

### Sewers and Smart Growth: Challenges, Opportunities and Strategies

Sewers and Smart Growth: Challenges, Opportunities and Strategies is a project of the Cape Cod Water Protection Collaborative, with partial funding from the Massachusetts Environmental Trust. This map was produced by the Cape Cod Commission's Geographic Information System Department ([gis@capecodcommission.org](mailto:gis@capecodcommission.org)). The Cape Cod Water Protection Collaborative and Cape Cod Commission are divisions of Barnstable County.

This map modified from:  
**Regional Policy Plan (Effective January 16, 2009)**  
**Cape Cod Regional Land Use Vision Map**  
**for the Sewers and Smart Growth Project**

**Explanation and Data Sources:**  
 The Regional Land Use Vision Map expresses a vision for the future of Cape Cod. The Cape Cod Commission is working collaboratively with all 15 towns in Barnstable County to develop this vision. The land uses are categorized as Economic Centers, Villages, Industrial and Service Trade Areas, Resource Protection Areas, and Other Areas. Towns where the planning board has endorsed the vision map for their community are included on the Regional Land Use Vision Map.





This map is to be utilized in conjunction with the 2008 Regional Policy Plan (RPP).

**Land Use Categories:**  
**Economic Centers** – Areas designated as appropriate for growth and redevelopment. These areas serve the region or sub-region and could include characteristics such as civic and institutional uses, retail, and mixed use. Economic Centers are defined by parcel data and/or zoning district boundaries, shown in detail on individual town maps. Developments of Regional Impact (DRI) proposed within Economic Centers may benefit from some reduced minimum performance standards during DRI review under the RPP.  
**Industrial and Service Trade Areas** – Areas designated for industrial uses, construction trades, and/or public works facilities. Areas are intended for uses that are incompatible with residential and village settings, with a high square-footage-to-employee ratio.  
**Resource Protection Areas** – Areas designated as not appropriate for additional growth due to the presence of one or more sensitive resources. These resources shall include at a minimum Wellhead Protection Areas, Land Subject to Coastal Storm Flowage or Sea, Lake, and Overland Surges by Hurricanes (SLOSH) zones, historic districts, and the Cape Cod National Seashore. Resource Protection Areas may also include but not be limited to wetlands, vernal pools, protected open space, and designated Districts of Critical Planning Concern (DCPCs).  
**Villages** – Areas designated to preserve historic and/or community character. Consist of small, compact areas with development at a local scale. Characteristics could include civic uses, mixed use, and/or home occupations.  
**Other** – Areas remaining after the other areas have been identified.

The land use category boundaries are based on digital data obtained from MassGIS, Army Corps of Engineers, NHESP, and Town GIS Departments, including town-based zoning and parcel information.

#### Regional Land Use Vision Categories

##### Smart Growth/Vision Legend

-  ECONOMIC CENTER
-  INDUSTRIAL/ SERVICE TRADE AREAS
-  VILLAGE
-  Marine Embayment Watershed Boundary

This map is illustrative and all depicted boundaries are approximate. It is intended for planning purposes only -- not site specific purposes.

