

# OUTLINE

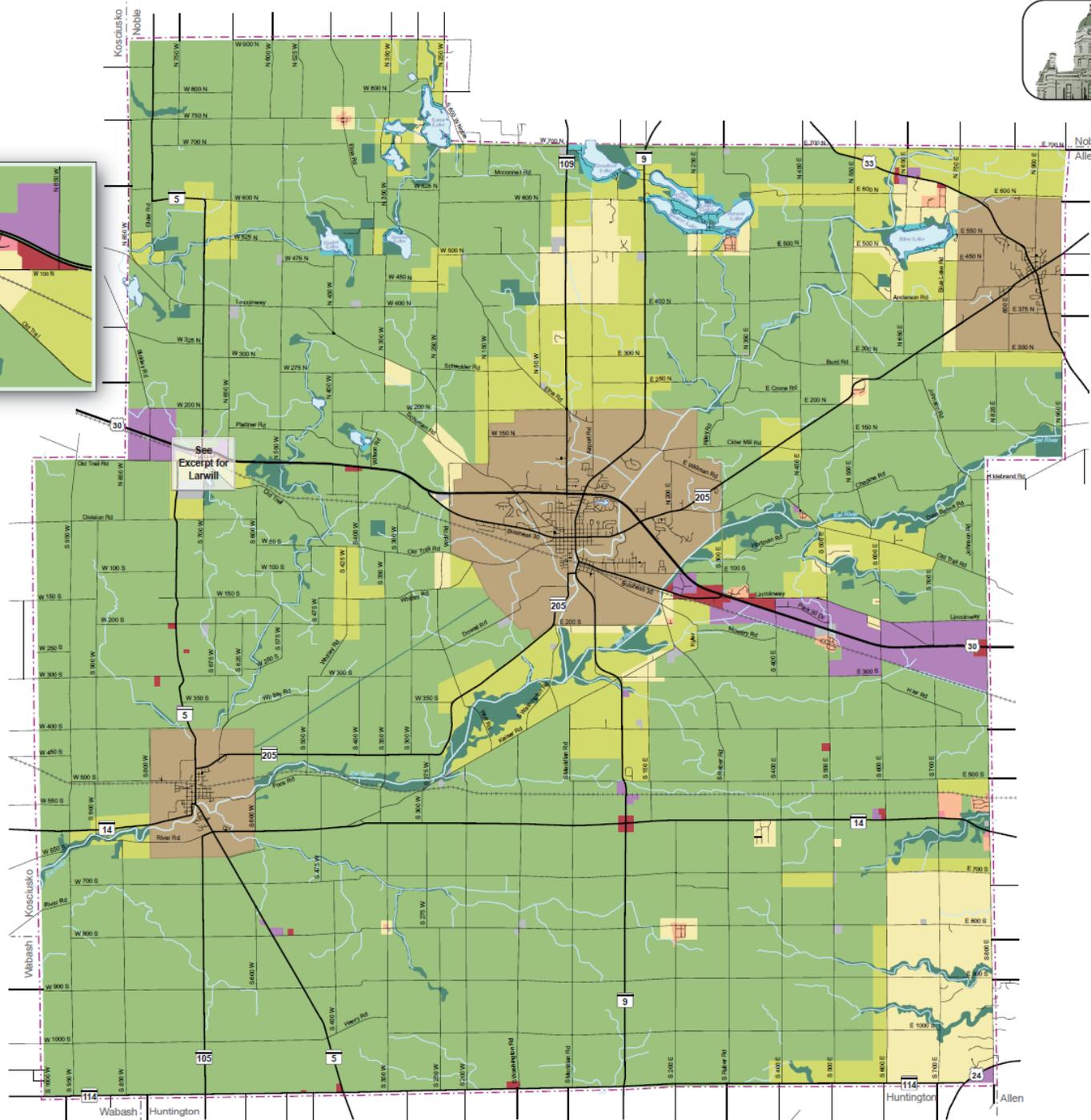
- Welcome
- Zoning, purpose, intent
- Development standards
  - Staff
    - Merits, drawbacks
  - Members
    - Merits, drawbacks
- Homework

WELCOME

# Land Classification Map Whitley County, Indiana



## LARWILL



See  
Except for  
Larwill

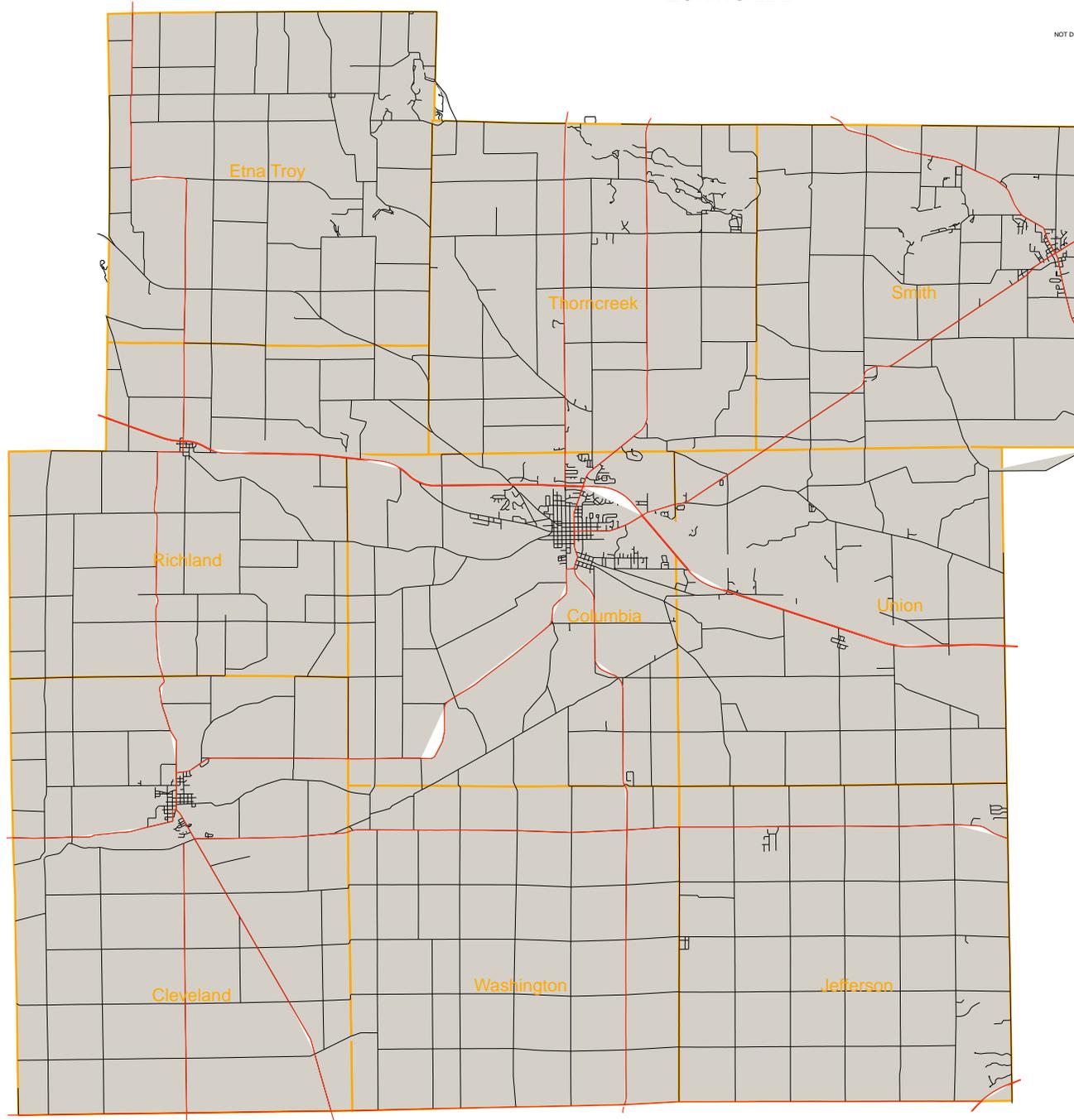
## MAP LEGEND

- Conservation and Open Space
- Agricultural
- Transitional Agriculture
- Rural Residential
- Residential
- Lake Residential
- Government and Institutional
- Village Commercial
- General Commercial
- Industrial
- Extra-Territorial Jurisdiction
- County Boundary

## COMMUNITY IDENTIFICATION



# WHITLEY COUNTY, INDIANA JURISDICTIONAL AREA ZONING MAP



## Legend

Section Lines

Road Centerlines

Parcels

Jurisdictional Boundary

Corporate Limits

### Zoning Districts

AG

Agricultural

AGP

Agricultural Production

RR

Rural Residential

MR

Multi-Family Residential

LR

Lake Residential

MP

Manufactured Home Park

PR

Park and Recreation

VC

Village Commercial

GC

General Commercial

# MEETING DATES

- Committee
  - April 27<sup>th</sup>
  - May 11<sup>th</sup>
- Plan Commission
  - May 16<sup>th</sup>
  - June 20<sup>th</sup>

# DEVELOPMENT STANDARDS VS. DISTRICTS

- Development standards
  - Mostly based on specific uses (eg mobile homes, wind turbines, etc.)
  - Standards that apply to that use no matter where it is
    - Setbacks
    - Distances to other things
    - Landscaping
    - Signage
    - Etc.
  - Where is an extension of the how and zoning district
- Districts
  - Zones based on geographic location
  - What uses are allowed in the zones
  - Standards are minimally addressed in classic zoning as zones are mutually exclusive (a use is either permitted in or not if out)

# DEVELOPMENT STANDARDS

- Development standards
- Merits, drawbacks discussion
  - Keep comments non-inflammatory
- Minimum distances, from CFO to:
  - Residential districts
  - Lakes (shores)
  - Roads
  - Waterways
  - Others
- Landscaping
- Minimum parcel area

# DEVELOPMENT STANDARDS

- Development standards
- Merits, drawbacks discussion
  - Keep comments non-inflammatory
- Minimum distances, from residential to:
  - CFOs
  - Lakes (shores)
  - Roads
  - Waterways
  - Others
- Landscaping
- Minimum parcel area/size
- Stormwater

# DEVELOPMENT STANDARDS

- New district
  - Uses comparable to Comp Plan Transitional Ag
  - Where...?

# DEVELOPMENT STANDARDS

- Which code standards supply our need of certainty
- Which standards are the most workable
- Which standards promote economic development
- Which standards provide the county with minimum legal issues