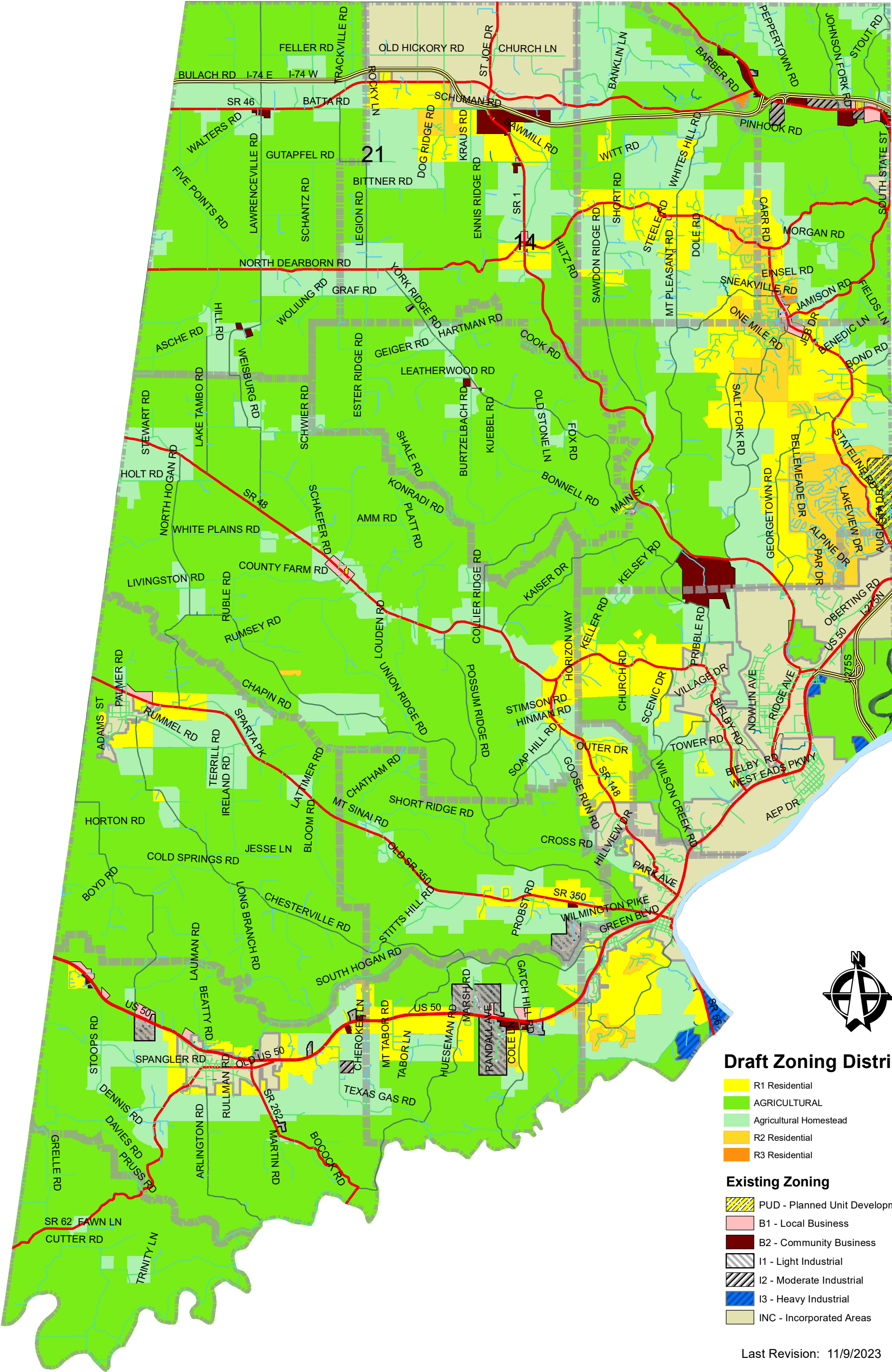


DEARBORN COUNTY DRAFT ZONING MAP



Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Existing Zoning

- PUD - Planned Unit Development
- B1 - Local Business
- B2 - Community Business
- I1 - Light Industrial
- I2 - Moderate Industrial
- I3 - Heavy Industrial
- INC - Incorporated Areas

Final Revisions of Draft Zoning Maps

Revised maps based on comments from the Board members and citizens

Plan Commission Meeting: November 27, 2023

This is a summary of changes that were made on the maps. This is not a detailed document of all changes that were made. Details will be discussed during the public meeting. This is to help guide you through the maps and the areas that had changes to hopefully make it easier to find those areas.

Caesar Creek Township—There were no public comments and no Board comments. Staff made two changes based on existing subdivisions that have covenants and restrictions related to decreased farm activity uses therefore the areas were changed from Agriculture to Agriculture Homestead to align better with the platted subdivisions.

Clay Township—There were no Board comments. There was one public comment and the Board decided the area was more suited for Agriculture Homestead and note Low Density Residential (R-1). Staff made changes to two areas based on existing subdivisions with covenants and restrictions.

Washington Township—There was one public comment for an area to remain residential from the existing zoning maps. The Board felt that this was a reasonable request. Therefore, this area was changed back to residential.

Sparta Township—There was one change per public request to have property moved to agriculture near Block Hollow subdivision. There were no additional comments or changes from the Board members.

Hogan Township—There were no specific public comments and the Board had no additional comments, therefore the maps were not changed.

Center Township—There was one change along Park Avenue near Aurora based on Aurora Zoning and surrounding subdivisions. There were no additional comments from the Board members.

Manchester Township—There were no public comments and the Board had no additional comments, therefore the maps were not changed.

York Township—There was one public request and the property was changed from Agriculture to Agriculture Homestead. Staff made changes based on smaller lots along York Ridge and Hickory View Lane and Bish Lane due to the smaller lots and fitting better with Agriculture Homestead.

Jackson Township—There were no public comments. The Board members had a few comments for land along SR 46 corridor and changes were made to reflect those comments.

Harrison Township—There were no public comments. The Board members had a few comments and there were areas changed around Jamison Road.

Logan Township—There were no public comments and no comments from Board members. Staff made some changes in the Bright area for a subdivision that has already been through the Primary Plat approval stage.

Miller Township—There were public comments that were addressed through changes in the text portion of the Zoning Ordinance. There were no changes to the maps of this township.

Lawrenceburg Township—Majority of the comments from the Board members were related to the request around Pribble Road. The change was made for a majority of the properties to be Agriculture Homestead as the area is a mix of agriculture and residential but within close proximity to sanitary sewer. The other areas with public comments were left the same original proposed zoning district.

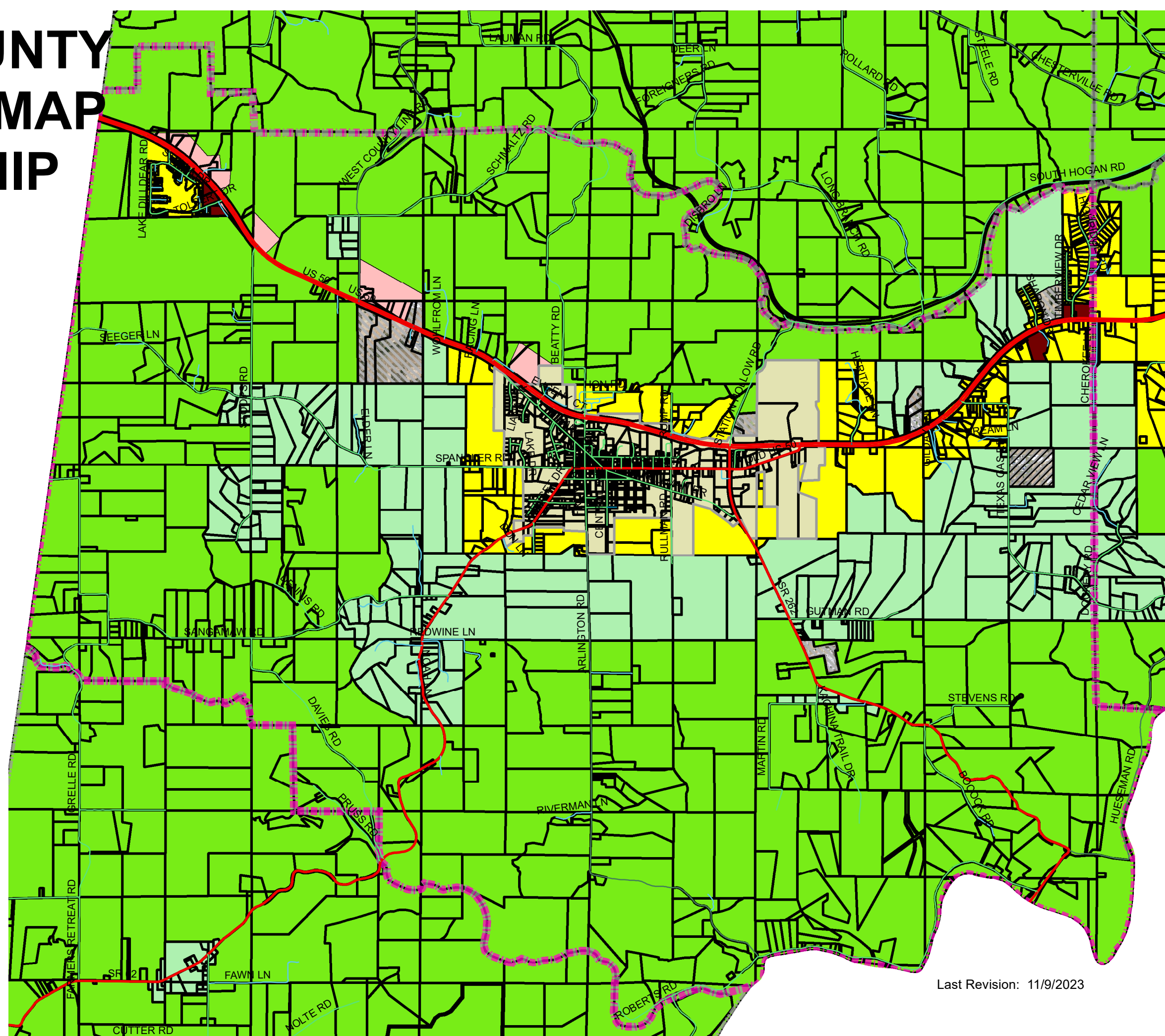
Kelso Township—There were several public comments and several comments from the Board members. Staff went through each public comment either submitted by petition or email and highlighted those properties for their particular request. Then staff compared those requests to Board comments and the proposed zoning maps that have been reviewed for the over the last year. There were areas that were changed based on public comments with larger acreage property and there were some areas that remained the same due to small size of the property and proximity to schools and highways.

DEARBORN COUNTY DRAFT ZONING MAP CLAY TOWNSHIP



Zoning

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential



Last Revision: 11/9/2023

DEARBORN COUNTY DRAFT ZONING MAP

HARRISON TOWNSHIP






Existing Zoning

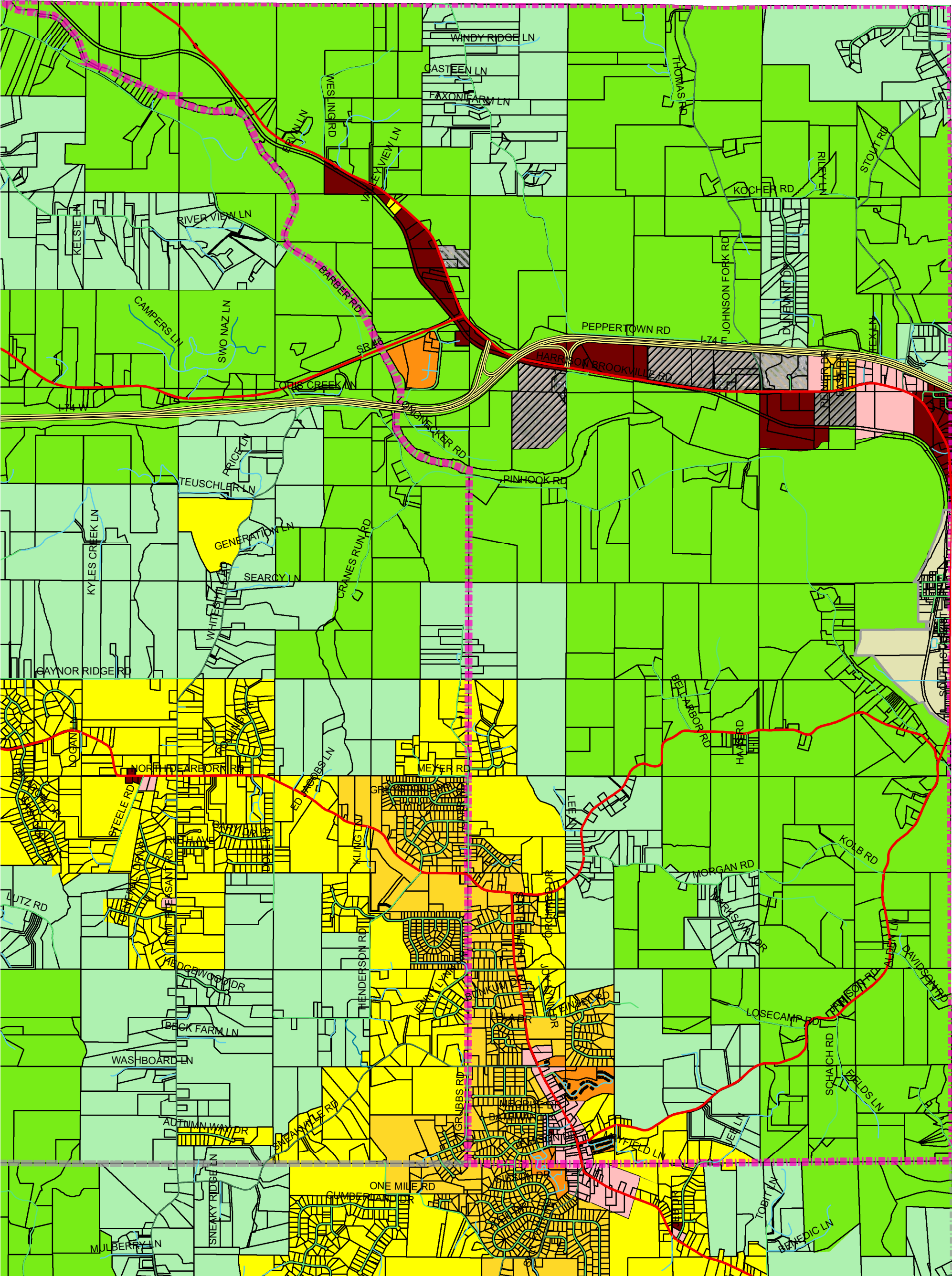
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-  I1 - Light Industrial
-  I2 - Moderate Industrial
-  I3 - Heavy Industrial
-  INC - Incorporated Areas



Last Revision: 11/9/2023

Draft Zoning Districts

-  R1 Residential
-  AGRICULTURAL
-  Agricultural Homestead
-  R2 Residential
-  R3 Residential



DEARBORN COUNTY DRAFT ZONING MAP HOGAN TOWNSHIP

Last Revision: 11/9/2023

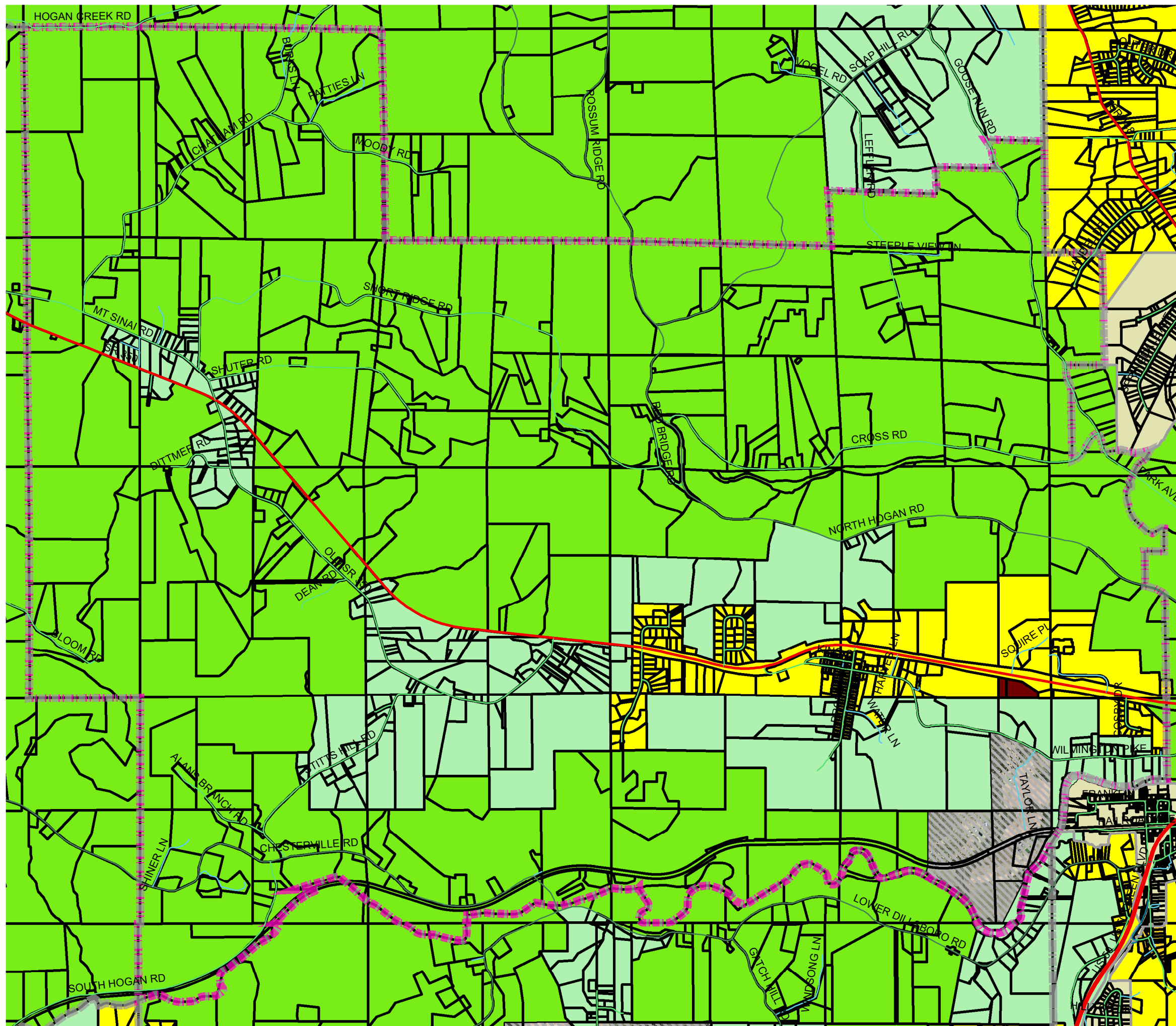


Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Existing Zoning

- PUD - Planned Unit Development
- B1 - Local Business
- B2 - Community Business
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- I3 - Heavy Industrial
- INC - Incorporated Areas



DEARBORN COUNTY DRAFT ZONING MAP

JACKSON TOWNSHIP

Last Revision: 11/9/2023

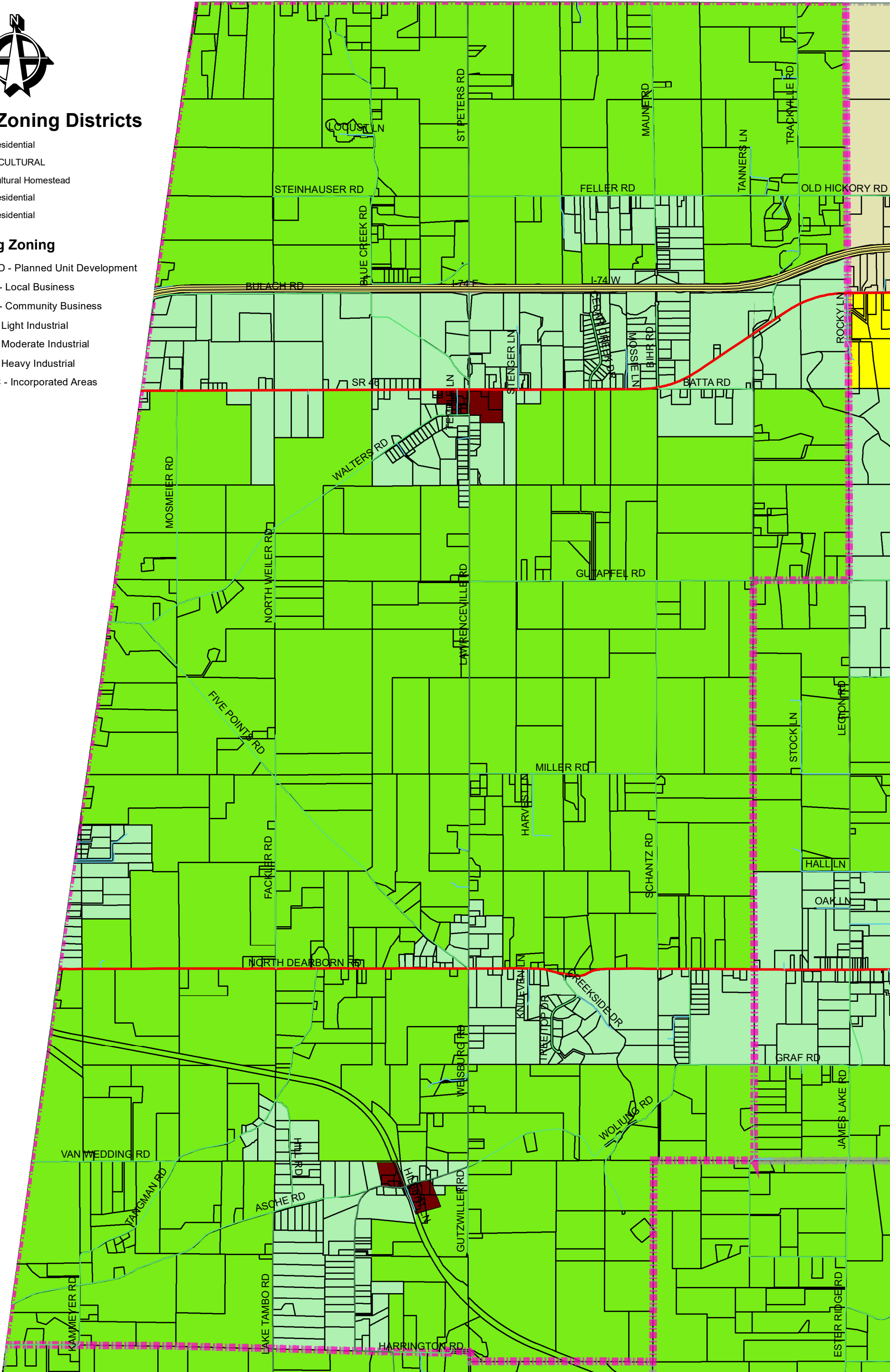


Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

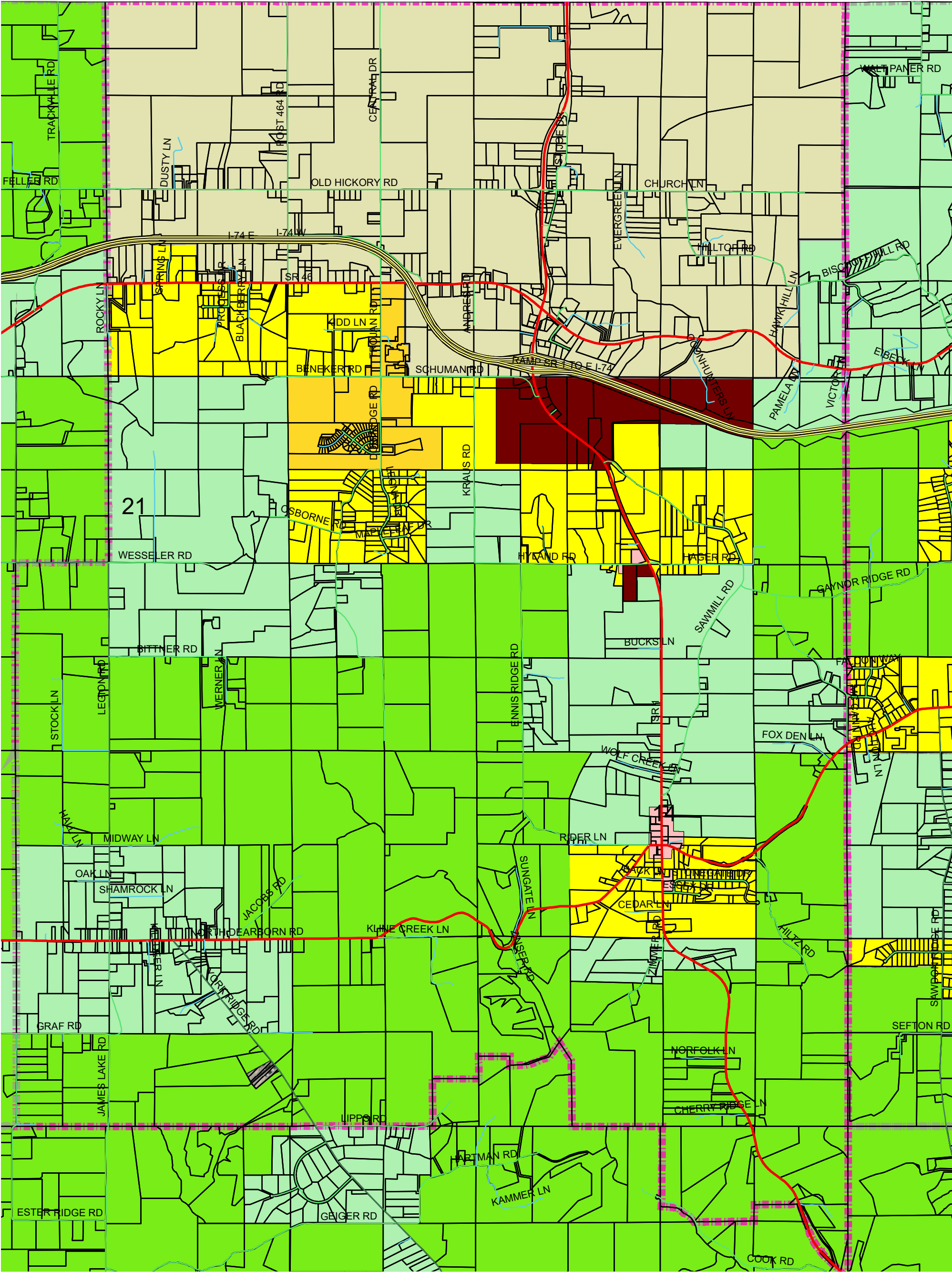
Existing Zoning

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- INC - Incorporated Areas



DEARBORN COUNTY DRAFT ZONING MAP

KELSO TOWNSHIP



Existing Zoning

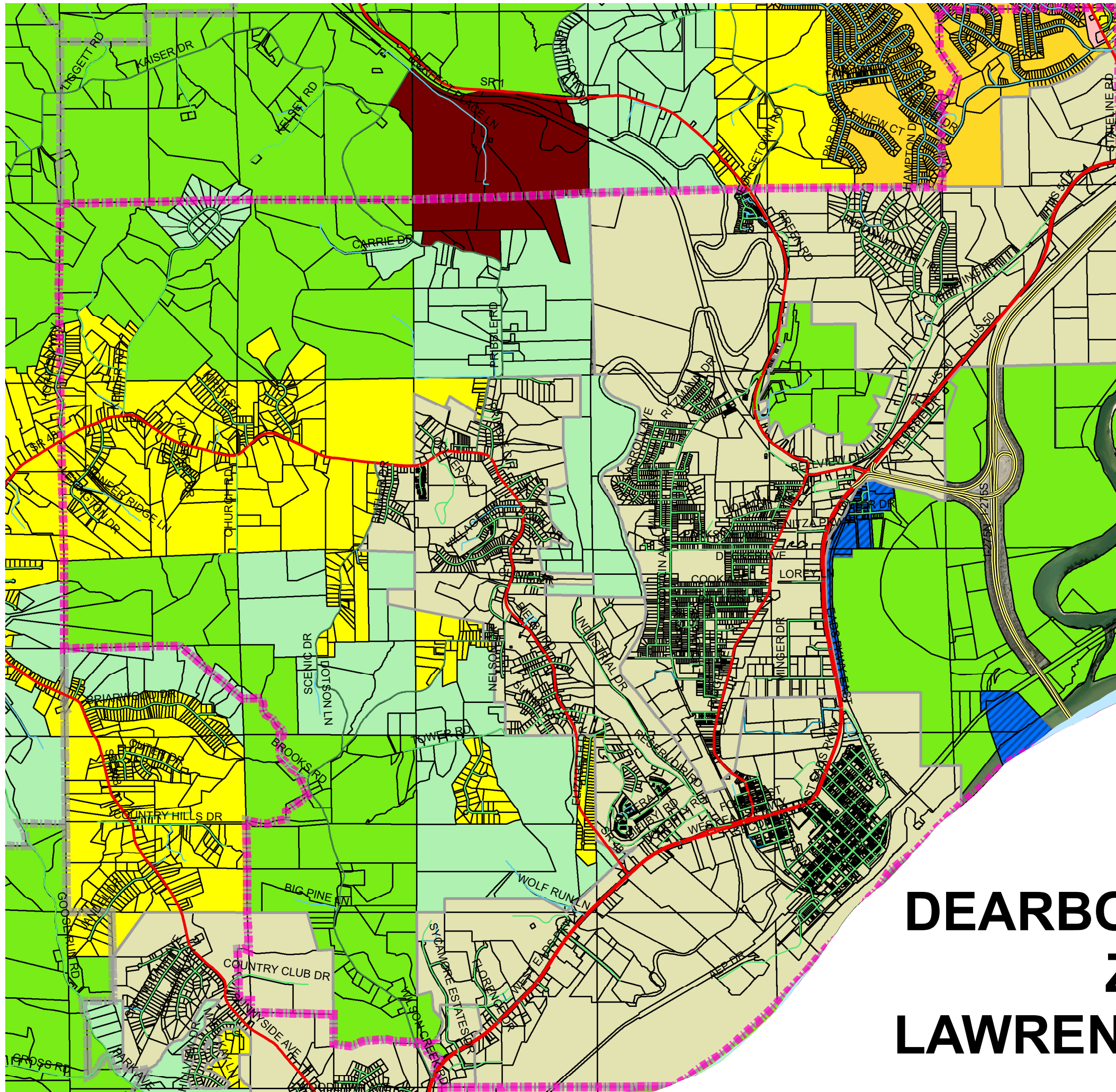
- PUD - Planned Unit Development
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- I3 - Heavy Industrial
- INC - Incorporated Areas

Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Last Revision: 11/9/2023





Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

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Last Revision: 11/9/2023

DEARBORN COUNTY DRAFT ZONING MAP LAWRENCEBURG TOWNSHIP

DEARBORN COUNTY DRAFT ZONING MAP

LOGAN TOWNSHIP






Existing Zoning

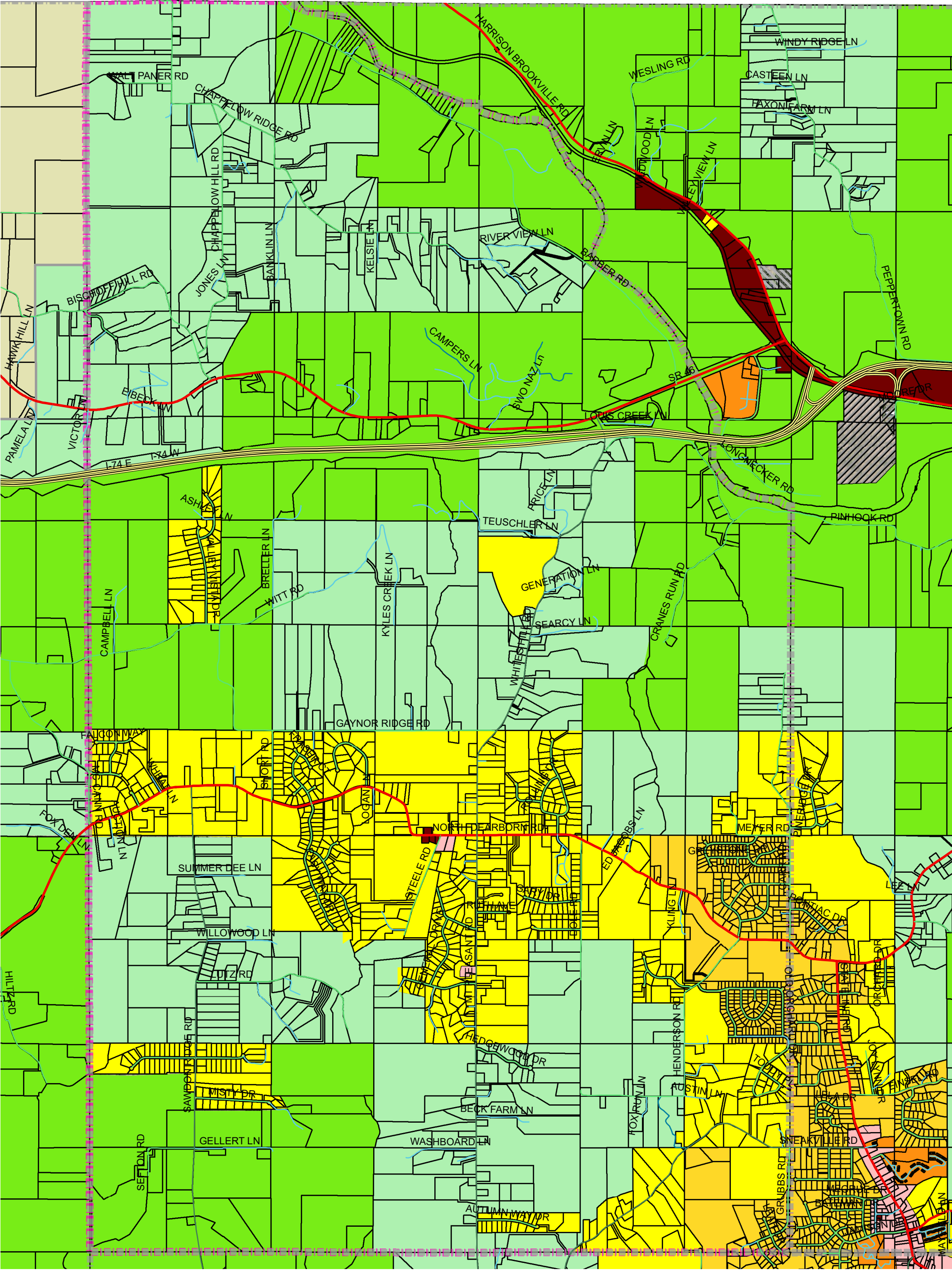
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-  I3 - Heavy Industrial
-  INC - Incorporated Areas



Last Revision: 11/9/2023

Draft Zoning Districts

-  R1 Residential
-  AGRICULTURAL
-  Agricultural Homestead
-  R2 Residential
-  R3 Residential



DEARBORN COUNTY DRAFT ZONING MAP MANCHESTER TOWNSHIP

Last Revision: 11/9/2023

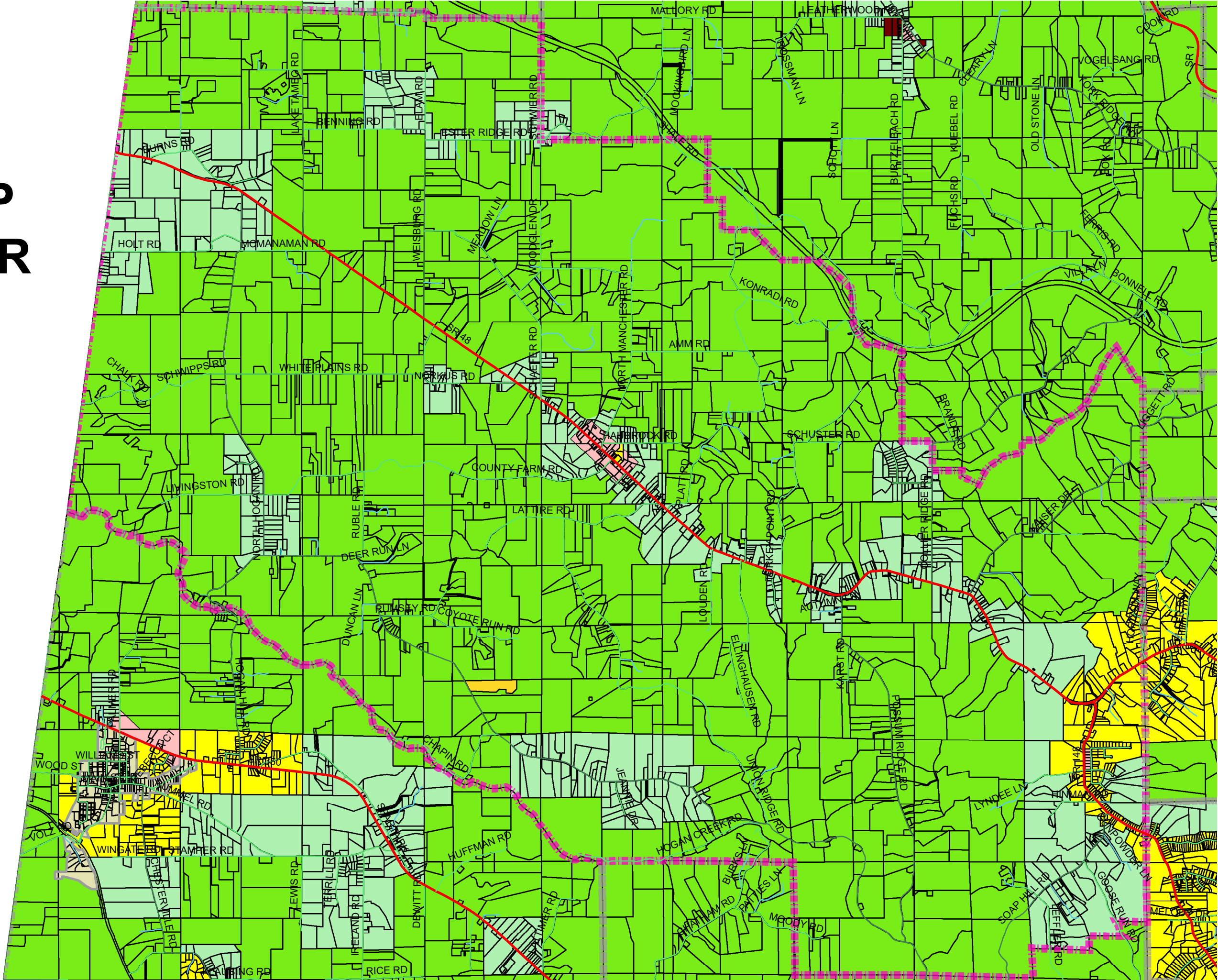


Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Existing Zoning

- PUD - Planned Unit Development
- B1 - Local Business
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DEARBORN COUNTY DRAFT ZONING MAP MILLER TOWNSHIP



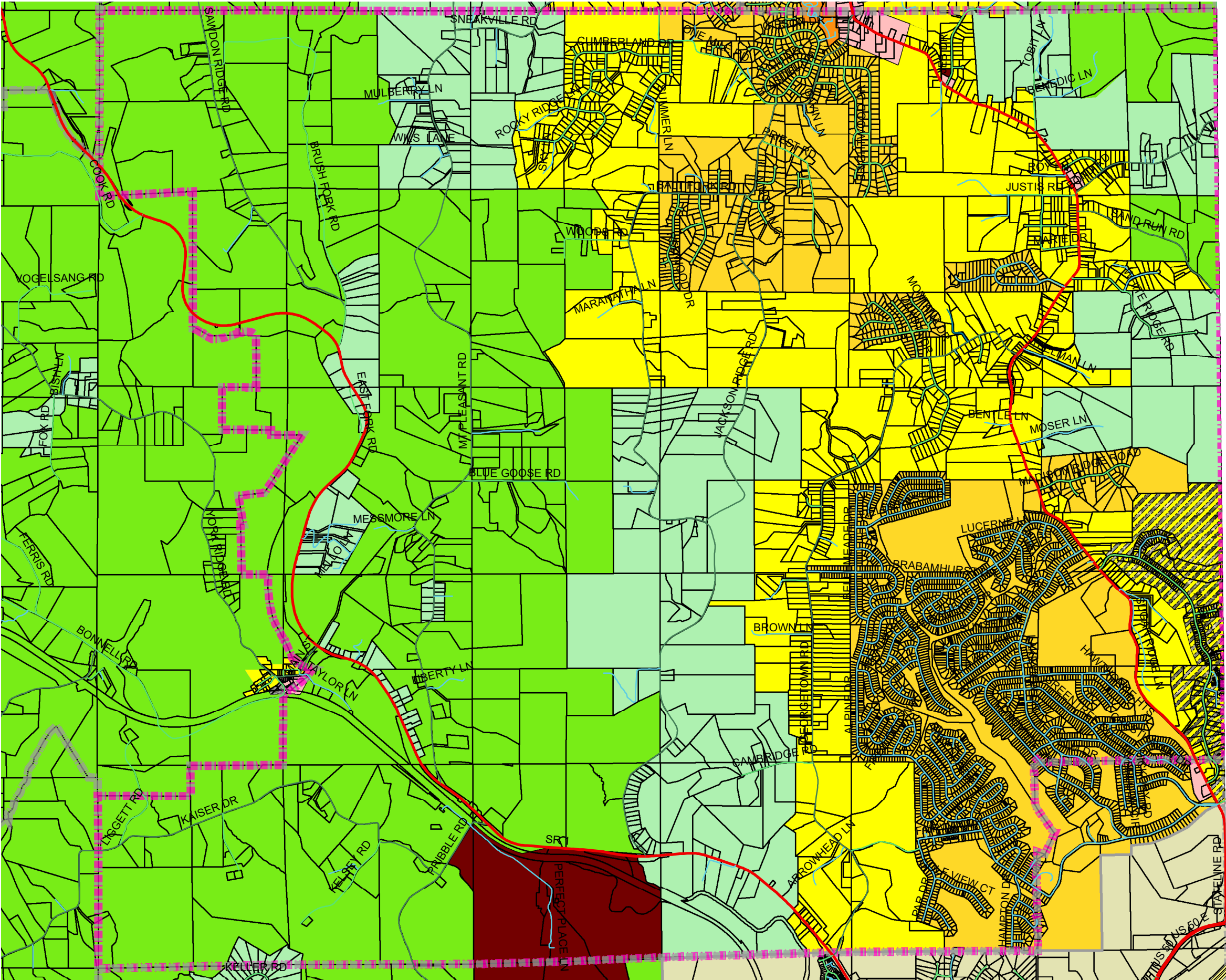
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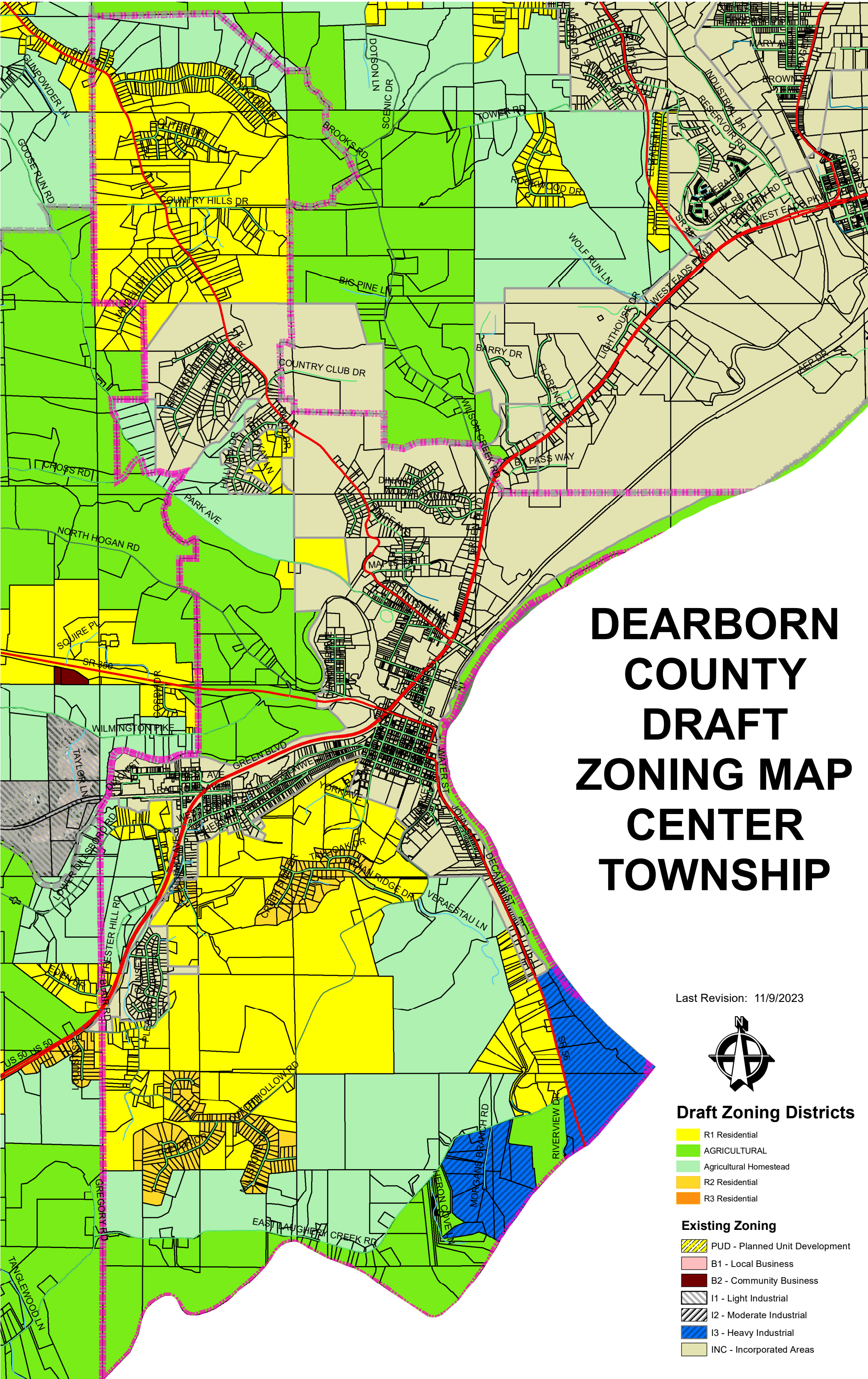
Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Existing Zoning

- PUD - Planned Unit Development
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- I3 - Heavy Industrial
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DEARBORN COUNTY DRAFT ZONING MAP CENTER TOWNSHIP

Last Revision: 11/9/2023

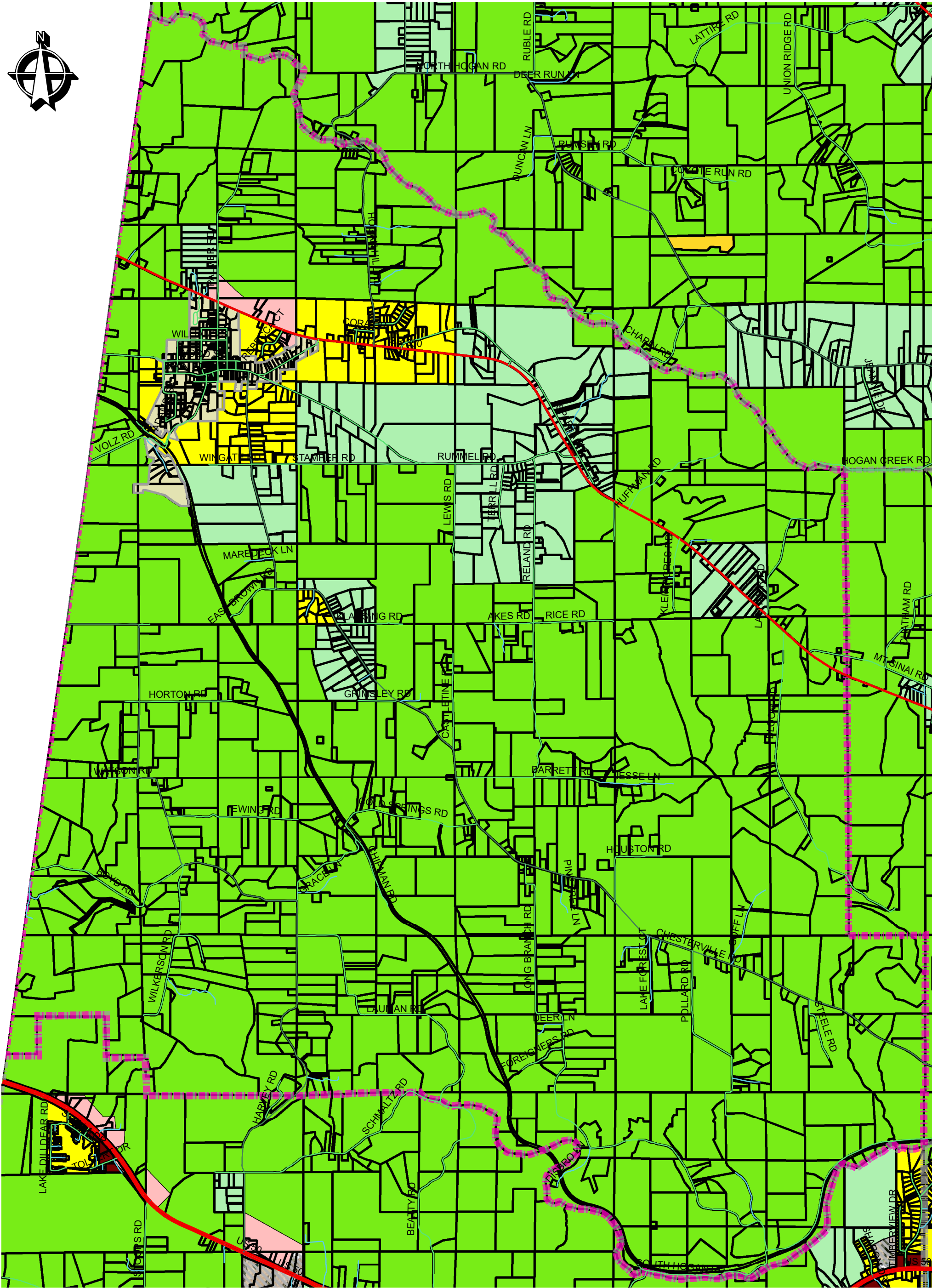


Draft Zoning Districts

- R1 Residential
- AGRICULTURAL
- Agricultural Homestead
- R2 Residential
- R3 Residential

Existing Zoning

- PUD - Planned Unit Development
- B1 - Local Business
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DEARBORN COUNTY DRAFT ZONING MAP SPARTA TOWNSHIP

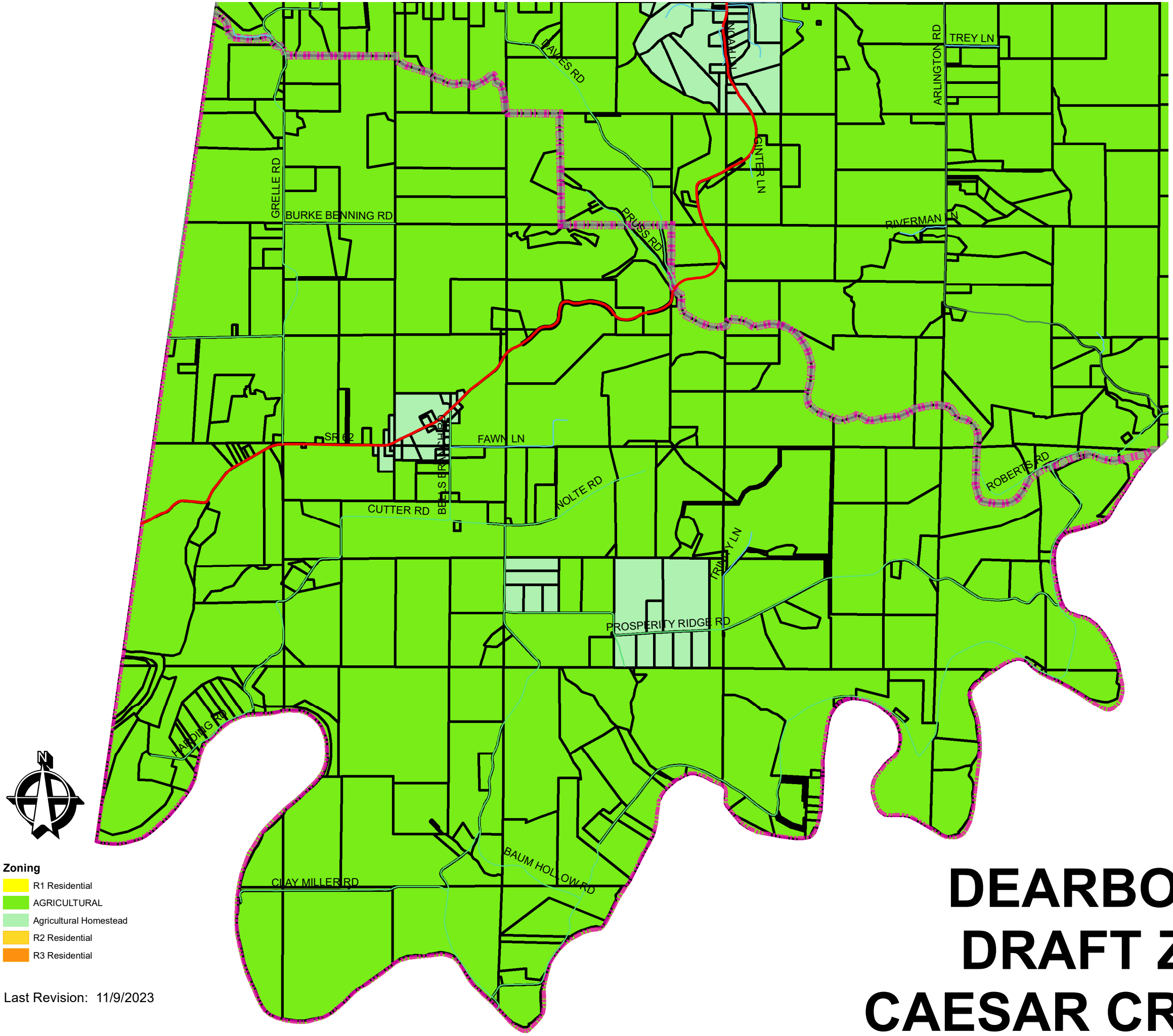
Draft Zoning Districts

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- R2 Residential
- R3 Residential

Existing Zoning

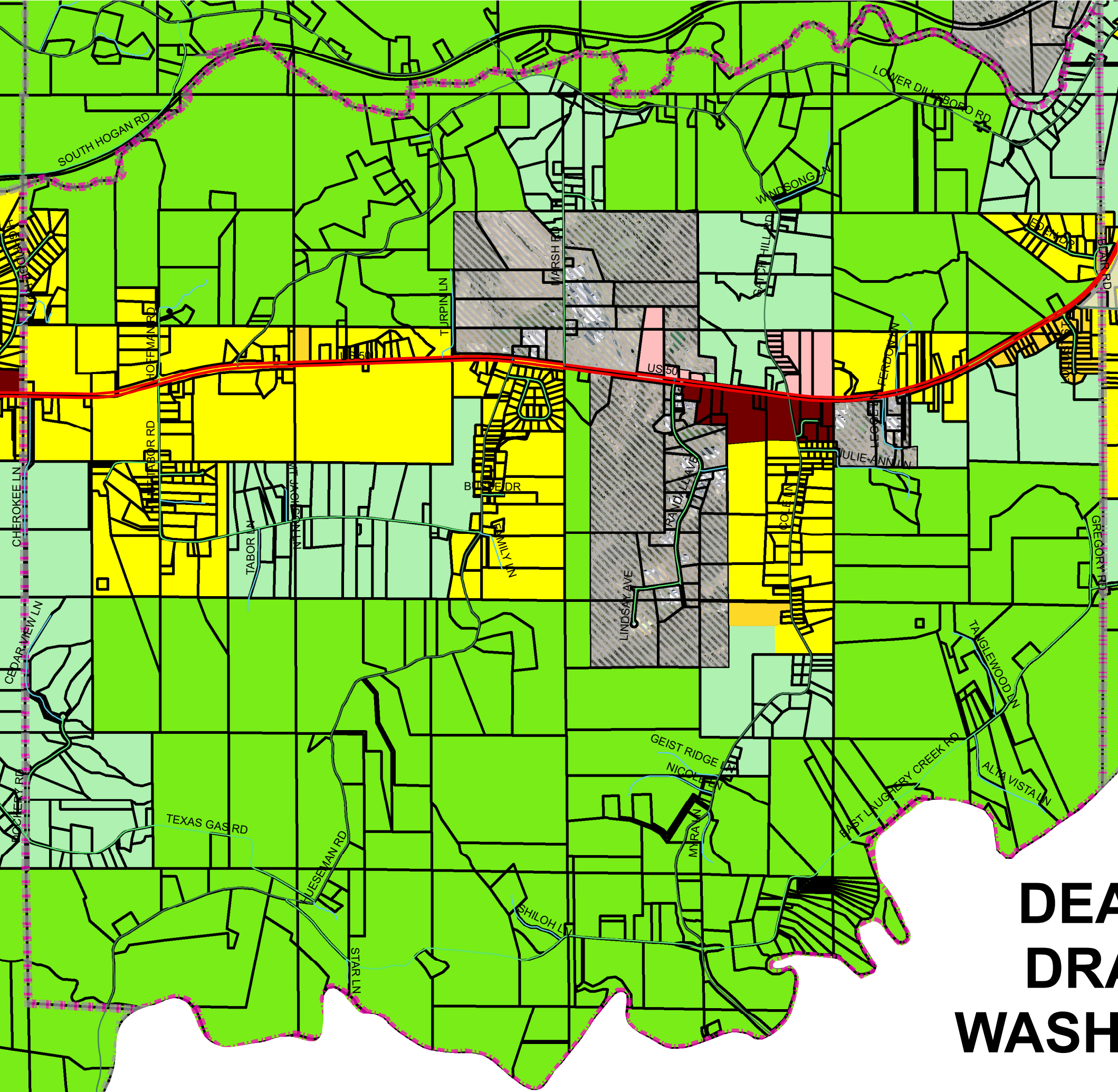
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Last Revision: 11/9/2023










DEARBORN COUNTY DRAFT ZONING MAP CAESAR CREEK TOWNSHIP

- Zoning**
- R1 Residential
 - AGRICULTURAL
 - Agricultural Homestead
 - R2 Residential
 - R3 Residential








Existing Zoning

-  PUD - Planned Unit Development
-  B1 - Local Business
-  B2 - Community Business
-  I1 - Light Industrial
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Draft Zoning Districts

-  R1 Residential
-  AGRICULTURAL
-  Agricultural Homestead
-  R2 Residential
-  R3 Residential

Last Revision: 11/9/2023

**DEARBORN COUNTY
DRAFT ZONING MAP
WASHINGTON TOWNSHIP**

DEARBORN COUNTY DRAFT ZONING MAP YORK TOWNSHIP

Last Revision: 11/9/2023



Draft Zoning Districts

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- Agricultural Homestead
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