5 INFILL REPAIR SECTOR | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | CLD | | TND | | TND | | TOD | | CLD | | TND | | TOD | | |
| T1 | NO MIN. | | NO MIN. | | RESERVED FOR FUTURE USE | | 50% MIN. | | NO MIN. | | NO MIN. | | | | VARIABLE | | | | | |
| T2 | NO MIN. | | NO MIN. | | | | 30% MAX. | | 5 - 30% | | 5 - 30% | | 20% max. | | VARIABLE | | | | VARIABLE | |
| T3 | | | | | | | 20 - 50% | | 30 - 65% | | 30 - 65% | | 20 - 50% | | VARIABLE | | VARIABLE | | VARIABLE | |
| T4 | | | | | | | NA | | 5 - 40% | | 5 - 40% | | 40 - 60% | | VARIABLE | | VARIABLE | | | |
| T5 | | | | | | | | | | | | | | | | | | | VARIABLE | |