

OUTLINE

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

WELCOME

Land Classification Map Whitley County, Indiana



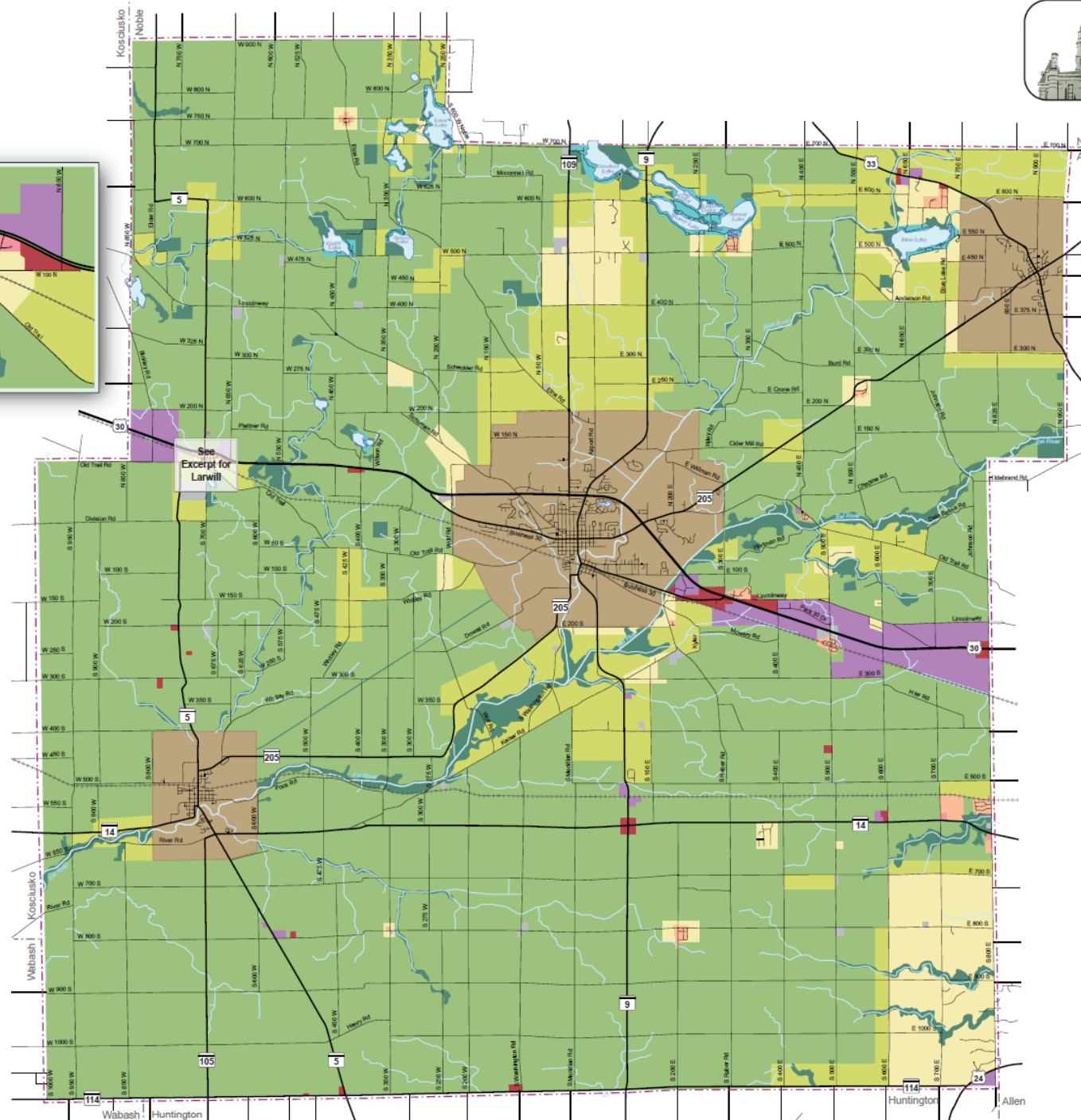
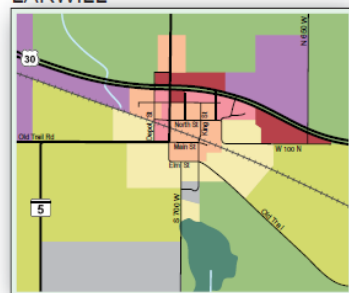
MAP LEGEND

- 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

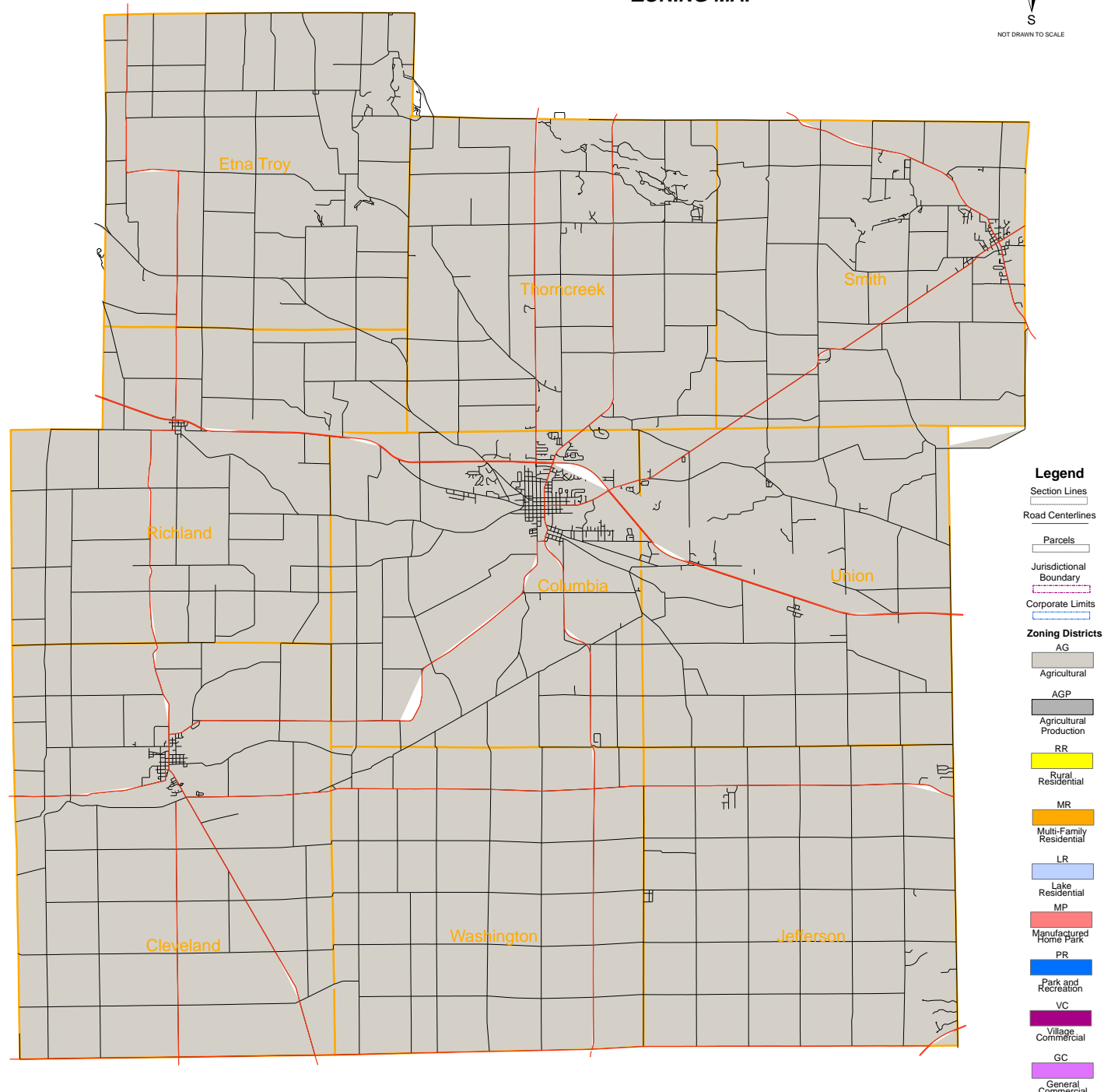
COMMUNITY IDENTIFICATION



LARWILL



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 27th
 - May 11th
- Plan Commission
 - May 16th
 - June 20th

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