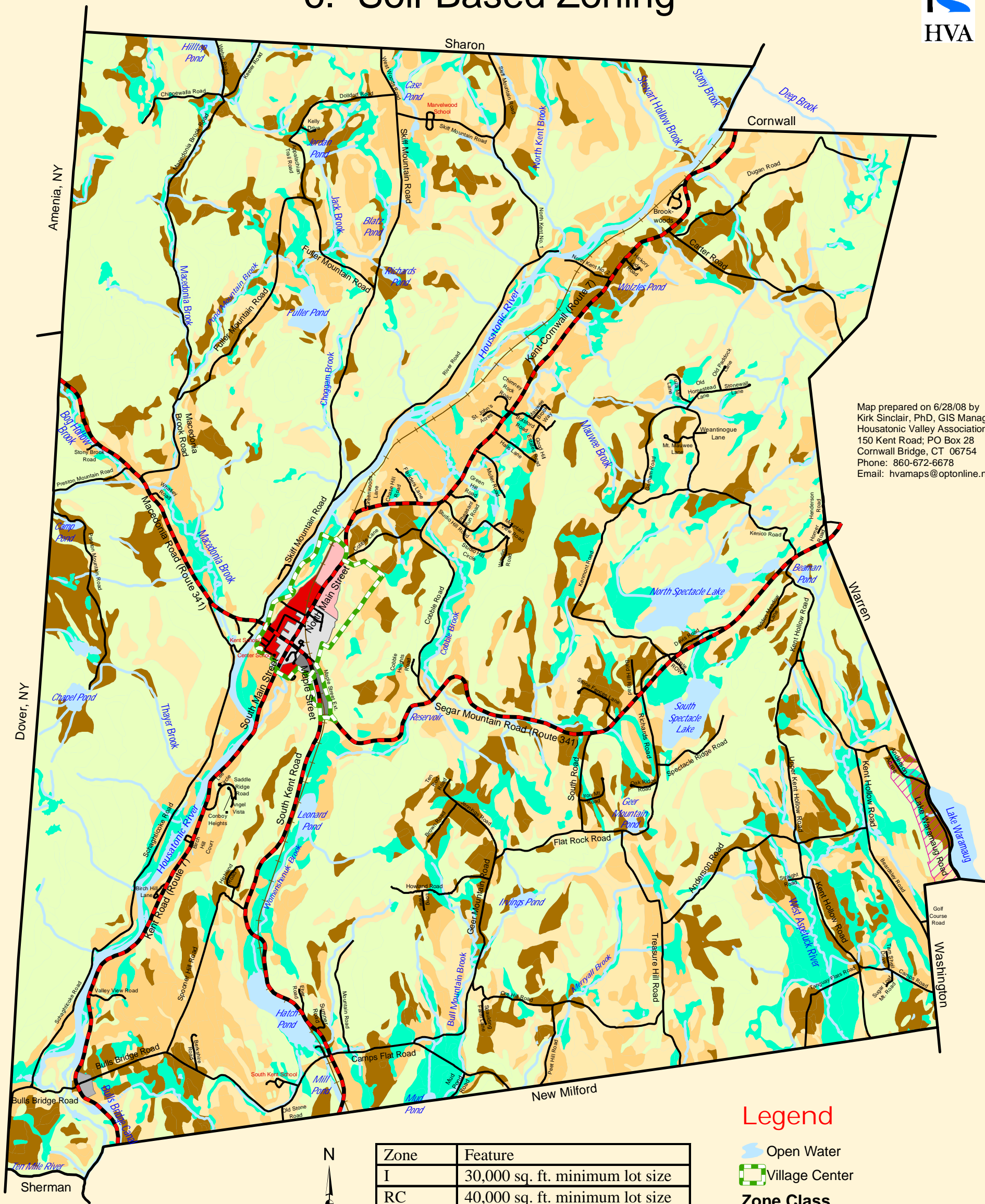


TOWN OF KENT, CONNECTICUT

6. Soil-Based Zoning



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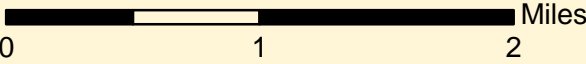
DATA SOURCES
Most data were obtained from the Environmental GIS Data distributed by the Connecticut DEP. Roads, lakes, and streams are based on USGS DLG files. Road data were enhanced through the use of GPS, digital orthophotos, and town review.

Zoning classes obtained from Kent's zoning regulations. Zoning Classes RU I - Misc. are based on the soil types located in the rural zoning district. The classification of USDA soil types into soil zoning classes done by Jos Spelbos based on the Conversion Legend for State of CT, 1996, and on info from dep.state.ct.us/gis/dataguides/udsa/fields, soils.usda.gov, ct.usda.gov, and websoilsurvey.nrcs.usda.gov.

Kent's zoning is for the most part soil based. This map is not an official zoning map. The zoning class delineations on this map are indicative, not definitive. On-site investigation by a soil scientist may be required for determining minimum lot size and suitability or limitations for any intended use. Procedures are described in the Zoning Regulations of the Town of Kent.

Zone	Feature
I	30,000 sq. ft. minimum lot size
RC	40,000 sq. ft. minimum lot size
VC-C	10,000 sq. ft. minimum lot size
VC-R1	10,000 sq. ft. minimum lot size
VC-R2	30,000 sq. ft. minimum lot size
RU-I	1 acre minimum lot size
RU-II	2 acre minimum lot size
RU-III	5 acre minimum lot size
RU-IV	wetland soils
RU-Misc	>25% slope, rocky, or manmade

1 inch equals 4,000 feet



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Legend

- Open Water
- Village Center

Zone Class

- Industrial District (I)
- Roadside Commercial (RC)
- Village Center Commercial (VC-C)
- Village Center Residential (VC-R1)
- Village Center Residential (VC-R2)
- Lake Waramaug Watershed District

Rural District (Soil-based Zoning)

- RU-Class I
- RU-Class II
- RU-Class III
- RU-Class IV
- RU-Miscellaneous