



COMPREHENSIVE PLAN



PREFACE

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INTRODUCTION

The purpose of the Dearborn County Comprehensive Plan is to document the collective community vision for the management of Dearborn County's growth and changing land use patterns and to develop a series of strategies for achieving this vision.

Although most land in Dearborn County is privately owned, the entire community has a stake in how it is used. The health, safety, and welfare of all current Dearborn County citizens as well as future generations, are affected by the use of land. Cultural resource preservation, employment levels, protection from flooding, utility costs, housing costs, disposal of waste, safe and efficient traffic movement, convenience to work, shopping and recreation - all of these and many other factors relate to the use of land. The Comprehensive Plan is the key to most appropriately managing the land and its future development in Dearborn County.

This Comprehensive Plan suggests programs and future development patterns in the form of Principles, Goals and Strategy Statements. This plan shall serve as a manual for maintaining and improving the quality of life in Dearborn County.

The intention of this plan is to influence policy decisions in a broad range of areas including, but not limited to, the following: housing, transportation, utility infrastructure, recreation, and land use. As with any plan, the concepts expressed within should be continuously evaluated, and as needs arise, adjustments should be made to the document.

The DEFINITION

The Dearborn County Comprehensive Plan is:

- A guide to inform public policy and decision making
- An assessment of the community's needs
- Documentation of community values, goals, and objectives
- A 'living document' that is continuously monitored and evaluated for its effectiveness so that it remains the true vision of the community.

The Comprehensive Plan has been developed in conformance with Indiana Code 36-7-4-500. The 500 series of the I.C. 36-7-4 authorizes the creation of an Advisory Plan Commission and identifies its responsibilities and authorities, including the responsibility for developing and maintaining a Comprehensive Plan.



SECTIONS

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The I.C. states the Comprehensive Plan shall promote "public health, safety, morals, convenience, order, or the general welfare for the sake of efficiency and economy in the process of development". I.C. 36-7-4-502 states "a comprehensive plan must at least contain the following elements:

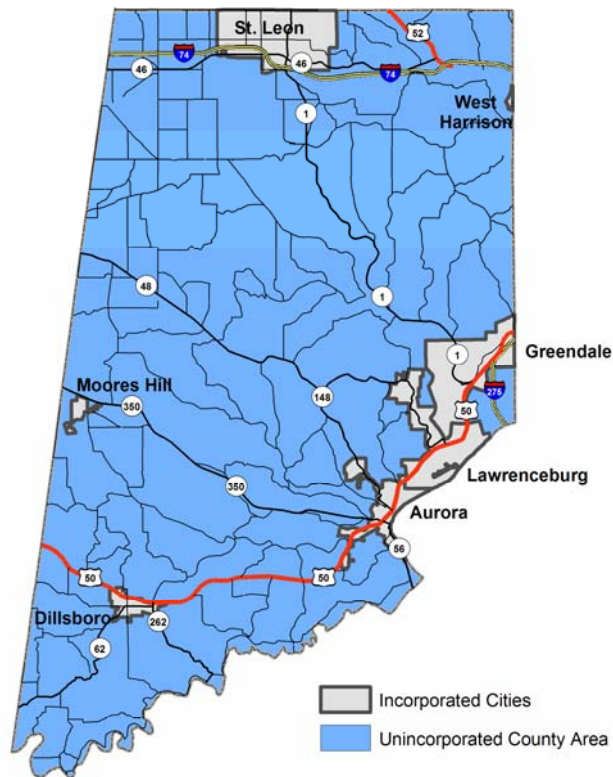
1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities."

This Comprehensive Plan provides the above statements in the form of Goals, Strategy Statements, and Land Use Principles.

The JURISDICTIONAL AREA

The Dearborn County Plan Commission has jurisdiction within all non-incorporated areas of Dearborn County. This Comprehensive Plan covers all non-incorporated areas of the County (see Figure 1-1).

Figure 1-1: Dearborn County Unincorporated Areas



P R E F A C E





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The GUIDING PRINCIPLES

The following Guiding Principles were developed through various public involvement processes conducted by the Dearborn County Plan Commission beginning in the mid-1990's.

1. Enhance the quality of the development in Dearborn County
2. Designate appropriate locations for different potential uses of land, coordinating them with the existing and future placement of utilities, roads and other infrastructure and services to the extent such infrastructure is needed to support such uses consistent with responsible development.
3. Coordinate development activity in a manner that achieves and maintains desired performance standards, minimizes the time until services are provided to new developments, and realizes the cost efficiencies of planned and responsible growth.
4. Conserve distinctive natural and man-made features and resources that contribute to the rural character of the Dearborn County.
5. Strengthen the economic base of incorporated and unincorporated areas within Dearborn County through well-planned residential, commercial and industrial development.





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