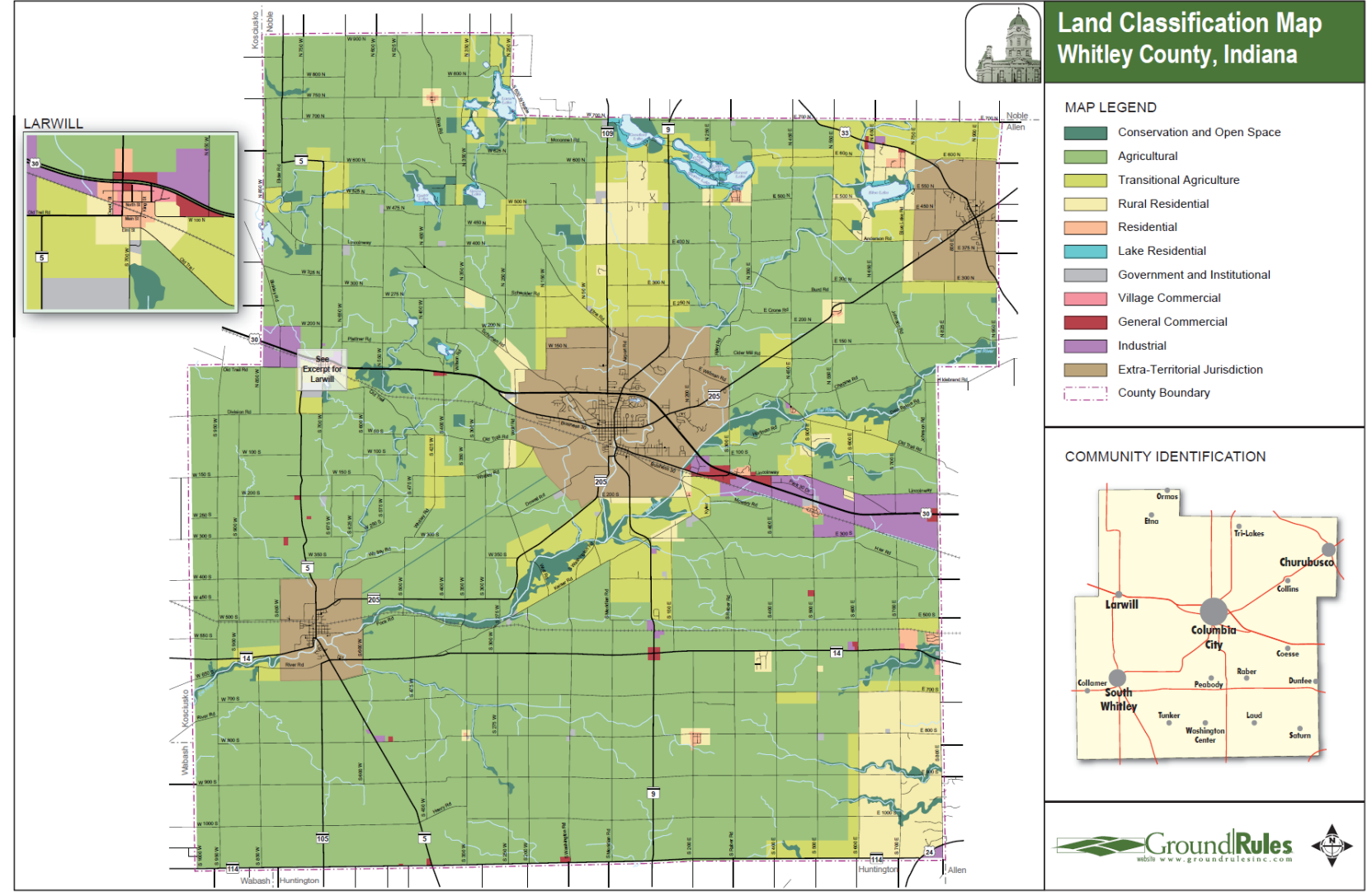


# Meeting Agenda Whitley County Plan Commission

May 15, 2019

- Call to Order
- Roll Call
- Minutes of April 17, 2019
- Old Business
- New Business
- Other Business
  - Residential code review
- Adjournment

# Comprehensive Plan Land Classification Map



## Comprehensive Plan “Agricultural” classification

- Purpose
  - “To maintain large, undeveloped areas for productive agricultural uses and intense agricultural-related uses.”
- Guidelines
  - “Generally away from municipalities and residential development...where there are less than fifteen (15) dwelling units per square mile, low demand for new dwelling sites, and high cost to provide basic services.”
  - Generally 90% of the acreage per square mile is used for agricultural production.
  - Recommended land uses include large farms, CFOs, farmsteads, and other uses.

# Comprehensive Plan “Transitional Agricultural” classification

- Purpose
  - “To allow farmland and residential uses to coincide in appropriate rural areas.”
- Guidelines
  - Would apply to “areas where a portion of the agricultural land has been divided into tracts that are forty (40) acres or less...where there are more than fifteen (15) dwelling units per square mile, some demand for new dwelling sites, and low cost to provide basic services.”
  - Uses would include small farms, farmsteads, single-family residences, and other uses.
  - New residential lots would be 2-10 acres in area, while up to 50% of the acreage per square mile would *not* be used for agricultural production.

# Comprehensive Plan “Rural Residential” classification

- Purpose
  - “To allow residential development in rural areas with large lots and large front yard setbacks.”
- Guidelines
  - “Rural areas not suitable for productive agriculture...areas where there is demand for new dwelling sites and low cost to provide basic services...clustered near other residential uses...outside of predominantly agricultural or prime agricultural areas.”
  - Lots would be 2-10 acres in size, subdivisions would be expected, and nearly all of the acreage per square mile would be non-agricultural.
  - One- or two-story homes

## Comprehensive Plan “Residential” classification

- Purpose
  - “To allow suburban-style residential subdivisions in the County.”
- Guidelines
  - Areas near municipalities or major roadways
  - High demand and low cost provide services
  - “Clustered near other residential uses”
  - Located away from agricultural areas
  - Uses include single-family detached residential, low-density multi-family, retirement community
  - Lot sizes:  $\frac{1}{4}$  acre to 1 acre
  - On sanitary sewer and public water
  - One or two-story homes

# Comprehensive Plan “Lake Residential” classification

- Purpose
  - “To allow residential development around large recreation lakes and to protect the quality of the lake”
- Guidelines
  - Lots with frontage on large lakes where sanitary sewer is available
  - Uses: single-family detached residential and some two- and three-family residential
  - Lot sizes of  $\frac{1}{4}$  acre to 1 acre with established lake and road setbacks
  - Maximum 2½ stories with “cottage-style character”
  - On-site garages facing perimeter road, home fronts face lake
  - Second tier lots for accessory structures
  - Structures, site features, etc. sensitive to lake and viewsheds

# Comparison of zoning districts

	AGP	AG	RR	MR	MP	LR
Residential permitted uses	Farmsteads; existing residences	SFD, <3 lot subd's	SFD, 3+ lot subd's	SFD, 3+ lot subd's; two-family; multi-family; apt's; nursing home	Manuf'd home, 3+ lot subd's	SFD, 3+ lot subd's
Residential special exceptions	Secondary dwelling	Secondary dwelling	Two-family; multi-family; nursing home	Nursing home		Two-family; multi-family; apartment; retirement community
Lot size * w/sewer ** w/both		1.837 ac. 20,000 sf.* 10,000 sf.**	1.837 ac. 15,000 sf.* 10,000 sf.**	1.837 ac. 10,000 sf.* 10,000 sf.**	5 ac.	1.837 ac. 10,000 sf.*
Lot width		225' 100' * 75' **	225' 100' * 70' **	225' 100' * 70' **		225' 70' *



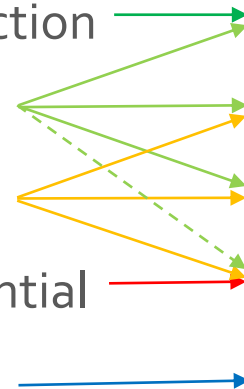
# Classifications vs. Districts

## Zoning Ordinance Districts

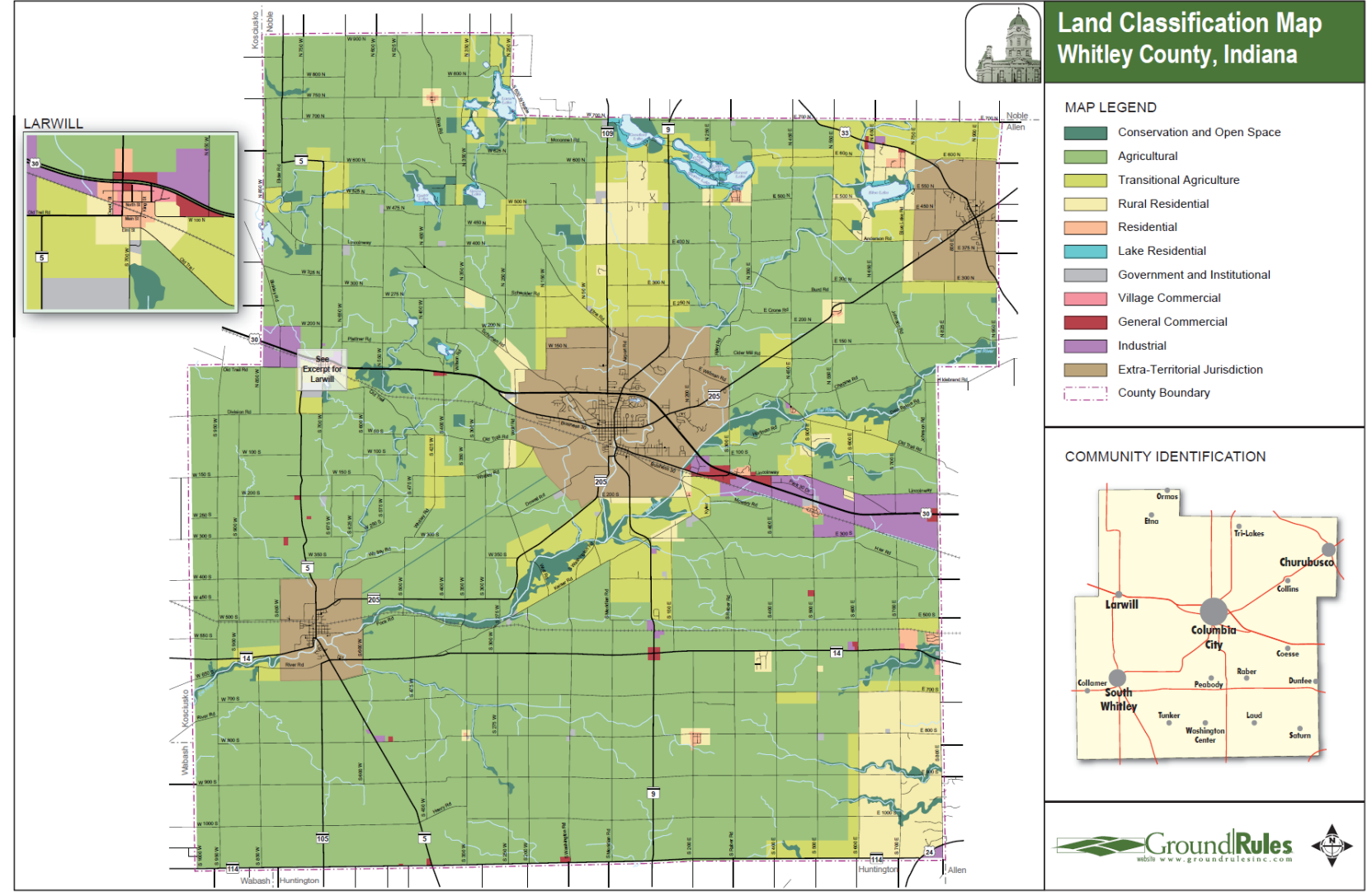
- AGP, agricultural production
- AG, agricultural
- RR, rural residential
- MR, multi-family residential
- LR, lake residential
- MP, mobile home park

## Comprehensive Plan Classifications

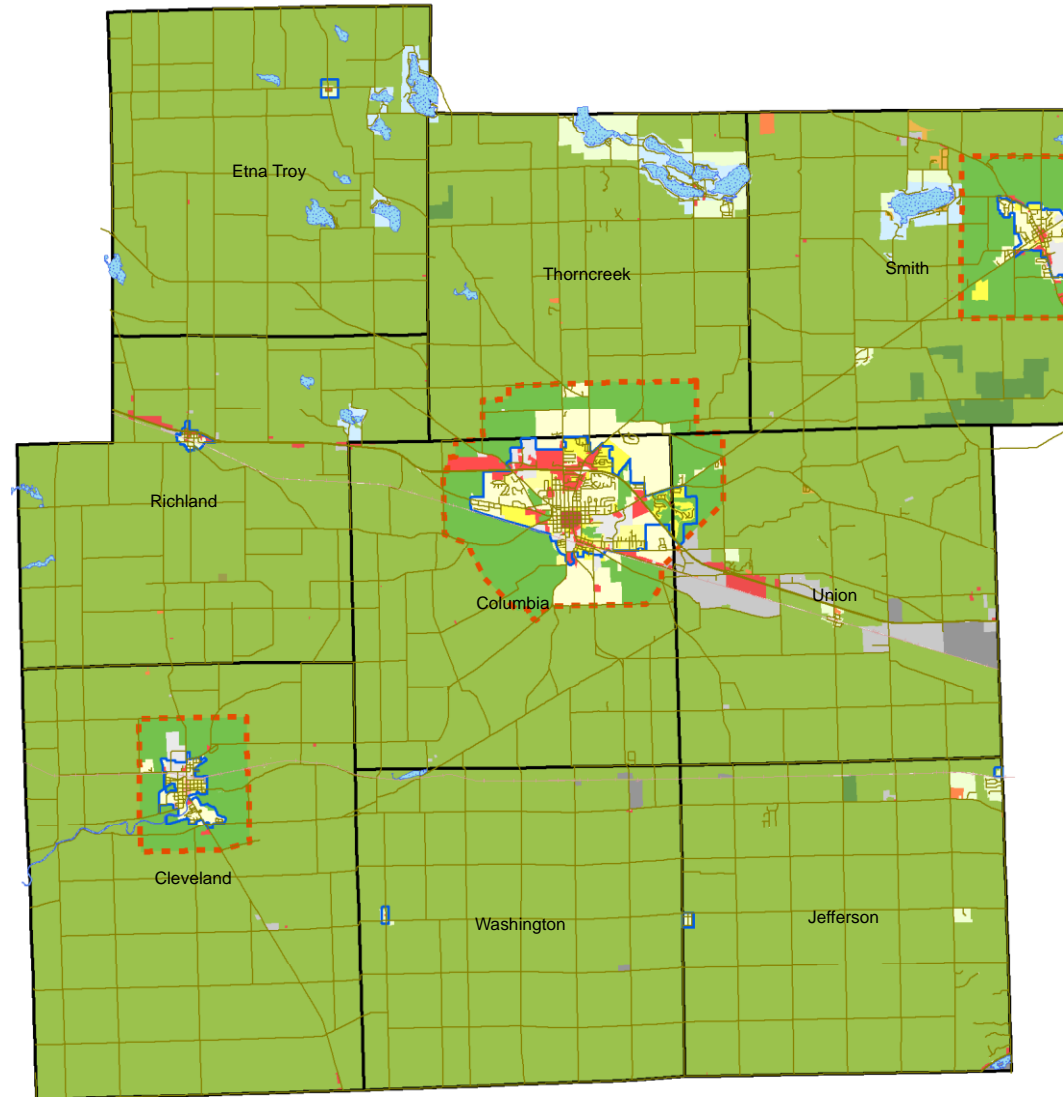
- Agricultural
- Transitional Agricultural
- Rural Residential
- Residential
- Lake Residential



# Comprehensive Plan Land Classification Map



# Zoning map



# Newer suburban development



Older (15± years)  
suburban  
development





5± acre lot  
development

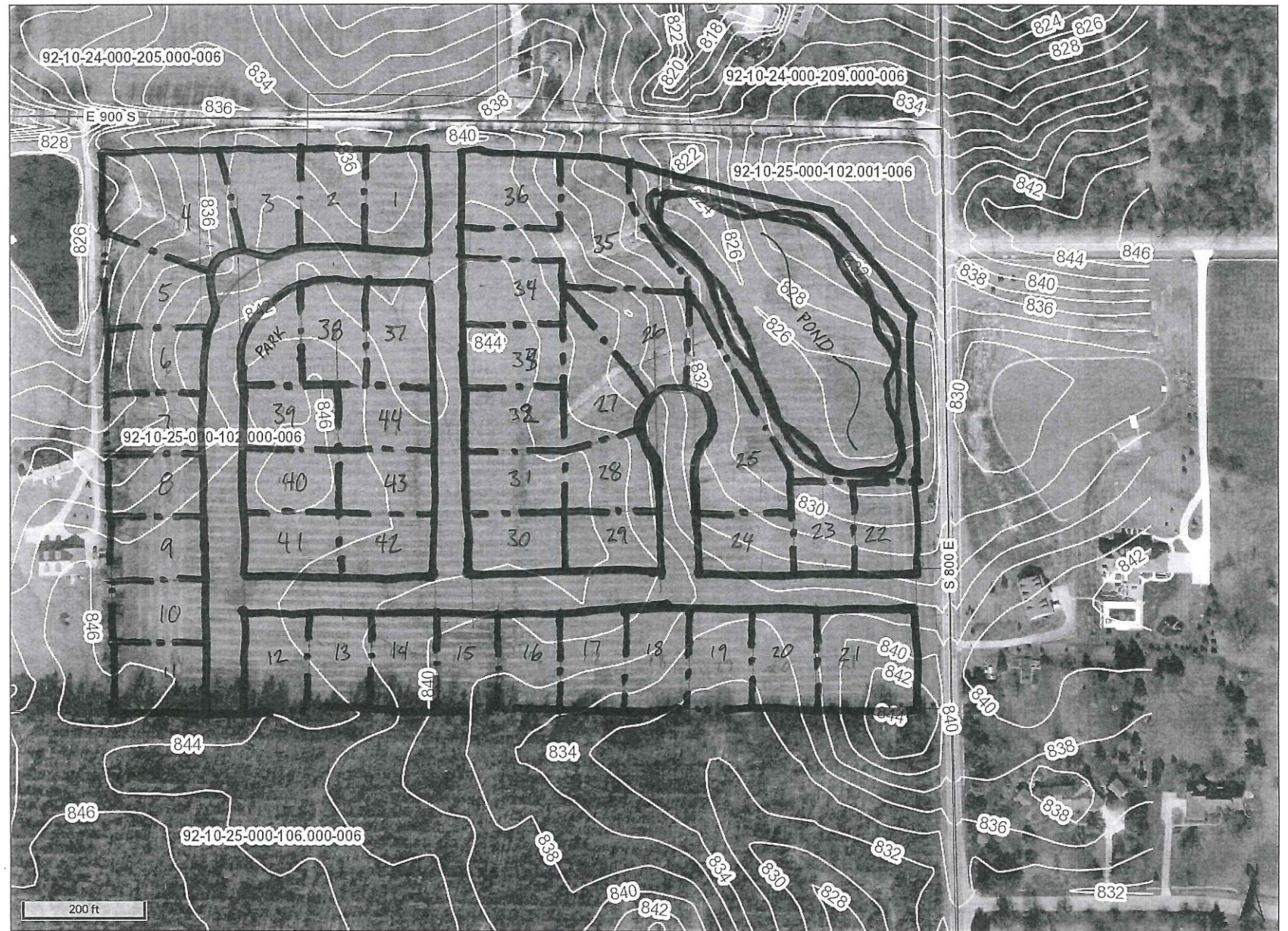


# Archetypal growth boundary





What's possible  
now





What's possible  
now



What's possible  
now



# Questions

- Do our zoning districts reflect the Comp Plan recommendations?
- Do our zoning districts reflect what we want to see?
  - Location of development
  - Mix of uses
    - Large-lot
    - Small-lot
    - Mixed uses
  - Use types
    - Farmsteads
    - Cottages
    - Urban homes
    - Suburban homes
    - Mansions
    - McMansions

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