



COMPREHENSIVE PLAN



LAND USE
ELEMENT



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INTRODUCTION & PURPOSE

As noted in the Preface, the Comprehensive Plan is intended to be utilized as an *advisory* tool to manage growth and development in Dearborn County. The Goals and Strategies set forth within the other Elements of this Plan identify policies that are more likely to result in growth and development patterns that will have *positive* impacts to the community. The Land Use Element recognizes, builds, and expands upon these policies—suggesting future development patterns in the form of Future Land Use Designations, Land Use Criteria, Land Use Planning Principles, a conceptual Future Land Use Map, and an Implementation Program. **Most importantly, this Element emphasizes that the Plan and its parts must be referenced collectively—rather than independently—to be effective in the evaluation of land use proposals.**

FUTURE GROWTH PATTERN INFLUENCES

As the county continues to grow, future development will have an impact upon the physical environment and upon the quality of life within the county. It is essential to establish general development guidelines in order to provide a high quality of life for county residents and to mitigate impacts upon the physical setting. There are a number of factors that both influence, and are in turn influenced by development. The following factors shall be considered when anticipating future growth and implementing development guidelines:

- Transportation Infrastructure
- Utilities Infrastructure
- Available Public Service
- Topography
- Floodway/Floodplain designation
- Soil Type
- Existing Land Use patterns
- Community Character and Surrounding Context

LAND
USE**EXISTING LAND USE: BACKGROUND**

The Plan Commission staff prepared the existing land use classifications and maps in this Element from September of 2003 to June of 2004. The existing land use designations set forth herein were defined and refined during a series of meetings involving the Plan Commission, the Plan Commission staff, the Comprehensive Plan Advisory Committee, and the general public. The existing land use maps were formed using the following methods and processes:

1. The Plan Commission staff began the existing land use inventory by analyzing aerial photographs and property (tax) parcel maps as the primary data sources. Based on the analysis of these items, the staff assigned values to parcels in accordance with the land use designations(*) established during the public involvement processes.
2. As discrepancies were identified—or in cases where the existing land use was clearly unknown—Dearborn County staff performed field inspections.
3. Once existing land use maps were drafted at a Township level, they were subjected to the review of the Plan Commission, County staff members, the Comprehensive Plan Advisory Committee, and the general public.
4. Following a series of revisions, the existing land use maps were incorporated into the Land Use Element of the Comprehensive Plan.

EXISTING LAND USE: UPDATE

From September of 2006 to July of 2007, the existing land use maps were updated using modernized, aerial ortho-photography as well as the same methods and processes referenced earlier in this section. Analysis of (both) the dated and current, existing land use maps provided a foundation with which land resources may be inventoried and growth management policies may be established.

Footnote (*): The land use designations depicted on the maps in this Element generally follow accepted, professional planning standards. The intensities of colors are related to the intensities of the land uses (Reference: Larz Anderson, 1995. *Guidelines for Preparing Urban Plans*. Chicago, IL: APA Planners Press).

EXISTING LAND USE: DESIGNATIONS & MAPS

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Agricultural

This land use designation identifies areas with agricultural development as well as unimproved tracts such as wooded areas. The unimproved lands typically refer to lands which have remained for the most part undisturbed or in their natural state. In terms of existing land use, this category is appropriate for both lands that are characterized by steeper topography as well as lands with "choice" agricultural soils. Typical improvements within this designation include low density single-family residences, agricultural support structures, and a full range of agricultural production uses. When identifying this land use the primary activity occurring on the parcel was considered, not the parcel size.



Residential - Low Density (3 acres and above)

This land use designation identifies areas with single-family residential development in a rural setting—with parcel sizes generally above three (3) acres.



Residential - Moderate Density (1-3 acres)

This land use designation identifies areas with detached single-family residences with lot sizes greater than one (1) acre but less than three (3) acres.



Residential - High Density (1 acre and less)

This land use designation identifies areas of intensive single-family residential development at densities over one dwelling unit per acre. Residential structure types include single-family attached (i.e., apartments, condominiums, townhouses) and detached dwellings as well as manufactured housing parks.



Commercial

This land use category identifies the full range of commercial retail, office, and service uses that serve the residents, businesses, and visitors of Dearborn County. Intensity was not factored when identifying this land use.



Industrial

This land use category identifies a full range of light and heavy industrial uses. Types of uses include manufacturing, processing, distribution, and warehouse storage.



Mining/Quarry

This land use category identifies areas currently being mined.



Institutional

This land use category identifies lands used by the public for non-commercial activities. Types of uses include government and community facilities, churches, and utility facilities (both privately and publicly owned).



Education/School

This land use category identifies property owned and used by both public and private schools.



Parks & Recreation

This land use category identifies areas used for passive and active recreation. Types of facilities include both private and publicly owned/operated.



Golf Course

This land use category identifies areas specifically used for golfing as well as facilities associated with the sport such as pro shops and clubhouses.



Cemetery

This land use category identifies areas specifically used for burial including both public and private facilities.



Landfill

This land use category identifies areas historically used for solid waste storage. (Specific parcel identified as such is the Greendale dump.



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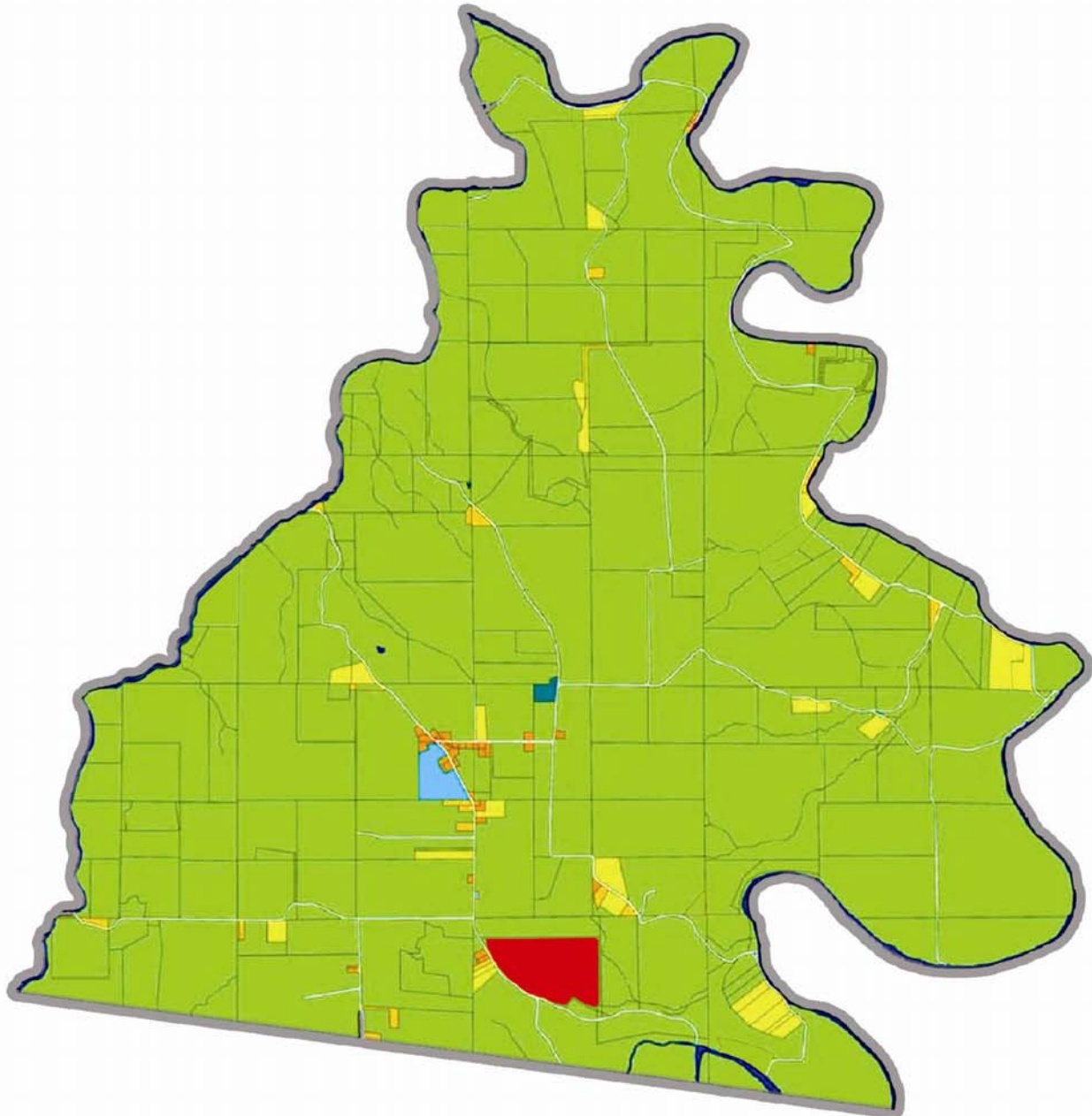
CAESAR CREEK TOWNSHIP

EXISTING LAND USE



LEGEND

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	Low Density Residential
	Moderate Density Residential
	High Density Residential
	Commercial
	Educational
	Institutional
	Industrial
	Parks & Recreation
	Golf Course
	Cemetery
	Mining / Quarry
	Landfill
	Water
	Township Boundary





CENTER TOWNSHIP

EXISTING LAND USE



LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
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CLAY TOWNSHIP

EXISTING LAND USE

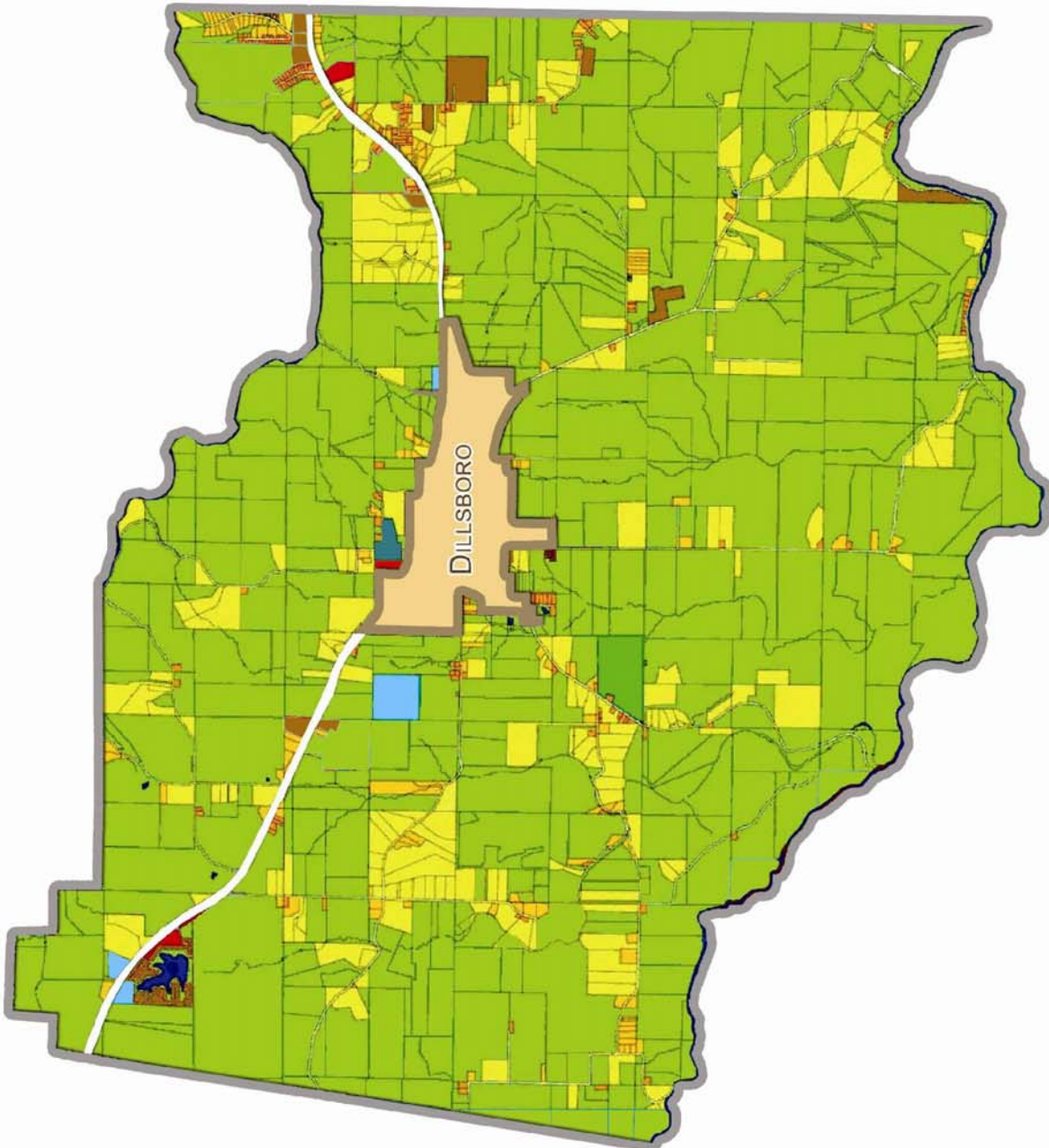


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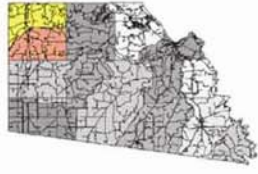
- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
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- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
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HARRISON AND LOGAN TOWNSHIPS EXISTING LAND USE

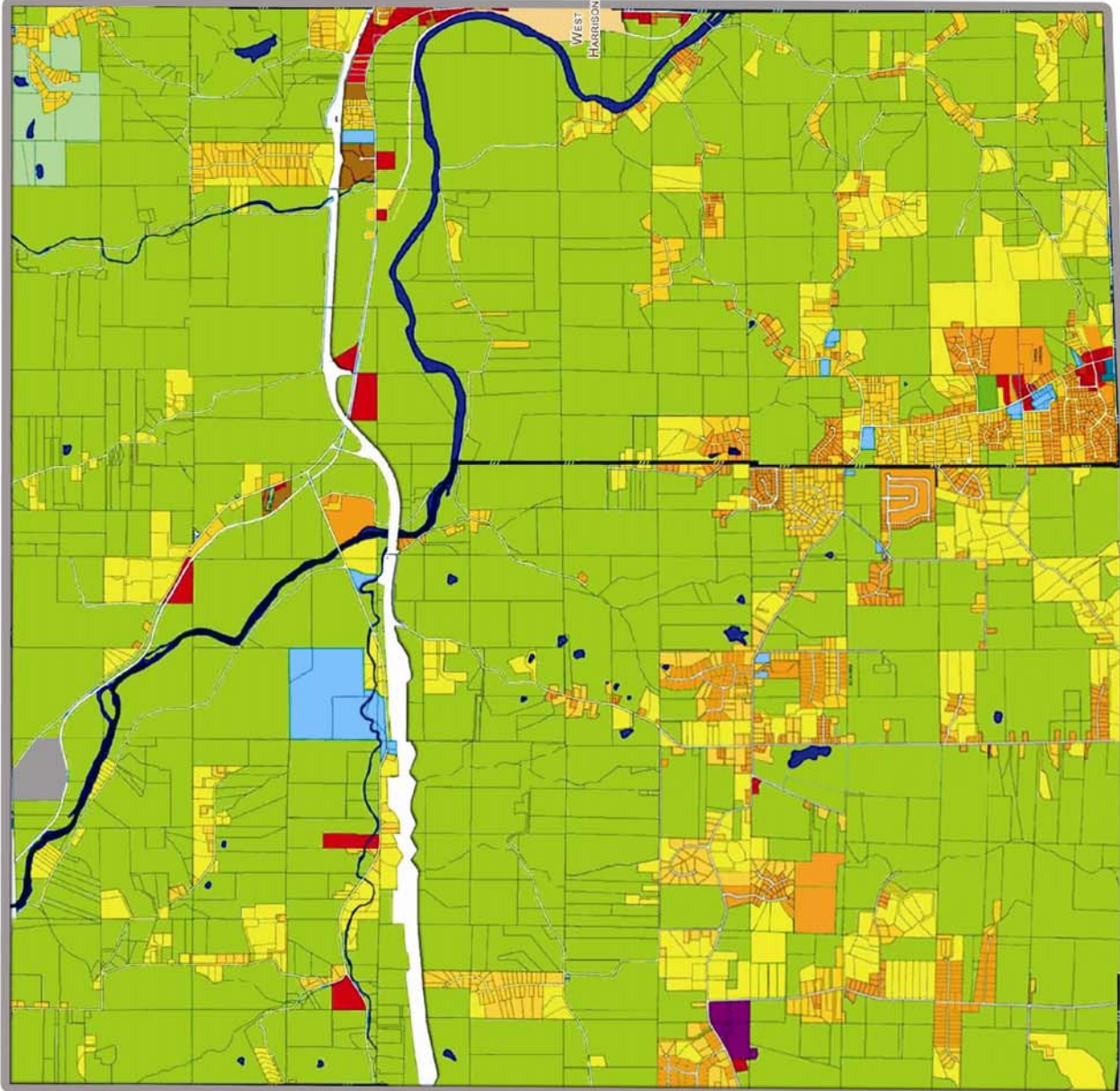


LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
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- Educational
- Institutional
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HOGAN AND WASHINGTON TOWNSHIP EXISTING LAND USE



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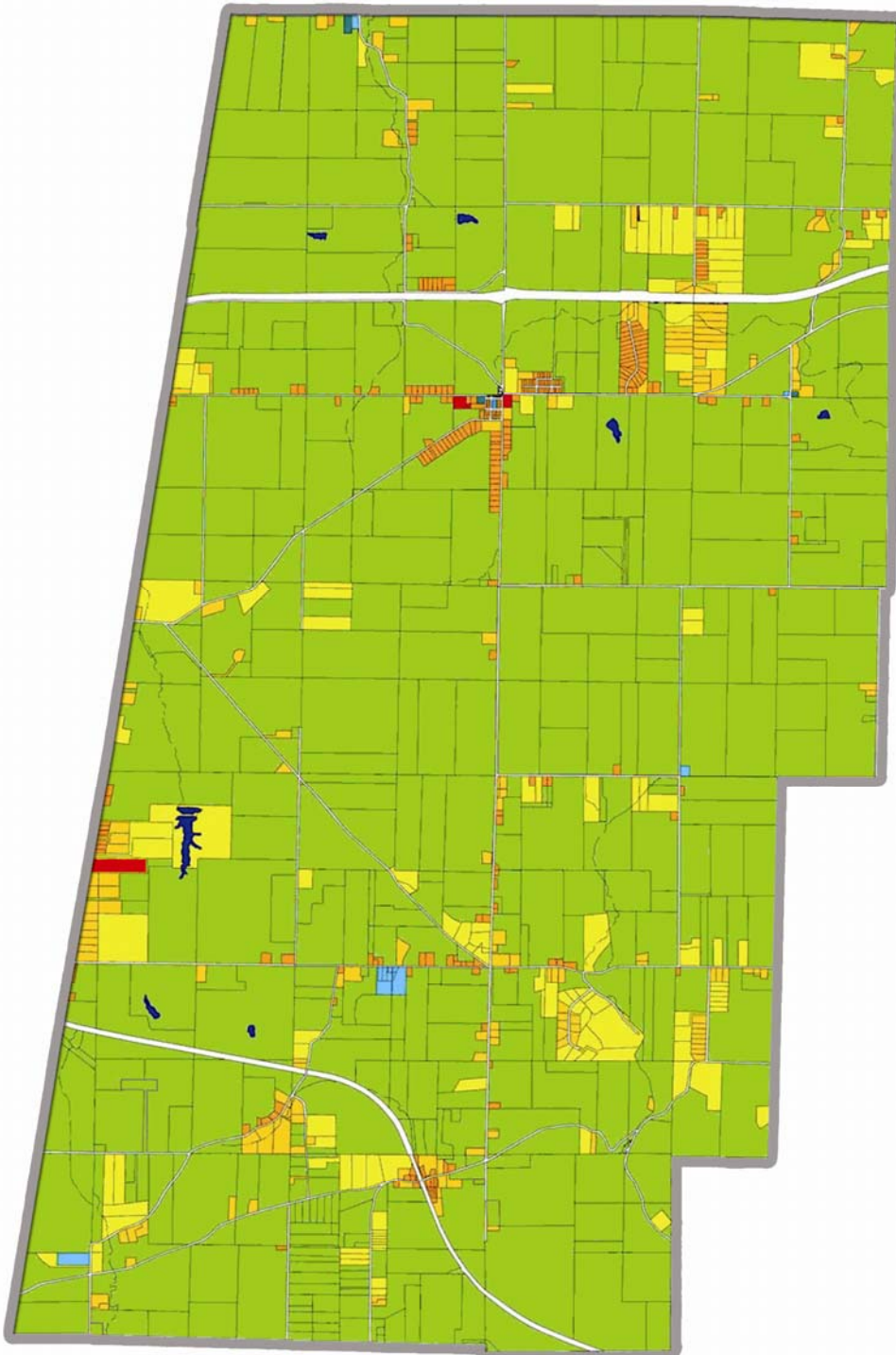


JACKSON TOWNSHIP EXISTING LAND USE



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KELSO TOWNSHIP EXISTING LAND USE



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LAWRENCEBURG TOWNSHIP EXISTING LAND USE

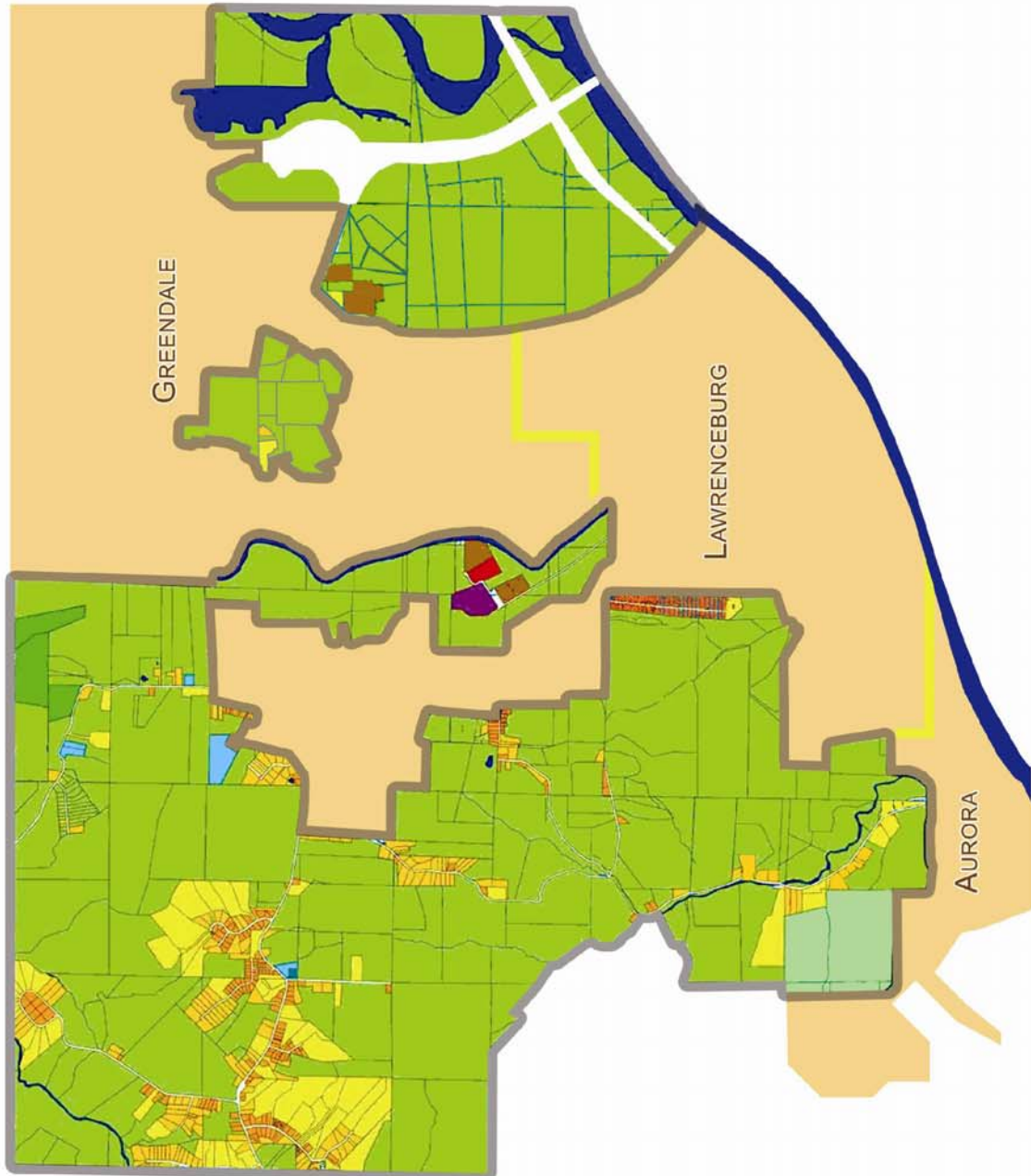


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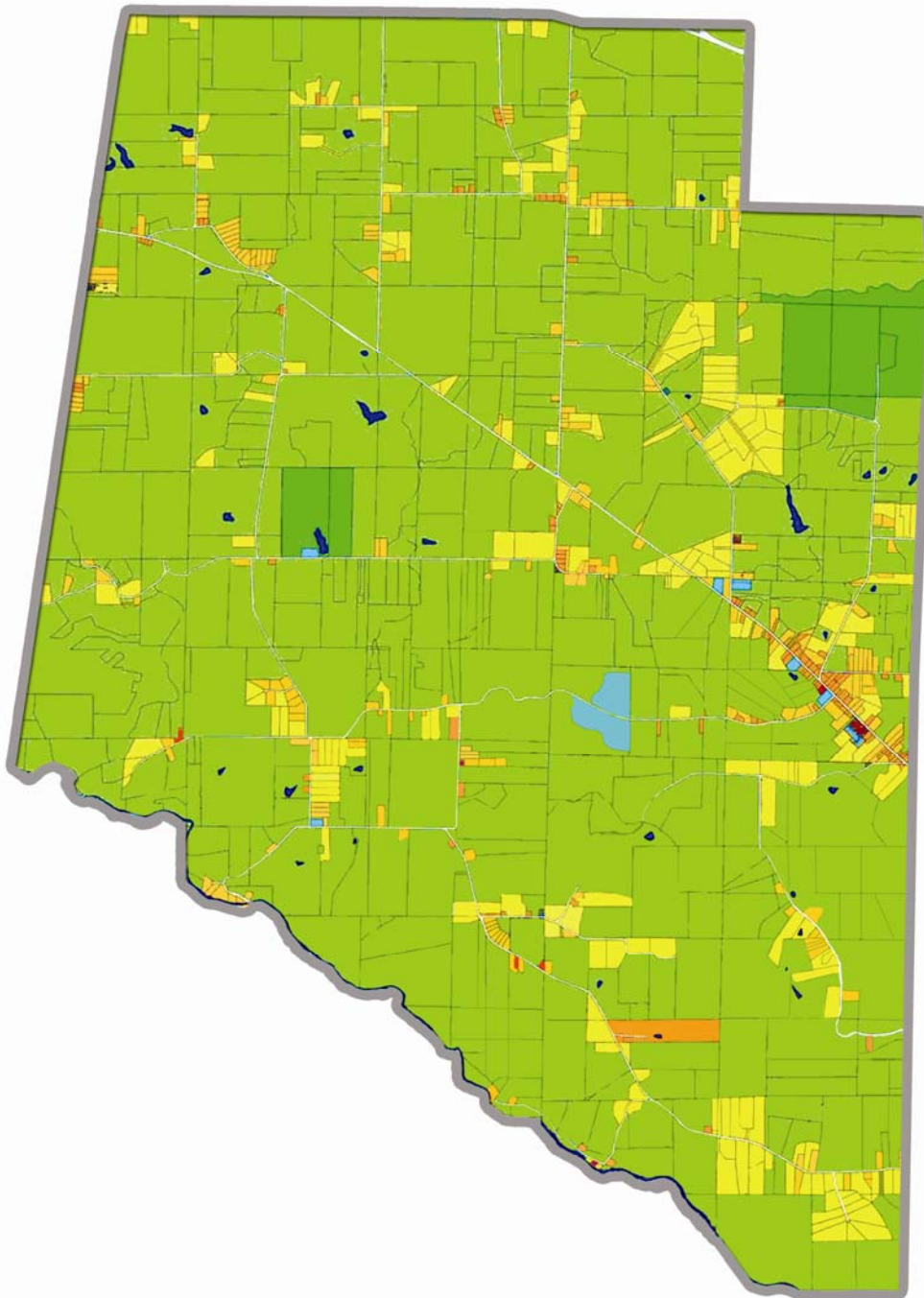
- Agriculture
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- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
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**MANCHESTER
TOWNSHIP
WEST PORTION
EXISTING LAND USE**



LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary



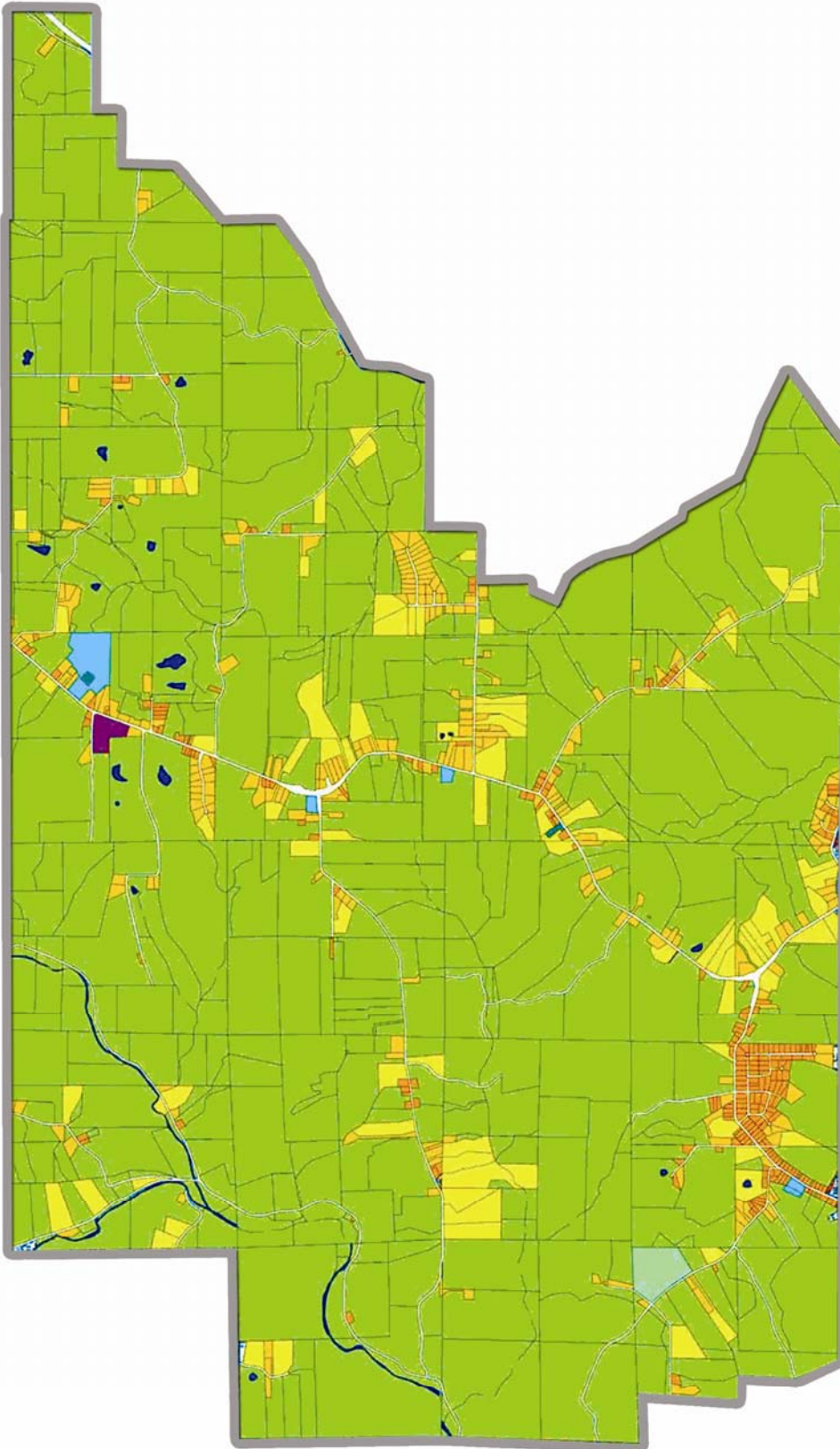
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MANCHESTER TOWNSHIP EAST PORTION EXISTING LAND USE



LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
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MILLER TOWNSHIP

EXISTING LAND USE

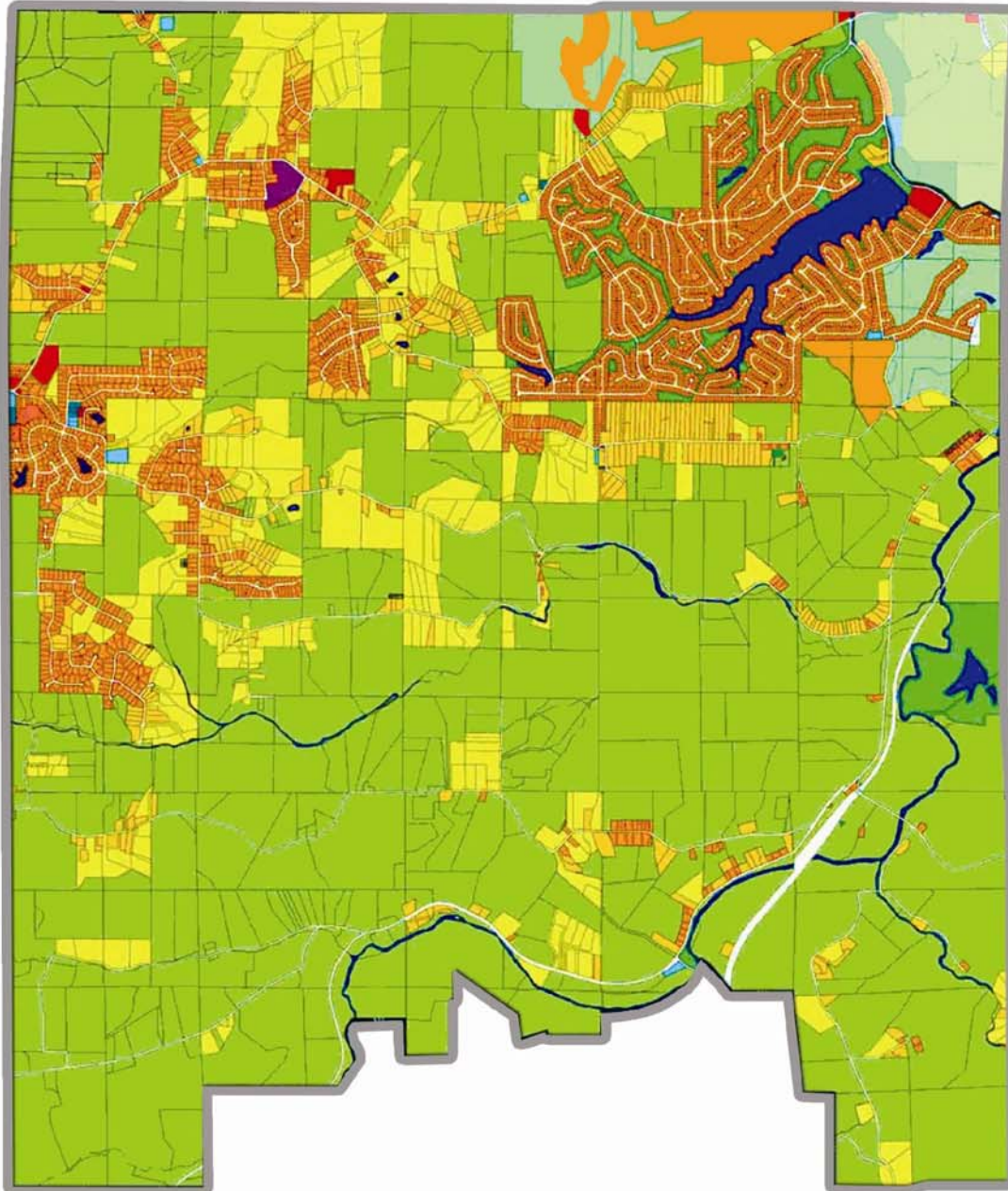


LEGEND

	Agriculture
	Low Density Residential
	Moderate Density Residential
	High Density Residential
	Commercial
	Educational
	Institutional
	Industrial
	Parks & Recreation
	Golf Course
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SPARTA TOWNSHIP

EXISTING LAND USE



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YORK TOWNSHIP

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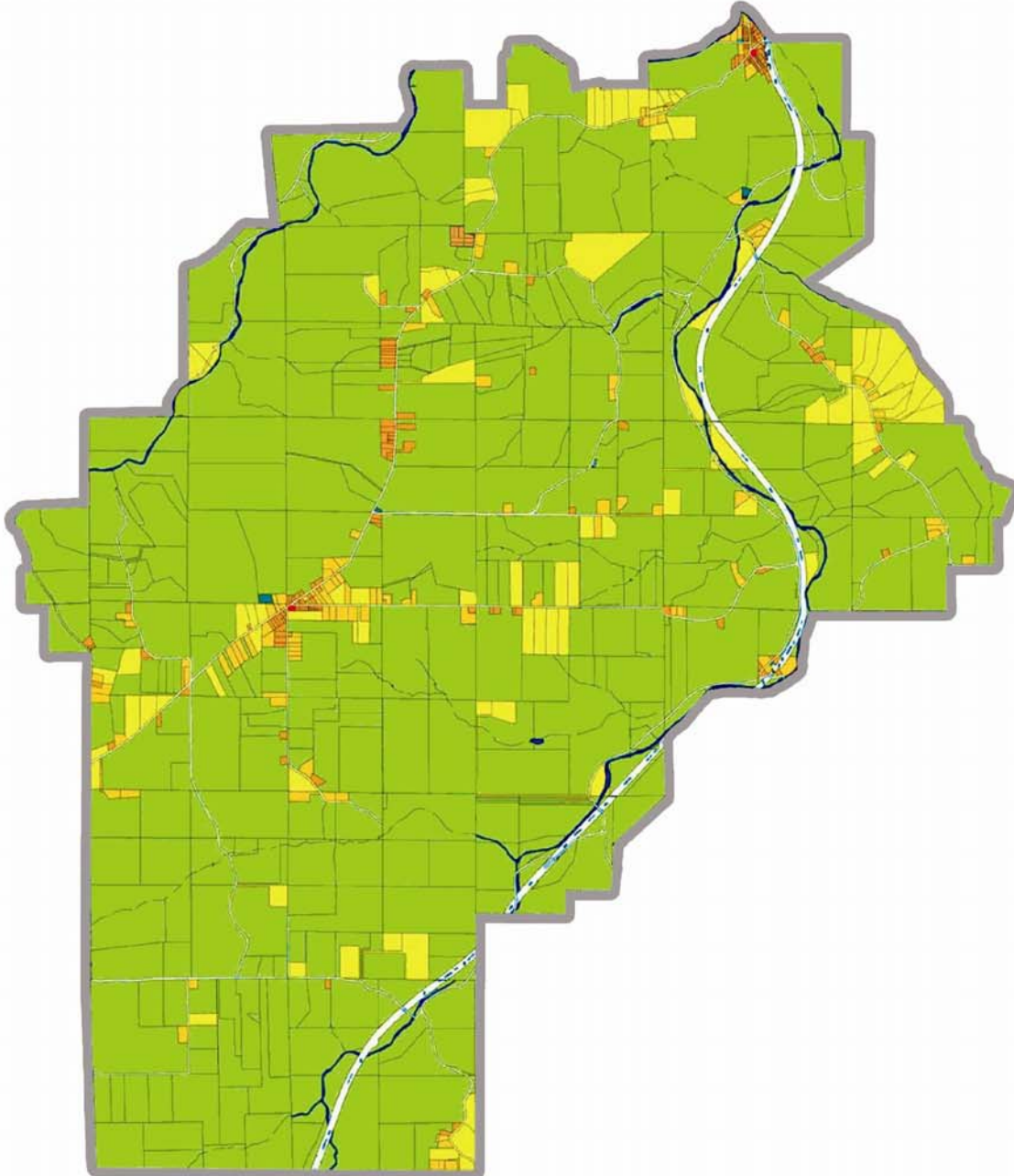


LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
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EXISTING LAND USE: STATISTICAL SUMMARY

Table 7-1 indicates the existing land use composition in Dearborn County, in association with the designations set forth earlier in this section. The acreage figures have been calculated using geographic information system (GIS) software, Arcview 9.2, and are approximate to 1/10 of an acre. It is important to note that the land uses of the incorporated cities and towns have not been included in this analysis of the County—as these jurisdictions have separate planning and zoning entities and legal documents.

Table 7-1: Existing Land Use Composition, Dearborn County

Existing Land Use Designation:	Approx. Acreage	% of Total, County
Agricultural	155,702.6	79.1%
Low Density Residential	12,077.7	6.1%
Moderate Density Residential	6,294.3	3.2%
High Density Residential	4,533.4	2.3%
Commercial	413.0	0.2%
Educational	357.8	0.2%
Institutional	394.4	0.2%
Industrial	505.6	0.3%
Parks & Recreation	1,153.9	0.6%
Golf Course	664.3	0.3%
Cemetery	78.4	0.0%
Mining / Quarry	57.4	0.0%
Landfill	64.9	0.0%
Incorporated Areas	14,587.8	7.4%
Total	196,885.5	100%



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FUTURE LAND USE: BACKGROUND

The future land use component to this Plan is the product of a series of extensive meetings involving the community, its elected and appointed officials, its various interest groups, the Comprehensive Plan Advisory Committee (and its focus groups), the Plan Commission, and Dearborn County government staff. From August of 2005 to May of 2007, these groups contributed to efforts that ultimately resulted in the creation of a revised set of future land use designations and a future land use map. These items, along with updated maps and text, set forth general guidelines and mandates for changing dynamics in the community as they pertain to development—permitting orderly change to occur in consideration of the community’s resources and vision.

FUTURE LAND USE: DESIGNATIONS

The following land use designations were created during the public involvement component of the comprehensive planning process. Although these designations are not directly associated with specific geographic areas in the county, they have been condensed and simplified to create the Concept Map & Palette that are presented later in this Element. Their primary purpose is derived from the need to establish consistent land use references in the community’s advisory and regulatory texts, models, and tools.

FUTURE LAND USE DESIGNATIONS

LIGHT AGRICULTURAL, RURAL

Areas generally consisting of a diverse series of modest, small-scale agricultural and rural activities, and their associated dwellings, accessory uses, and open lands. Economic activities within this area may include, but are not limited to the cultivating of food, fiber, and timber, the engaging of animal husbandry and boarding, etc.

Compatibility: Compatible adjacent to Low and Moderate Density Residential Uses; however, adjacent High Density Residential, Commercial, and Industrial uses may require mitigation measures.

HEAVY AGRICULTURAL, RURAL

Areas generally consisting of a diverse series of intense, large-scale agricultural and rural activities, and their associated dwellings, accessory uses, and open lands. Economic activities within this area may include, but are not limited to the cultivating of food, fiber, and timber, the engaging of animal husbandry and boarding, agri-business and agri-tourism uses, etc.

Compatibility: May require mitigation measures for any and all adjacent uses, depending upon the size, frequency, and intensity of the area’s operations.

LOW-DENSITY RESIDENTIAL

Areas generally consisting of single-family residential development in a rural setting, with average lot sizes ranging from three (3) to five (5+) acres. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Moderate Density Residential Uses and Light Agricultural / Rural Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

MODERATE-DENSITY RESIDENTIAL

Areas generally consisting of detached single-family residences, with average lot sizes ranging from one (1+) to three (3) acres. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Low Density and High Density Residential Uses and Light Agricultural / Rural Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HIGH-DENSITY RESIDENTIAL, SINGLE FAMILY

Areas generally consisting of intensive single-family residential development, with average lot sizes ranging from one-quarter (.25+) to one (1) acre. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Moderate Density, High Density Multi-Family Residential and Mixed Use Residential / Commercial Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HIGH-DENSITY RESIDENTIAL, MULTI-FAMILY

Areas generally consisting of intensive single and multi-family residential development, with average lot sizes less than one-quarter (.25) of an acre. Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family Residential, Mixed Use Residential / Commercial Uses, and Commercial: Retail & Services Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

MIXED-USE:

RESIDENTIAL & COMMERCIAL

Areas that contain compatible residential and commercial development. The integration of the residential and commercial uses in this area is contingent upon the compatibility of the scale and intensity of the mixed-use development.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, and Commercial: Retail & Services Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.



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COMMERCIAL: RETAIL & SERVICES

Areas where commercial activities offer neighborhood residents, businesses, and sub-regional and regional areas an array of retail, personal and professional services. Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use: Residential & Commercial Uses, and Commercial: Office / Hi-Tech Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the

COMMERCIAL: OFFICE / HI-TECH

Areas where a variety of office-related uses, including financial, legal, insurance, and other office types as well as 'clean' light-industrial uses (i.e. uses that are environmentally-sensitive and do not require a significant amount of outdoor storage, truck traffic, solid waste management, etc.) Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, and Light Industrial Uses, which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

LIGHT INDUSTRIAL

Areas generally consisting of a diverse series of less modest, low-impact industrial activities. Economic activities within this area may include, but are not limited to warehousing, assembling, servicing or handling of goods or products that have been (previously) prepared off-site. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, Mixed Use Corridor Area Uses, and Light and Heavy Agricultural / Rural Uses, which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HEAVY INDUSTRIAL

Areas generally consisting of a diverse series of intense, high-impact industrial activities. Economic activities within this area may include, but are not limited to onsite manufacturing, assembly, or significant warehousing activities as well as distribution uses. Clustered development is encouraged within this designation.

Compatibility: May require mitigation measures for any and all adjacent uses, depending upon the size, frequency, and intensity of the area's operations.

MIXED-USE CORRIDOR AREA

Areas that contain flexible, yet compatible development patterns. The integration of the agricultural, residential, commercial, and industrial uses in this area is also contingent upon the compatibility of the scale and intensity of the mixed-use development.

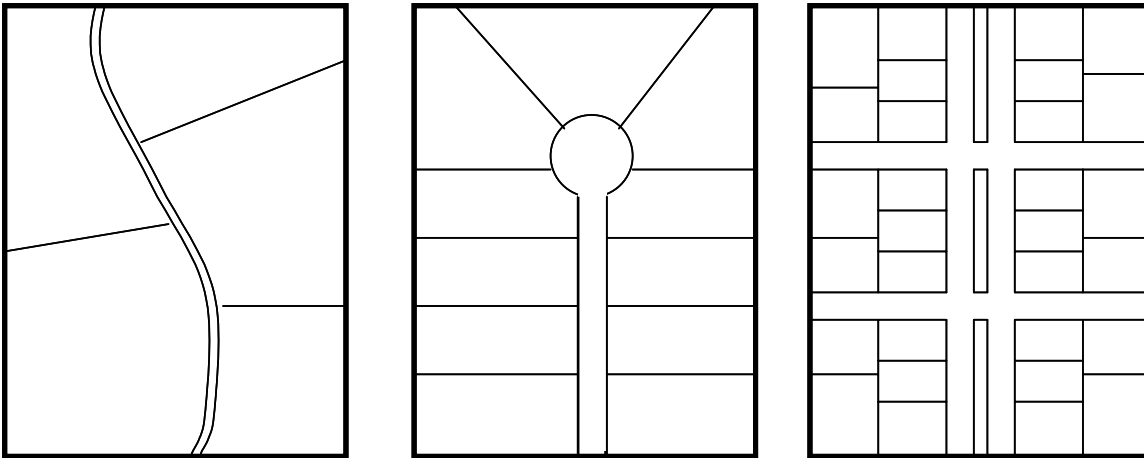
Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, Mixed Use Corridor Area Uses, and Light and Heavy Agricultural / Rural Uses—all of which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

FUTURE LAND USE: CRITERIA & PLANNING PRINCIPLES

A solid foundation for land use planning decisions must be established prior to assigning community preferences or priorities to any geographical area. The *Criteria* and *Planning Principles* used to form the preceding Future Land Use Designations—as well as the *Future Land Use Map* that follows—are outlined in this section of the Land Use Element. These items allow for land use decisions to be made on a more scientific and predictable basis and are key components in the establishment of a community resource “base map.”

Average Parcel Size

Average parcel sizes are assigned to certain land use designations to define appropriate density levels and identify compatibility issues. In consideration of this criterion, the average parcel sizes for a proposed development should be identified as being gross or net measurements—as there may be significant differences associated with these figures when accounting for anticipated road rights-of-way, public or private common areas, etc. For designations identified to encourage cluster development, the average parcel size should be used to determine the number of new units appropriate for development on a vacant parcel.



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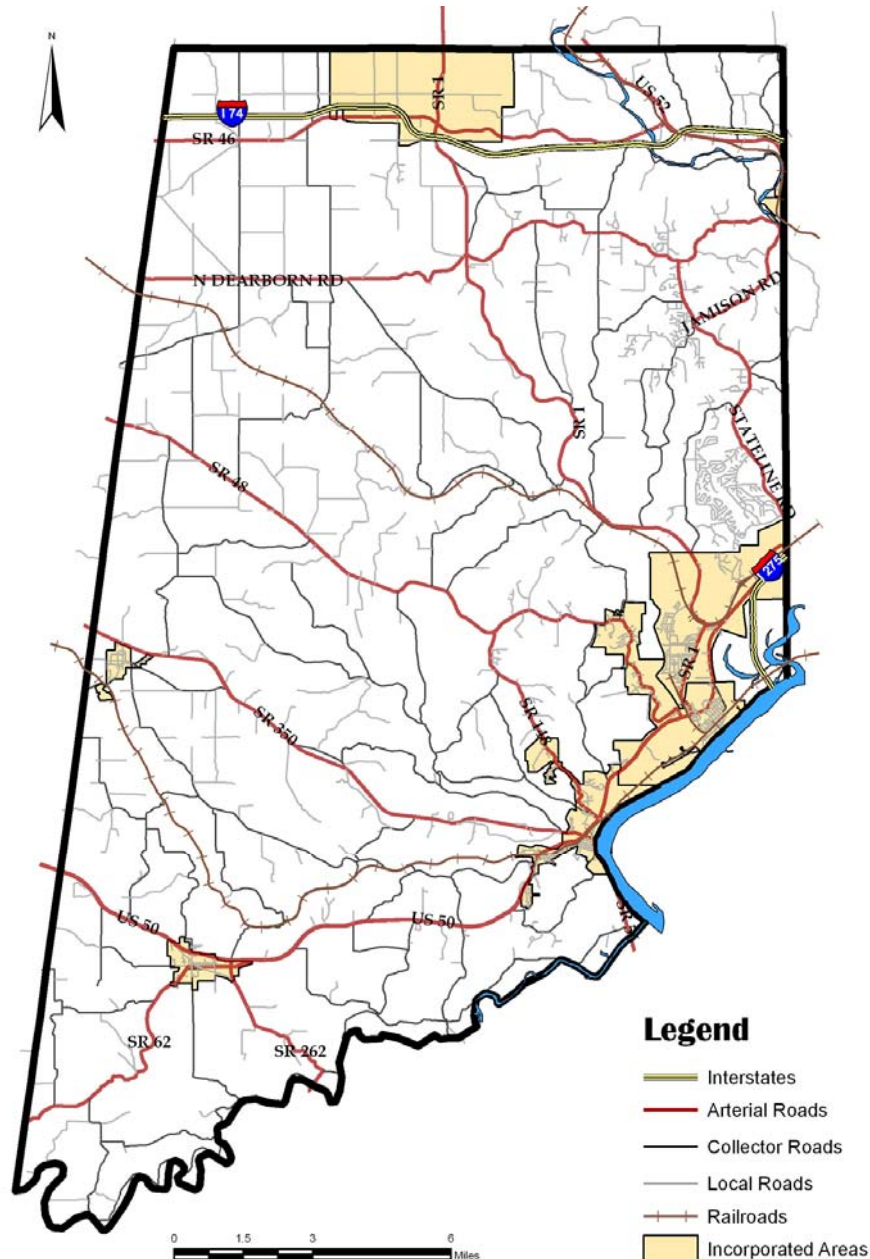
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Roadway Classifications

Each land use designation defined in the Dearborn County Comprehensive Plan promotes activities unique to each. Thus, each land use type uses the transportation system differently in terms of reliance and demand placed upon the system. The functional classifications defined in the Transportation Element of this plan as well as the Dearborn County Zoning Ordinance are used along with appropriate proximities of each to determine areas in the County eligible or non-eligible for each land use.

Figure 7-1: Roadway Classifications

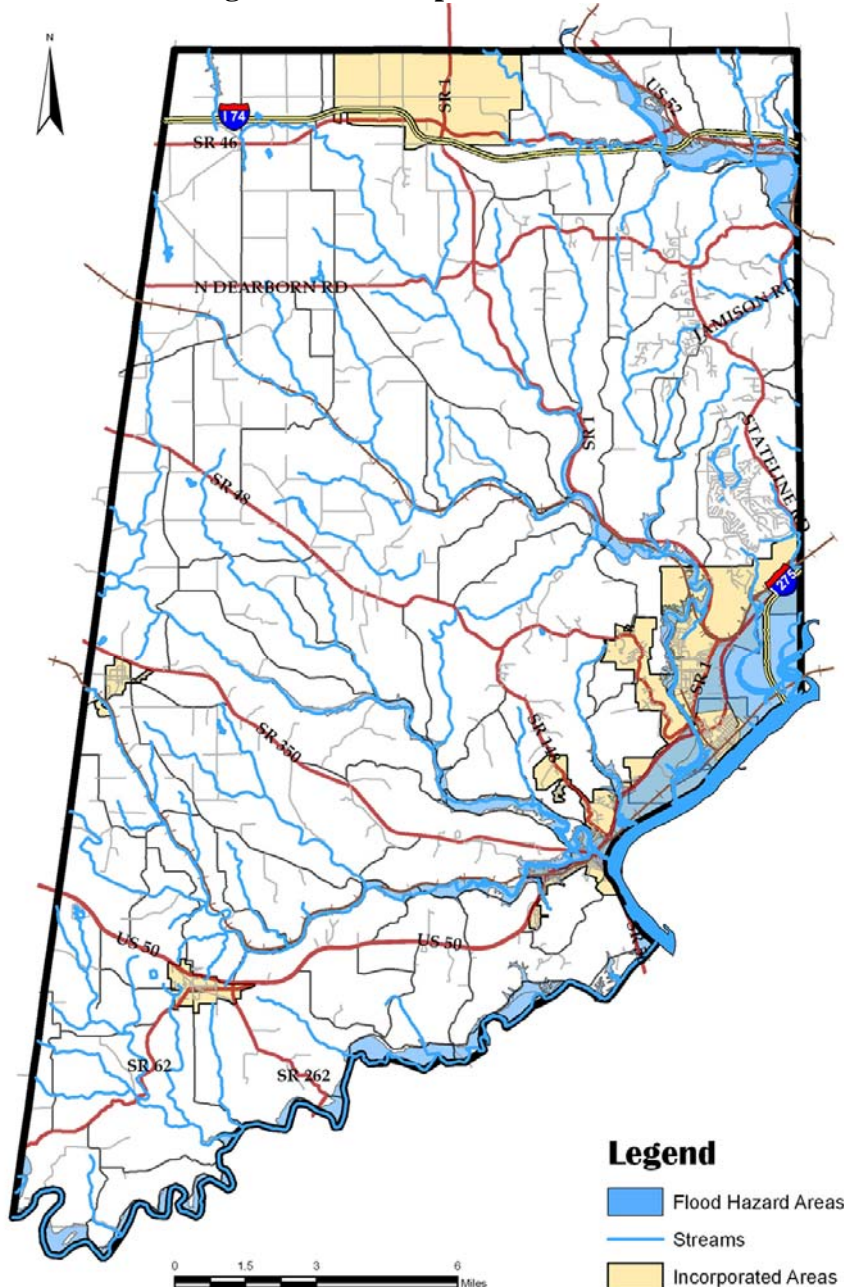




Designated Floodplain and Flood Prone Areas

These are several areas of the county that have either been identified by the Federal Emergency Management Agency (FEMA) as being in the 100-year or 500-year floodplain(s), or have been designated as being within a floodway. Development activities and / or the placement of any obstructions should be extremely limited, if not restricted.

Figure 7-2: Floodplain & Flood Prone Areas





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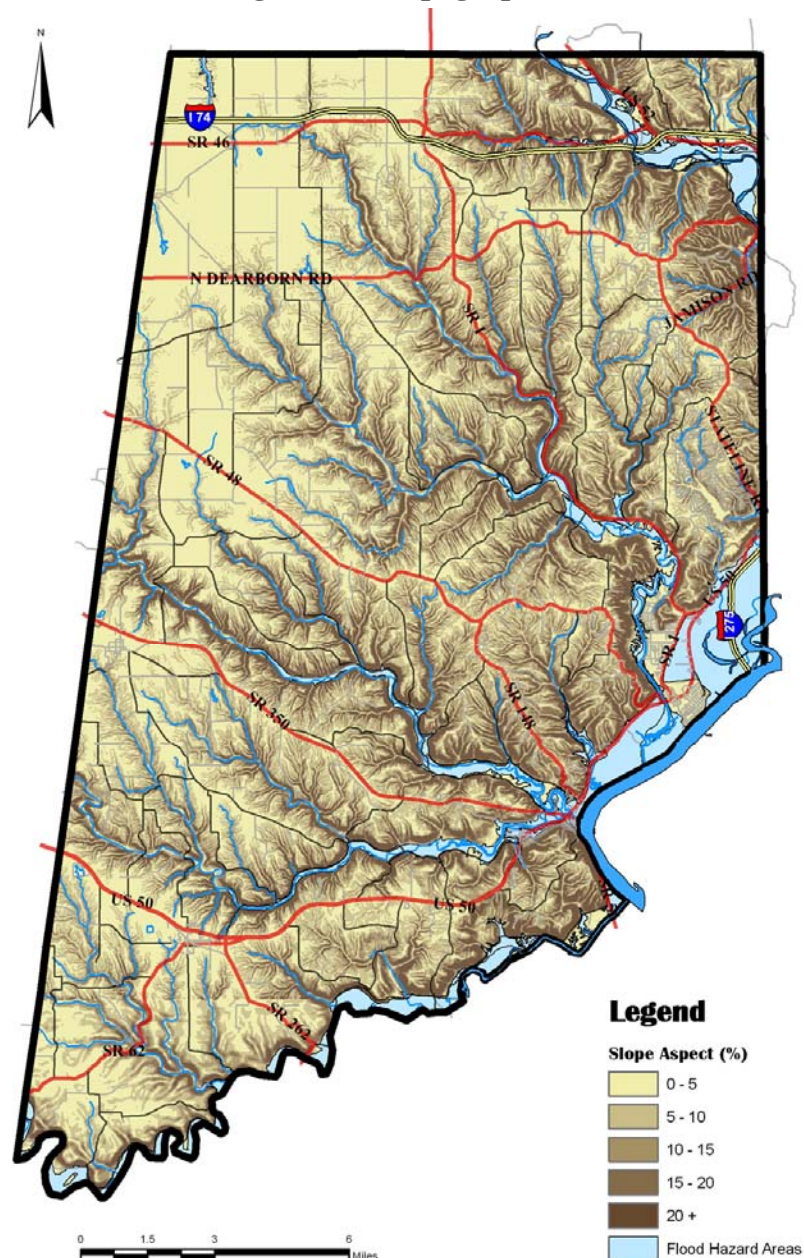
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Moderate and Steep Slopes

Due to their high potential for erosion and consequent sedimentation of watercourses and water bodies, slopes with gradients over 20 percent should be avoided for clearing, re-grading, or construction. Slopes between 15 and 20 should require special site planning considerations and should also be avoided whenever practicable. Slopes between 10 and 15 percent should require special site planning for more intensive land uses such as high-density residential, commercial and industrial activities.

Figure 7-3: Topographical Features



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LAND USE PLANNING PRINCIPLES

1. Continue to grow and prosper as a vital part of the regional economy with continued availability of a variety of housing choices along with appropriate levels of commercial uses balanced together in order to sustain appropriate levels of public services.
2. Promote a tax base that supports appropriate infrastructure maintenance and levels of public services. The cost of infrastructure and public services and the sources of funds to pay for them shall be accounted for when considering land use decisions. Land uses that create fiscal deficits must be balanced with and should not be encouraged without land uses that have positive fiscal impacts.
3. Encourage new development only where there is adequate existing infrastructure including high level of service roadways and sanitary sewer service with the least strain on public services such as recreational facilities, fire/EMS service and educational facilities. This principle recognizes that over time available infrastructure and services should be expanded pursuant to a plan and a budget to support necessary additional development.
4. Plan and direct growth to the extent that it can fairly balance the rights of landowners with community needs. As part of this planning effort, the entire community must work together for growth that stresses conservation of farmland and open space in rural areas as a way to preserve the local economy and to preserve a high quality of life.
5. Ensure that all new development is designed in such a manner that it incorporates the County's commitment to both maintaining its rural character and improving our quality of life.
6. Negative impacts between incompatible land uses must be kept to a minimum. Ensure that new development provides adequate transition areas, utilizing existing natural areas and vegetation (where available), screening, and / or other buffers or mitigation measures between incompatible land uses to minimize noise, traffic, outdoor storage, or other conditions that may pose a nuisance or danger to adjacent land uses.

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7. Promote developmental patterns that both respect the County's topography and aid in the preservation of cultural, historic, and archeological sites as well as identified natural features such as wetlands, wildlife habitats, lakes, ponds, streams, woodlands, open spaces, and agricultural operations.
8. Actively promote high-density, cluster development in order to preserve rural amenities.
9. Restrict development where floodplains, unstable soils, steep slopes, significant road slips, or other natural hazards exist. Development that increases these hazards for existing, surrounding land uses shall also be restricted.
10. Establish prerequisite development criteria for individual land use designations, based on the provision of public services and infrastructure as well as site limitations.
 - a. Adequate roadways, modal improvements, solid waste disposal, sanitary waste disposal, drainage facilities, and institutional and recreational amenities to serve the needs of associated development shall be available concurrent with development in all land use designations.
 - b. *Fire and police protection and emergency medical services to serve the needs of associated development shall be available concurrent with development in all land use designations.*
 - c. *Site limitation requirements for proposed development shall include development suitability factors such as topographical, floodplain, soil suitability, and other natural feature conditions and restrictions.*
11. Encourage mixed-use development patterns that enhance existing and create new attractive communities with a strong sense of place, and establish efficient and complimentary relationships between residential uses, transportation facilities, and public and private services.
12. Make development decisions predictable, fair, and fiscally responsible and encourage both citizen and stakeholder participation in the decision-making process.





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FUTURE LAND USE: MAPPING PROCESS

The future land use component to this Element was established following the process set forth in the Public Involvement portion of the Comprehensive Plan. From December of 2006 to March of 2007, four (4) public open houses were held at various locations in the county to gather community input on *draft* land use maps and texts. The (533) surveys and (183) written public comments received at these sessions were used in conjunction with the information and feedback received from the Comprehensive Plan Advisory Committee to revise the maps and texts in this Element and to establish the community's future land use outlook for the next ten (10) years.

The Future Land Use Map is indicative of the above-referenced efforts—and is reflective of the Land Use Planning Principles and the resources, constraints, limitations, and opportunities that have been identified in the earlier sections of this Element. This Map, similar to the other components of the Comprehensive Plan, has been designed as a dynamic, advisory tool that will enable community officials to:

- Manage the location and timing of the various types of growth and development
- Commit funding and resources—such as infrastructure and public service(s) improvements—to areas that are planned to support growth and development, starting in, and adjacent to, urban and suburban areas that are more intensively developed. Public assurances must be sensitive to the existing and anticipated levels of service (or efficiency) as well as the fiscal parameters established by approved community plans
- Minimize potential impacts to existing land uses by establishing suitable transitional use areas, building setbacks, landscaping or bufferyard areas, and / or other mitigation measures
- Protect and enhance county economic, social, and environmental uses and resources

FUTURE LAND USE: MAP REVIEW DIRECTIVES

Prior to its introduction, it is important to identify some guidelines and parameters of the Future Land Use Map. These items include, but are not necessarily limited to, the following:

- The Goals, Strategies, Land Use Criteria, and Land Use Planning Principles referenced in the preceding segments of the Dearborn County Comprehensive Plan promote sustainable growth patterns that are consistent with the community's vision for the future. As such, it is important to reiterate that the Comprehensive Plan and its associated parts must be used collectively to be (both) effective in the evaluation of land use proposals and retain its significance as a high-priority community reference. ***Items such as the Future Land Use Map should not be referenced in a static or "stand-alone" manner—as the separation of these elements significantly reduces their value(s).***
- It is anticipated that the Comprehensive Plan will be implemented, in part, by the establishment of new and updated land use tools—including zoning and subdivision regulatory texts, related land use studies, analytical models, etc. As these tools and models are formed—and are subsequently found to be consistent with this Plan—these items will be designated as high-priority reference items in the process of reviewing and considering growth and development proposals.
- The Future Land Use Map should be referenced and considered following the application of the preceding Elements and Sections of the Comprehensive Plan as well as other community land use tools, models and studies—as referenced above. As the uses on this Map are referenced, it is important to note that the various boundaries shown are approximate and are NOT intended to be "rigid." ***Further, although this Map may indicate the preferred future land use scenario for a particular area, it does NOT necessarily confirm that adequate levels of service or infrastructure improvements are in place for a given area to develop at the time or pace that it is proposed.***
- Growth and development proposals that are consistent with the Goals, Strategies, Land Use Criteria, and Land Use Planning Principles but are divergent to the Future Land Use Map to some measure may be contemplated. In this scenario—or in the event that a proposal is situated within a transition area on the Future Land Use Map—additional values or levels of priorities may be assigned to other local and regional planning documents, tools, models, and policies to make land use decisions.
- The life expectancy of the Comprehensive Plan, including the Future Land Use Map, is 10 years. This expectancy can be extended if the Plan is reviewed every 4-5 years—or *earlier as community conditions may warrant*—and is kept up-to-date with the community's dynamic vision.



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DEARBORN COUNTY COMPREHENSIVE PLAN

FUTURE LAND USE: CONCEPT MAP PALETTE



Agricultural / Rural

These areas generally consist of a diverse series of agricultural and rural activities—and their associated dwellings, accessory buildings, uses, and open lands. **Note:** Includes Light & Heavy Agricultural, Rural Land Uses



Flood Plain / Flood Prone Areas



These areas have been identified as being in the 100-year or 500-year floodplain(s), or have been designated as being within a floodway. Development activities and / or the placement of any obstructions must be extremely limited, if not restricted. **Note:** The majority of these areas are limited to Agricultural, Rural and Low Density Residential Land Uses; however, there are also two (2) Mixed Use: Commercial & Industrial "overlay areas."



Open Space

These areas generally exhibit one or more of the following traits and should be limited to low-impact development activities: sites with slopes in excess of fifteen percent (15%); areas that are in the floodplain or floodway; existing parks, recreation, and conservancy areas; existing water courses; etc. **Note:** Includes Agricultural, Rural and Low Density Residential Land Uses.



Residential: Low-Moderate Density (Lots = 1-5 acres)

These areas generally consist of single-family residential development in a semi-rural, suburban setting. **Note:** Includes Low to Moderate Density Residential Uses.



Residential: Moderate-High Density (Lots = 1 acre or less)

These areas generally consist of intensive single-family residential development. *Future High-Density Residential areas are restricted to areas with infrastructure and high level of service in place.* **Note:** Includes Moderate to High Density Residential Land Uses.



Mixed Use: High Density Residential & Commercial

These areas generally consist of compatible, high-density residential and commercial development. The scales and intensities of uses in these areas are factors in establishing a harmonious character and sense of place. **Note:** Includes both types of High Density Residential Land Uses and Commercial Uses.



Commercial

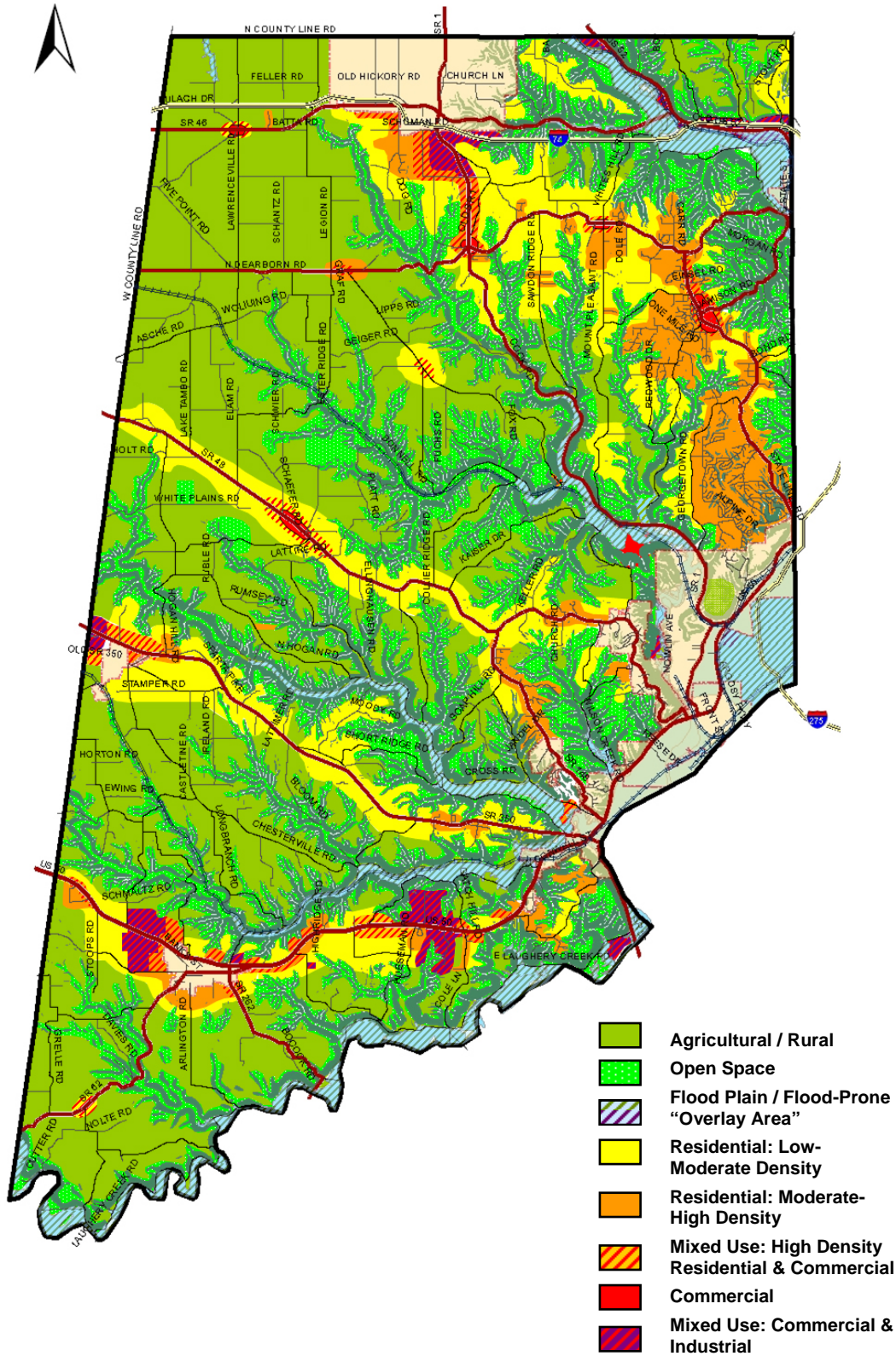
These areas generally consist of a diverse series of commercial activities—including but not limited to retail, service, office, and hi-tech USES. **Note:** Includes both types of Commercial Land Uses.



Mixed Use: Commercial & Industrial

These areas contain flexible, yet compatible development patterns and are generally situated in or near cities or towns—or are located along major roadways. **Note:** Includes both types of Commercial Land Uses, Industrial Uses, and Mixed Use: Corridor Areas.

FUTURE LAND USE: CONCEPT MAP



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FUTURE LAND USE: STATISTICAL SUMMARY

Table 7-2 indicates the future land use composition in Dearborn County, in association with the designations set forth earlier in this section. The acreage figures have been calculated using geographic information system (GIS) software, Arcview 9.2, and are approximate to 1/10 of an acre. It is important to note that projected land uses and annexations of the incorporated cities and towns have not been included in this analysis.

Table 7-2: Future Land Use Map Composition, Dearborn County

Future Land Use Map Designation:	Existing Land Use Acreage	Future Land Use Acreage	Estimated Change, 2007-2017
Agricultural / Rural	155,702.6	64,245.4	-19.1%
Open Space Areas		61,654.0	
Floodplain / Flood Prone Areas*	13,658.0*	13,658.0	0%
Residential: Low-Moderate Density	22,897.7	25,446.8	+156.3%
Residential: Moderate-High Density		10,338.7	
Mixed Use: High Density Residential & Commercial**	NA**	3,923.5**	NA**
Commercial	918.6	541.3	+330.0%
Mixed Use: Commercial & Industrial		2,490.0	
Incorporated Areas	14,587.8	14,587.8	0%
Total	196,885.5	196,885.5	

Footnotes (*):

Not all of the Existing Land Use Designations are represented in Table 7-2; therefore, the sum of the designations listed above only amounts to 194,106.7 acres (98.6% of the total county acreage figure).

*As there is not a 'Floodplain / Flood Prone Area' existing land use designation, the 'Existing Land Use Acreage' figure shown in Table 7-2 must be excluded when determining the total county area (in acres).

**As the acreage in this designation may be applied to the Residential, Commercial, and Mixed Use (Commercial & Industrial) land uses depicted on the Future Land Use Map, a net percent of increased change has not been figured. Additionally, there are no Existing Land Uses, as identified earlier in this Element, which correspond to this particular designation.



FUTURE LAND USE: OTHER LOCAL & REGIONAL REFERENCES

Dearborn County 2030 Thoroughfare Plan (2005)

In 2005, Dearborn County officials and OKI Regional Council of Government representatives worked together to compile this preliminary report and its corresponding list of projects.

OKI Strategic Regional Policy Plan (2005),

This advisory report, prepared by the Ohio-Kentucky-Indiana (OKI) Land Use Commission, identifies the impacts and costs associated with development patterns in the tri-state area. In addition to recognizing regional issues, trends, and conditions, this Plan establishes goals and objectives and policies for the following elements: Transportation, Public Facilities and Services, Natural Systems, Housing, Economic Development, and Land Use.

U.S. 50 Corridor Transportation & Land Use Plan (2007)

Otherwise known as the "U.S. 50 Gateway Study," this report was created in 2007 to build upon and complement the findings and recommendations set forth in the INDOT (Indiana Department of Transportation) *U.S. 50 Dearborn County Corridor Study*. This plan supplements the aforementioned INDOT report by looking at the land use opportunities in the U.S. 50 corridor, by better defining access management and transportation operations improvements, and by assisting public discussion that resulted in an appropriate vision for the corridor.

Comprehensive Plans

There are several recent Comprehensive Plans established for communities within, or immediately adjacent to, Dearborn County. The most recent community plans that were referenced in the Office of the Dearborn County Plan Commission are as follows:

- Town of St. Leon (2007)*
- Town of Dillsboro (2007)
- Boone County, KY (2005)
- Town of Moores Hill (2003)
- Ripley County, IN (2002)
- City of Lawrenceburg (2002)
- City of Greendale (2001)
- Franklin County, IN (2001)
- City of Aurora (2000)

*This plan has been drafted but has not been completed.





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FUTURE LAND USE: IMPLEMENTATION PROGRAM

Throughout the process of formulating the Land Use Element (and its updates), the community—as well as its elected and appointed officials, its various interest groups, the Comprehensive Plan Advisory Committee (and its focus groups), the Plan Commission, and Dearborn County government staff—identified several items that require further attention. This final section of the Comprehensive Plan documents *some* of these issues and action items, and establishes a preliminary implementation program. This program is as follows:

Ongoing Issues & Measures

- Complete an annual review and report in reference to the status of the Goals and Strategies in this Plan.
- Maintain a “core group” of people to continue meetings with an Advisory Committee, when appropriate or necessary.

Year 1

- Begin to update the regulatory land use texts within the first six (6) months of the effective date of this Element. Amendments should include, but should not necessarily be limited to, the composition and types of zoning districts, allocation of green space and landscaping features, limitations and restrictions involving slope determinants, proximity to infrastructure, and minimum levels of service.
- Create methods and prototypes to perform Fiscal Impact Analyses at a local and regional level within the next twelve (12) to eighteen (18) months. These exercises will be useful in estimating and analyzing the financial implications of individual development plans as well as any land use alternatives generated in association with the Comprehensive Plan. *Following the creation and inclusion of the above-referenced items, the feasibility of an impact fee system should be evaluated.*

Year 2

- Consider the feasibility of conducting special land use-related studies for the unincorporated town centers or transportation corridor areas in the County within the next (18) months to (2) years. These areas may include Bright, Logan, Lawrenceville, New Alsace, Manchester, and Guilford and the I-74 and State Road 1 Corridors.
- Conduct a performance review of all Elements and major amendments to the Comprehensive Plan within the next two (2) years. This review will enable the community an opportunity to express its level of approval / satisfaction with the plan and will ensure that the Plan remains a “living” document.

Years 3-5

- Review the Plan, at minimum, every four (4) to five (5) years on a subsequent basis and ensure that the 2030 Thoroughfare Plan and other capital improvement plans are re-examined concurrently. *As these plans are sensitive to community conditions, a shorter time interval between review periods may be warranted.*
- Update the Community Profile and the four (4) major Elements of the Plan as new Federal, State, and County data becomes available. *In particular, an update should occur in conjunction with the release of the next set of decennial U.S. Census information.*

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