

Land Use

6

Land Use Trends

Morgan County has seen its population increase faster than the Indiana average. Now estimated at more than 70,000, it has grown by about 25% since 1990.

The growth has of course been accompanied by more land being developed for housing as well as complementary commercial and institutional uses. This growth has, for the most part, clustered around areas such as Mooresville and in spots along SR 37.

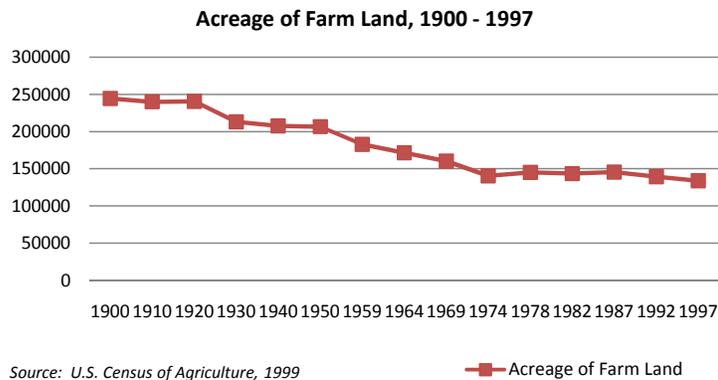
The steady climb of these land uses have come at the expense of another type of use: agriculture. The graph below illustrates the decline.

Agricultural Protection

We believe in the use of planning and zoning to direct growth away from prime agricultural land while at the same time allowing for flexibility in decision making.

Greenspace

Greenspace is vital for Morgan County's quality of life, and cannot be taken for granted. Greenspace must be promoted, preserved and planned for.



Considering how much of Morgan County's history, culture and image is tied to its rural setting, it is no surprise that the Steering Committee made it a priority to create goals and policies that protect agricultural land.

Development Principles

Development principles are intended to guide decisions makers as they interpret the comprehensive plan. They are overarching statements that can be applied to many different decisions. The Steering Committee created these principles to address their biggest concerns.

Housing

Morgan County needs a continuum of housing choices. However, the focus should be on more quality, mid-level and upper-level homes while directing multi-unit housing toward existing urban areas with infrastructure.

Manufacturing and Industrial Development

Manufacturing and industrial development should be confined to along the SR 37 Corridor, SR 144 Corridor, SR 67 Corridor and Interstate 70 Corridor or – with infrastructure improvements – within easy access to those major roads.

Commercial Development

Large-scale commercial and retail development should be confined along the SR 37 Corridor and only minor commercial nodes be permitted in the outlying areas.

Community Image

We expect national retail chains and housing developers – as well as local businesses and homeowners - to do more to raise the aesthetic qualities of their projects.

As detailed in Making the Case for Planning and other sections of this report, the Steering Committee was methodical and pragmatic when considering changes to land use. They begin deliberations by reviewing the range of options for how tough, or lax, regulations could be. The following table lists tools for land use protection in ascending order of the difficulty in implementing them in most communities.

Although no formal vote was taken on the options, the shaded boxes indicate tools that the Steering Committee wanted to explore further.

MATRIX OF POLITICAL WILL & RESOURCES

Requires Little Political Will & Resources	Requires More Political Will & Resources	Requires Considerable Political Will & Resources
Document existing or remaining farmland. Map agricultural soils and resources.	Initiate agricultural land mapping and monitoring programs, such as GIS to document the amount of land in farm production and the rate at which it is being converted to non-farm uses	Compile and annually track data on the rate of urbanization and the conversion of agricultural land.
Update the comprehensive plan to establish clear goals and policies with regard to community character, agricultural protection, and suburban growth.	Update the comprehensive plan to address the preservation of agricultural land and to specify programs and techniques for its protection.	Update zoning and subdivision ordinances to support and encourage conservation design to discourage single-family housing in agricultural areas.
Use the county comprehensive plan to identify agricultural priority areas and other areas suitable for development.	Eliminate exemptions from the subdivision ordinances that would result in the division of agricultural land into parcels that are too small for commercial farming.	Encourage state legislation and funding to adopt the following programs: Agricultural District Programs, Purchase of Development Rights and Transfer of Development Rights.
Plan and zone for smaller residential lots within already urbanized areas to increase development density, removing pressure for development on farmland.	Adopt agricultural zoning ordinances to protect agricultural land. The zones would limit non-agricultural development to densities and development patterns.	Create agricultural zones with minimum lot areas of at least 40 but preferably 160 acres where dense residential development is prohibited.
	Adopt policies and ordinances, such as a right-to-farm law, that recognize prime farmland as an important environmental, economic, and community asset.	Implement policies to limit premature expansion of urban infrastructure (such as roads and sewers) into agricultural areas.
Encourage greater housing densities in developed areas with existing infrastructure, ultimately reducing pressure on perimeter agricultural land.	Develop incentives to encourage development where infrastructure is in place.	Direct growth to already built-up areas, where developable land is available, through infill development and brownfield redevelopment.
		Use clustered designs and conservation development techniques on non-prime farmland in areas where development of agricultural land is unavoidable.

Development of the Future Land Use Plan

Morgan County communities undertook to develop a coordinated future land use plan to accommodate future housing and business growth, while also best addressing the community's environmental protection goals. The process used to develop the future land use map is described as follows:

◆ **Step 1 - Review Existing Land Use Map:**

Previous work completed by Morgan County had developed existing land use maps for the county. That work was reviewed under this plan, but not duplicated.

◆ **Step 2 - Agricultural Zones Identified:**

One of the county's highest goals was agricultural preservation, so land use planning started with identification of prime agricultural areas. Mapping was prepared to identify soil conditions throughout the county, and areas with the best soil conditions were identified. In addition, mapping of the percentage of land cultivated for farming was also prepared. The combination of these two resources was reviewed by county officials, and prime agricultural areas were identified on maps. The future land use map identifies these areas as "Agricultural-Preferred" land use. Copies of the soils and percent cultivation maps were not included in the adopted comprehensive plan, but are included here for reference.

◆ **Step 3 - Steep Slopes/Forest Areas Identified:**

A significant portion of the county's topography can be characterized as having steep slopes. Most of these steep slopes are also forested areas. While there are state forests in the southern and west-central portion of the county, a majority of the forested/steep slope areas are under private ownership. Steep slope and forested areas

are also interspersed with level agricultural lands suitable for cultivation. Upon review, it was decided that these lands should all receive an "Agricultural – General" land use recommendation. This allows agricultural and limited residential uses, but discourages large scale development. Recommendations on appropriate protections are presented in the environmental section of the plan.

◆ **Step 4 - Karst Areas Identified:**

There is one area with karst topography in the west central portion of the county. It was decided that the underlying agricultural land use recommendations would remain for this area, but that the future land use plan would be amended to identify this as a Karst Protection Zone. Recommendations on appropriate karst protections are presented in the environmental section of the plan.

◆ **Step 5 - Floodplains Identified:**

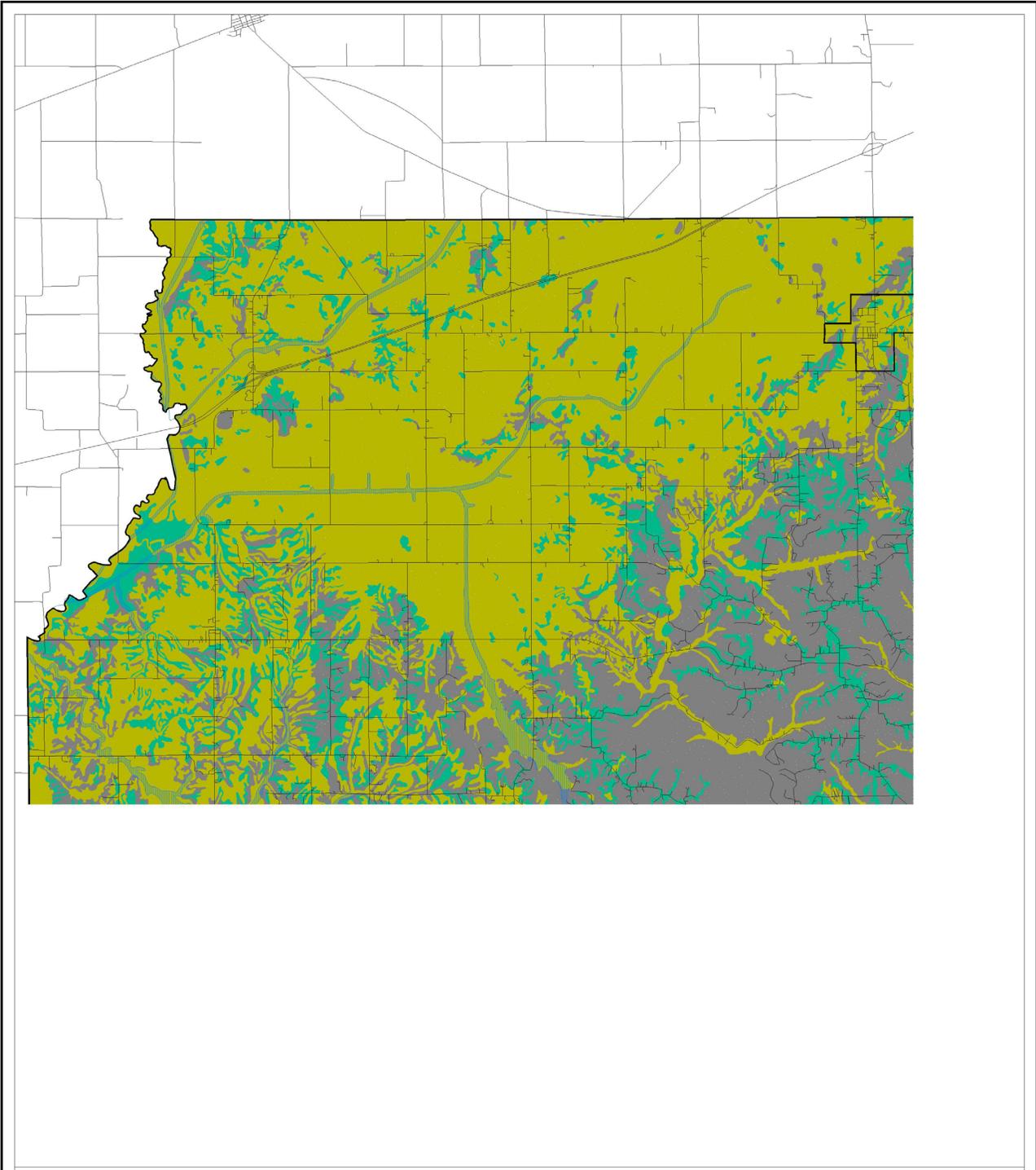
500 year floodplains were identified on future land use maps, and all floodplain areas were identified as either agricultural, open space or park use.

◆ **Step 6 - SR 37/I-69 Corridor Land Use Determinations:**

The next priority in the effort was to determine future land use along the SR 37 (future I-69) corridor. This began with establishing recommendations for the location of interchanges along the corridor. Then, recommended land uses at each interchange were developed, taking into consideration agricultural uses, forests and steep slopes. Land use recommendations for the corridor are included on the future land use map, and in the SR 37/144 Corridor Plan.

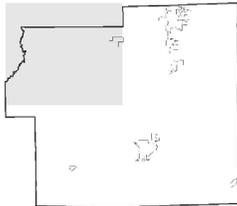
◆ **Step 7 - Residential Zoning:**

The final step in the preparation of the future land use map was the determination of residential districts. It was determined that residential



LEGEND

- Prime Farmland
- Conditional Prime Farmland
- Not Prime Farmland
- Urban Areas
(100 homes/sq.mi.)
- Floodplain Areas

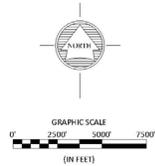


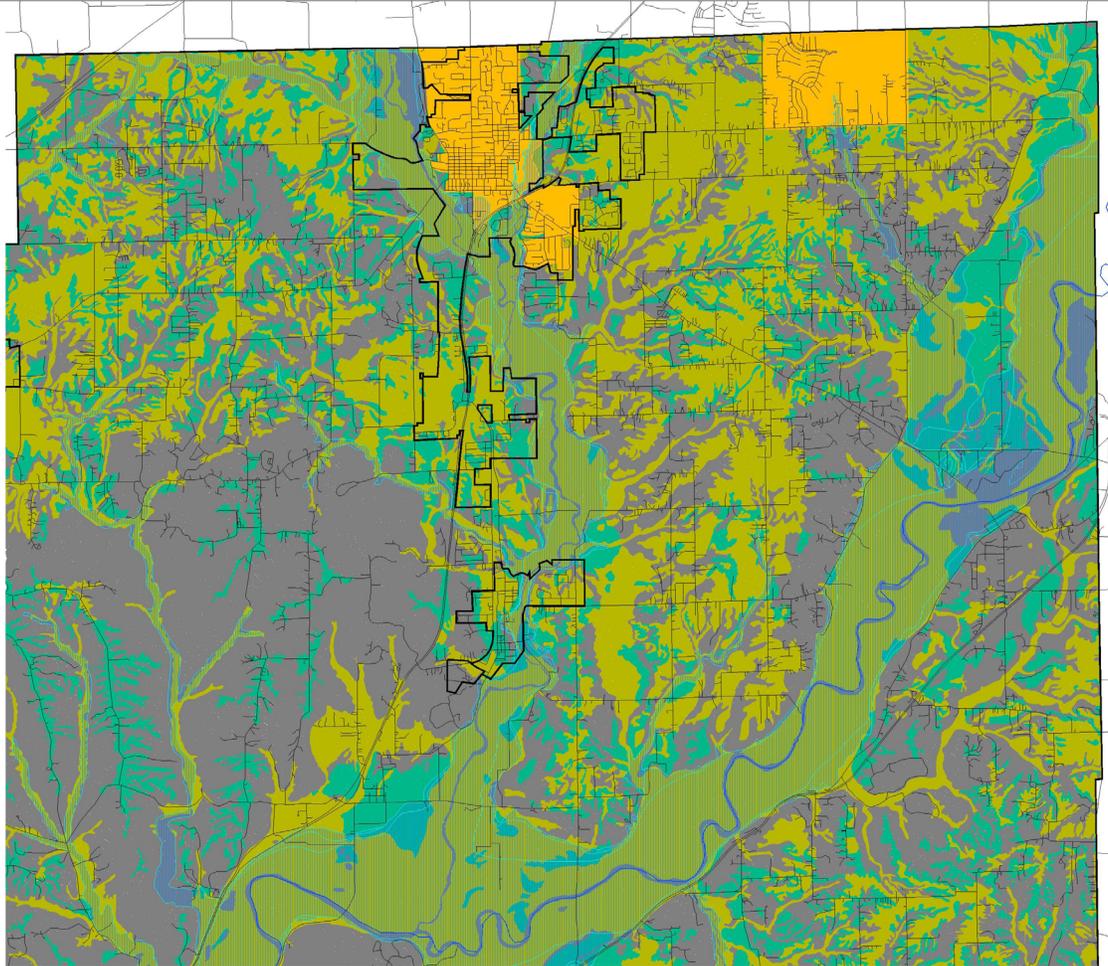
Suitability of Soils for Agriculture Northwest Quadrant

**Morgan County Comprehensive Plan
November 13, 2008**

**ECONOMIC
GROWTH
TEAM**

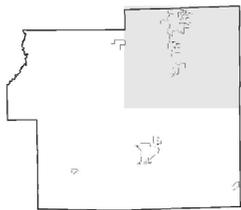
Foundations for a
Sustainable Future





LEGEND

- Prime Farmland
- Conditional Prime Farmland
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- Urban Areas
(100 homes/sq.mi.)
- Floodplain Areas



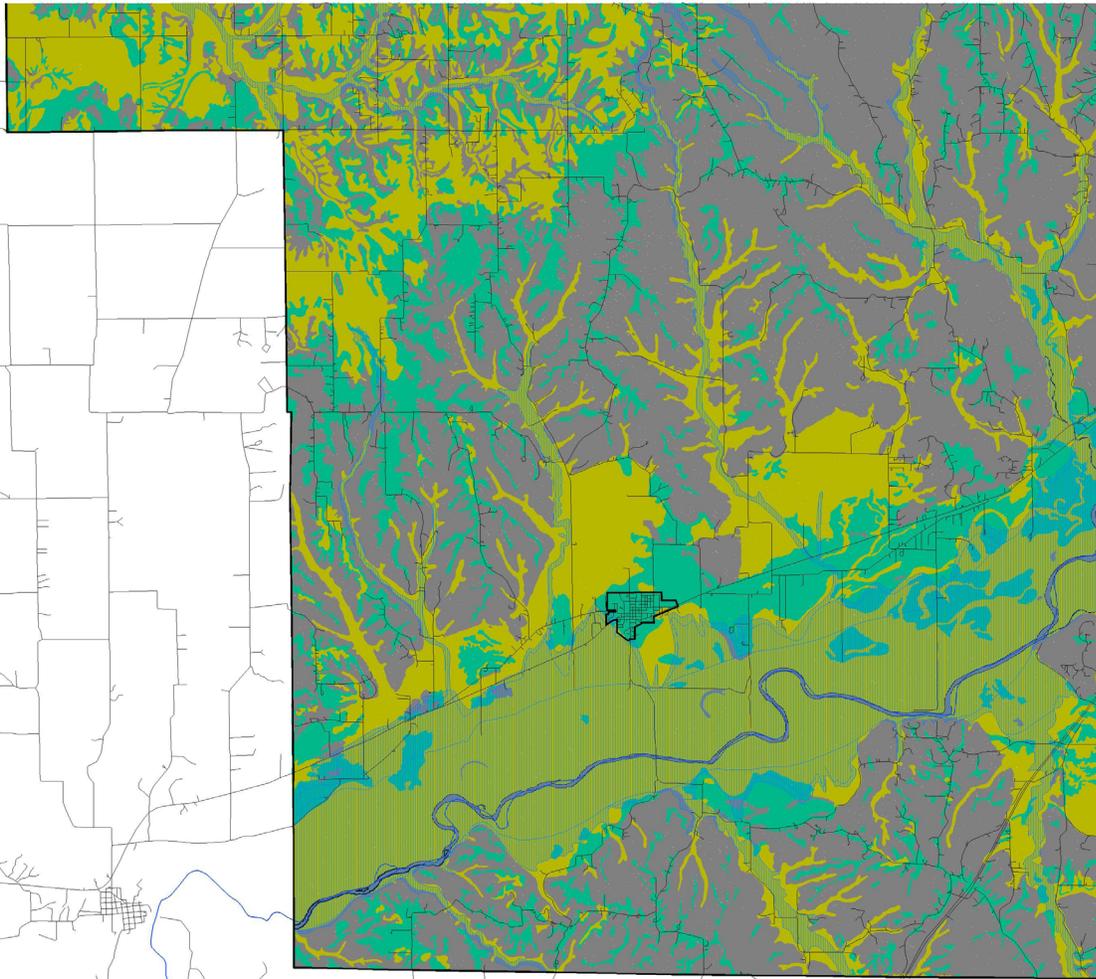
Suitability of Soils for Agriculture Northeast Quadrant

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November 13, 2008**

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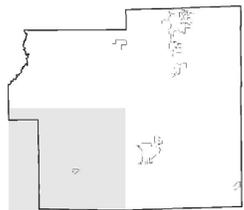
Foundations for a Sustainable Future

GRAPHIC SCALE
0' 2500' 5000' 7500'
(IN FEET)



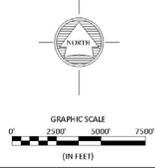
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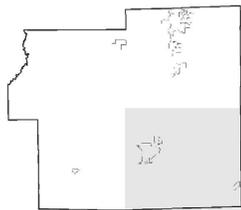
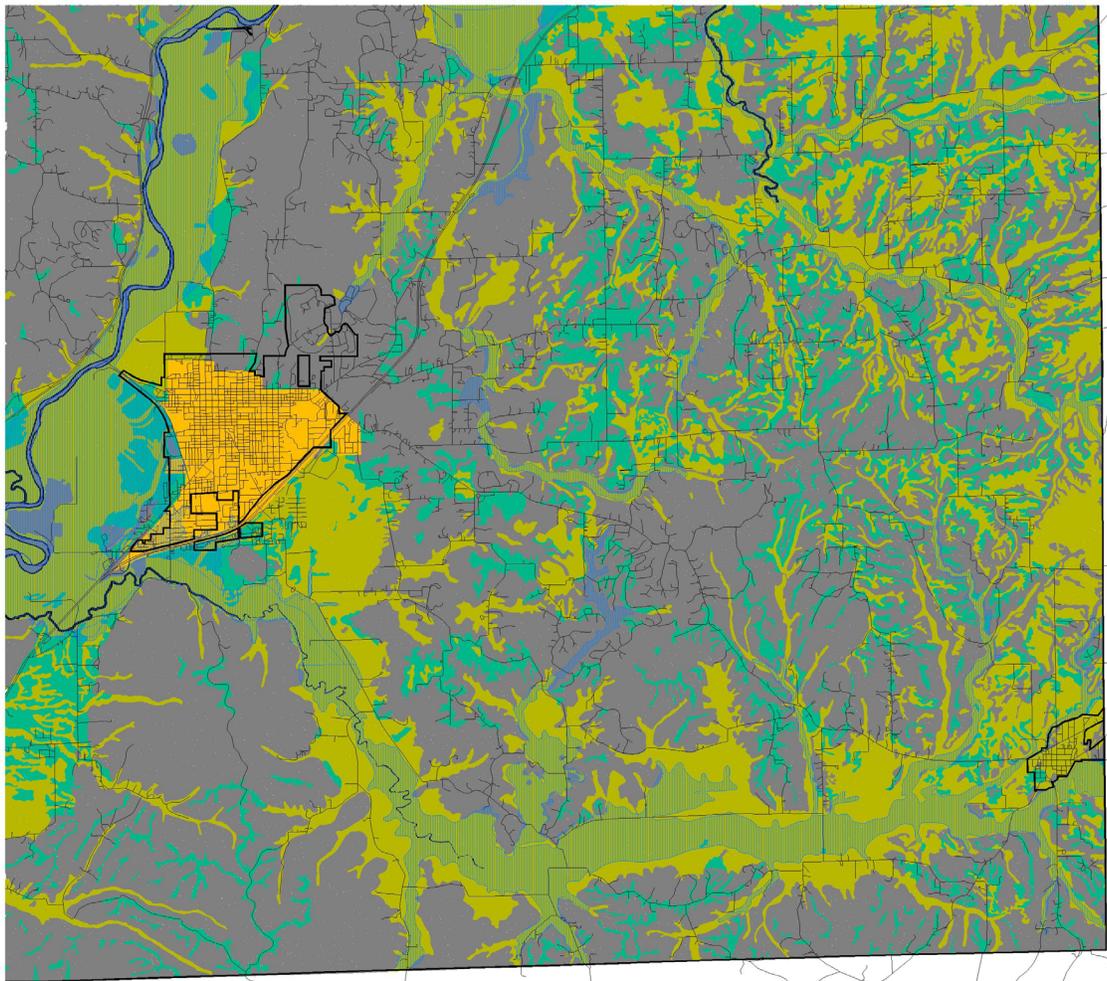
	Prime Farmland
	Conditional Prime Farmland
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	Floodplain Areas



Suitability of Soils for Agriculture Southwest Quadrant

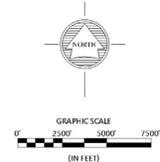
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Suitability of Soils for Agriculture Southeast Quadrant

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November 13, 2008



areas are preferred in areas not impeded by environmental limitations, and in areas not suited for economic development purposes along major highways. This resulted in recommendation that rural residential districts be located on the east side of the community near the SR 37 corridors as outlined on the future land use map.

- ◆ **Step 8 – Land Use Planning in Cities and Towns:** Detailed land use planning in the fringe districts of Mooresville and Martinsville were completed as outlined in those plans. Areas with floodplains, steep slopes and forests were reviewed following the same process as used for the county.

Future Land Use Map

Future land use maps draw a lot of attention in a comprehensive plan. They're eye-opening because they illustrate – via a map of the community – where leaders think homes, businesses, manufacturing plants and other uses should go in the future.

By extension, they also specify where they shouldn't go.

The future land use map has this core concept: Communities engage in planning to ensure the needs of the whole community are considered, not just benefits to individuals.

Community planning is based upon the idea of the public interest. Some flexibility in the use of individual land is given up in exchange for creating a community in which the interests of all are considered. When communities plan, they establish and implement public policy for decisions on development and redevelopment. Plans help a community achieve a character that residents of the community recognize and support.

Because a comprehensive plan is not enforceable by law, the future land use map is not the same as a zoning map. Zoning maps, and their accompanying regulations, are enforceable. They specify where potential uses, such as residential, commercial, light industry, heavy industry, open space or transportation infrastructure can be located.

While the future land use map does not have the power of law, it can lay the groundwork for changes to the zoning map and regulations. This section includes a review of the land uses as well as the guiding principles behind how community leaders think the town should develop. It also includes assessments, strategies and action steps for housing, commercial and manufacturing land uses.

How to Use the Future Land Use Map

County commissioners, plan commission members, developers and others can use the future land use map to see the community's expectations on what the community will look like in the future.

The land use map is general in nature, and the categories are broadly defined. The steering committee which created this plan wanted to keep the uses flexible in order to adapt to changing conditions.

This map is meant to be used in combination with the Critical Sub Area Plans, SR 37/SR 144 Corridor Plan and the goals and strategies to fully understand the steps that Morgan County will take to manage change in the next 20 years or more.

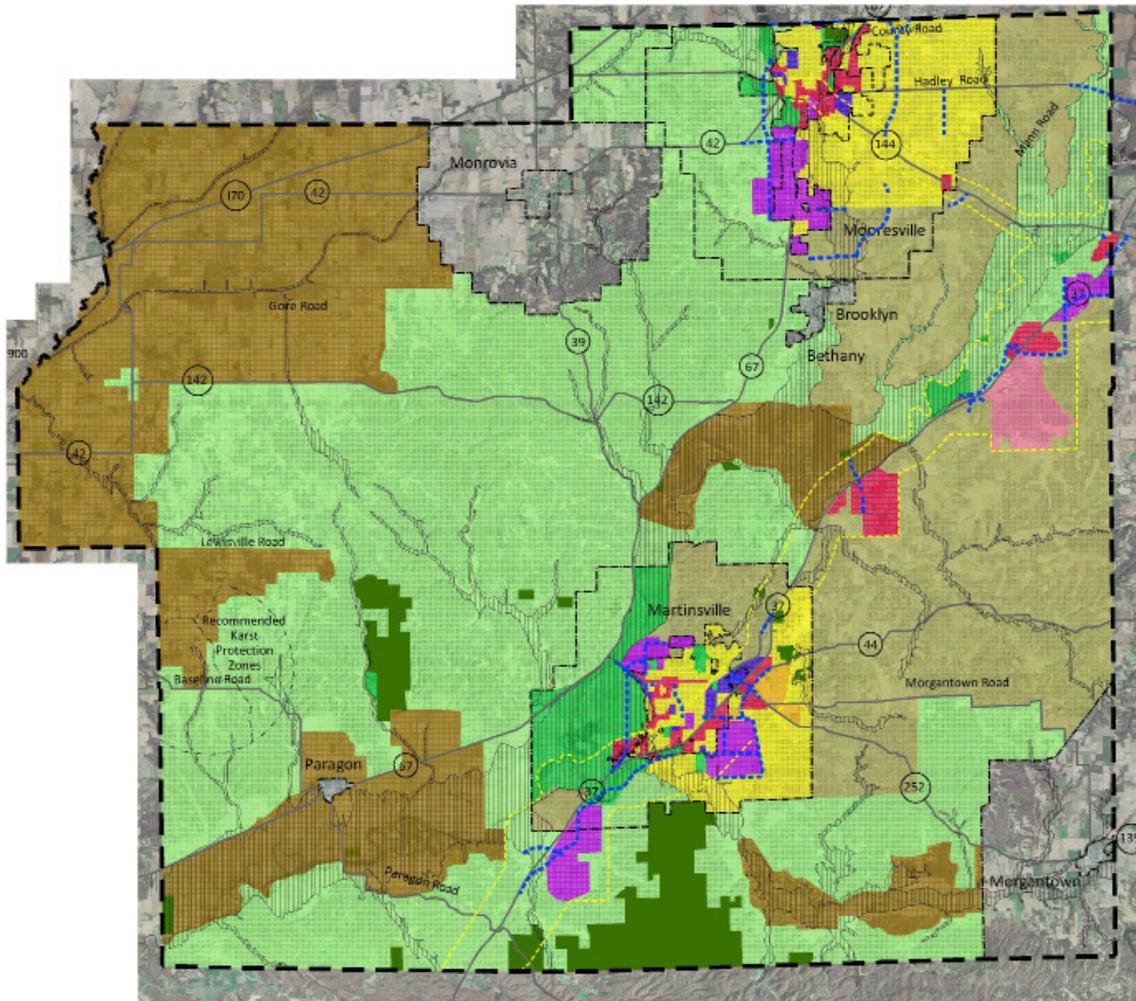
Definitions of Future Land Use Map Categories

The following definitions match the categories given in the legend of the land use map, on page 69.

FUTURE LAND USE MAP CATEGORIES

<p align="center">AP</p> <p>Agriculture Preferred</p>	<p>This district is intended for the most rural, most agricultural portions of the county where farming is the dominant land use and infrastructure is limited. It preserves highest quality farmland and subdivision of land is discouraged. (Generally applies to the northwest corner of the county.)</p> <p>Development of individual properties in existence at the effective date of the ordinance is allowed at a density of 1 lot for every 10 acres. This does not require a 10-acre lot; it just sets a cap on the number of new lots that would be allowed.</p> <p>The minimum lot size is 1 acre.</p> <p>The maximum lot size is 3 acres.</p> <p>This is similar to existing codes, except with the addition of a maximum lot size. This designation would be by-right, so someone who followed it would not have to do a subdivision.</p>
<p align="center">AG</p> <p>Agriculture General</p>	<p>This district is intended for rural areas where, due to topography, crop production is mixed with estate residences, rural home sites, stables, etc. Emphasis is still on agriculture, but with smaller lot sizes allowed. Residential subdivisions are discouraged. (Generally applies to central and southern portions of the county.)</p> <p>The requirements are the same as those for AP, except the density is 1 lot for every 5 acres.</p> <p>The minimum lot size is 1 acre.</p> <p>The maximum lot size is 3 acres.</p>
<p align="center">RR</p> <p>Residential Rural</p>	<p>These are areas that are not well suited for agriculture and do have reasonable access to higher functioning roads, utilities, etc. This district can absorb demand for rural housing on properties that would not overly disrupt agricultural operations.</p> <p>Conservation subdivisions would be required for residential development. Higher density housing is allowed where water and sewer utilities are provided. Lower density is required otherwise. (Generally applies to areas along the SR 37 corridor subject to current/future development.)</p>
<p align="center">R</p> <p>Residential</p>	<p>This district is intended for single family residential housing where traditional, higher density subdivisions are allowed. (Generally applies to areas within corporate limits or fringe areas of towns). Developments must be connected to water and sewer utilities.</p>

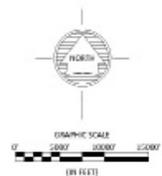
Commercial	<p>The purpose of this land use category is to provide a full range of commercial retail, office, and service uses for residents, businesses, and visitors.</p> <p>This applies to commercial activities with direct contact with customers ranging from neighborhood convenience stores to regionally oriented specialty stores.</p> <p>These areas are intended to accommodate both wholesale and retail sales and are characterized by: 1) shared parking areas, and 2) shared points of access to a roadway.</p>
IDNR Managed Lands	<p>These state-owned lands are controlled by the Indiana Department of Natural Resources.</p>
Industrial	<p>The purpose of this category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution and storage.</p> <p>The designation will accommodate a variety of industrial establishments which: 1) employ high environmental quality standards; 2) may function as an integral part of an overall development area; 3) require large tracts of land because of their nature and function; and, 4) have minimal impacts on adjacent uses.</p>
Institutional	<p>The purpose of this category is to provide land for buildings for government or private institutional use such as schools, church, hospitals and museums.</p>
Mixed Use	<p>This designation is applied to land that has a combination of commercial and residential uses.</p>
Park/Open Space	<p>The purpose of this category is to provide public or private land reserved for passive or active recreational activities or permanent preservation of natural open space. It may also be used on private lands to designate natural features within clustered development.</p>
P.U.D.	<p>A planned unit development (PUD) is a type of residential, commercial, or industrial land development that provides more planning flexibility than traditional zoning and lot layout.</p> <p>Buildings are often clustered on smaller lots, permitting the preservation of natural features or open park-like areas.</p>



Legend	
	Corporation Limits
	Two Mile Fringe
	SR 37/144 Corridor Overlay
	Floodplain
	Agricultural General
	Agricultural Preferred
	Commercial
	IDNR Managed Lands
	Industrial
	Institutional
	Mixed Use
	Park / Open Space
	P.U.D.
	Residential
	Residential Rural

Future Land Use Map

Morgan County Comprehensive Plan



On-site Septic Systems

Failing septic systems have been a problem in many areas of the county. Rocky soil on ridges, lack of flat terrain in many locations, and clay soil in agricultural areas have resulted in many failed systems. At the same time, there are many locations in the county with sandy soil or permeable clay soils that are well suited for on-site septic systems.

Current ordinances require a soil scientist to review each site for suitability and to recommend design criteria for an on-site system prior to county approval of a building permit. Each system also is required to be inspected prior to backfilling the trenches. While these steps help improve the effectiveness of the systems, they do not guarantee that a system will perform. When systems do fail, homeowners often do not have enough property to construct a new system. In these cases, sometime systems are replaced, other times septic tanks are pumped out frequently, and in other cases the issue is ignored completely resulting in an environmental concern.

Many communities with large rural populations reliant on septic systems are taking additional steps to provide a backup plan in case a system fails. One of the more popular policies is to require residential lots to be sized to accommodate a second system – should the first system fail. Opponents of this idea argue that it increases lot sizes – making development consume more property resulting in sprawl.

The steering committee reviewed these options, and concluded that additional measures should be considered by the county to guard against failed septic systems. But, the committee did not conclude what measures should be taken. Therefore, this plan recommends that septic system provisions be reviewed in conjunction with minimum lot size requirements to determine what, if any, additional steps should be taken related to this issue.

Growth Management

When people hear the phrase, “growth management”, the impression that comes to mind is often a negative one. Here in Indiana, the common misperception is that growth management actually means growth discouragement. In reality, growth management does not mean discouraging growth; it means exactly what it says, managing the growth that takes place.

While the term growth management is most commonly interpreted to mean managing the amount of growth, there are actually four additional ways to manage growth besides quantity: location, type, pattern and quality of growth. Think of growth management as a set of tools or techniques that are used by local government to ensure that growth meets their standards and that there are services available to meet the demands that are generated.

Managing growth is a proactive step for local governments to take. If Morgan County does not take advantage of growth management, then the county is put in the position of reacting to growth, a response that is guaranteed to waste the limited resources the county has. Creating growth management policy is an important part of the county’s future and a key part of this comprehensive plan.

Let’s explore how Morgan County can manage future growth using the following methods:

- ◆ Location of Growth
- ◆ Type of Growth
- ◆ Pattern of Growth
- ◆ Amount of Growth
- ◆ Quality of Growth

Growth Management Method I -- Location of Growth

The future land use section of the comprehensive plan and the critical sub-area plans already identify the desired locations for future growth. Since most development occurs in “greenfield” areas (undeveloped land that is often being used agriculturally) it is very important to also note which areas are intended for preservation as Agricultural.

These “greenfield” development areas are not very efficient with regards to the use of resources, because they will require extensions of utilities and new roads. By contrast, infill (the gaps between existing developed areas) development or redevelopment usually has much less impact on resources, because the infrastructure is already in place. Because there is less cost and the impact to the County and its citizens is less, infill development should always be considered the highest priority for development. In Morgan County, the infill development areas are generally closer to existing towns.

Some communities prioritize areas for future development based on a set of criteria that include considerations like traffic levels, emergency response times, utility availability, etc. Because the level of growth in Morgan County is not anticipated to be high, the prioritization of growth areas is probably not necessary at this time.

Growth Management Method II -- Type of Growth

When we refer to type of growth, we refer to land use type (i.e., residential, commercial, etc.). The future land use section of the comprehensive plan already identifies and describes the land uses that Morgan County has identified in its future.

Growth Management Method III -- Pattern of Growth

This method of growth management is related closely to type and location, and really focuses on the pattern of the development (i.e., concentrated vs. scattered).

Less is said in this plan about the pattern or density character of future development, although the future land use section does discuss lot size minimums and maximums.

The general rule is that the more spread out land uses are, the more costly providing the services becomes, and those costs are typically passed on to taxpayers. Concentrated development makes it easier to anticipate and plan for impacts to infrastructure and services. Scattered development also leads to other costs, like longer response times for emergency services and increased costs and riding times for busing students to schools.

Concentrating development also benefits our neighborhoods by making them more walkable. As obesity, heart disease, and diabetes continue to rise among Americans, Morgan County needs to begin looking at how its growth and development can make it easier to live more healthy lifestyles. According to an article published by the US News and World Report, “many studies [have] clearly shown that walking--the cheapest, easiest, and most common physical activity for most Americans--reduces risk for many of these deadly diseases.”

Growth Management Method IV -- Amount of Growth

While most people think of controlling the amount of growth when they hear the phrase “growth management”, managing the amount of growth is actually one of the least-used and most difficult methods. The ways to limit the amount of growth

are few, and include limiting the number of building permits issued or limiting the number of rezonings and subdivisions that are granted. Some fast-growing Indiana municipalities are now considering not annexing or rezoning property to residential that could lead to an increase in population beyond the projected future population established in their comprehensive plans. It is probably not necessary or as feasible for the county to attempt to manage the amount of growth.

Growth Management Method V -- Quality of Growth

The area of growth management that people are most surprised to see included is managing the quality of growth. When we talk about growth quality we are talking about setting high standards for infrastructure in our subdivision ordinance and sticking to them. Quality of growth also can include the landscape standards and architectural standards in a zoning ordinance. Architectural standards can be as lenient or as restrictive as the county wants them to be.

Specific quality standards will not be determined as part of this comprehensive plan, however the plan does give some direction for their development. Note that in order for quality standards (including architectural standards) to be effective, they must be required, not optional.

Smart Growth vs Growth Management

Smart Growth is a term that became well known in the 1990's, and by its very name, it implies that not all growth is "smart" or good. The idea of smart growth goes hand-in-hand with the proactive approach of growth management.

In 1996, the U.S. Environmental Protection Agency joined with several non-profit and government organizations to form the Smart Growth Network

(SGN). The network's partners include environmental groups, historic preservation organizations, professional organizations, developers, real estate interests; local and state government entities. Their website at www.smartgrowth.org states:

"In communities across the nation, there is a growing concern that current development patterns -- dominated by what some call "sprawl" -- are no longer in the long-term interest of our cities, existing suburbs, small towns, rural communities, or wilderness areas. Though supportive of growth, communities are questioning the economic costs of abandoning infrastructure in the city, only to rebuild it further out.

Spurring the smart growth movement are demographic shifts, a strong environmental ethic, increased fiscal concerns, and more nuanced views of growth. The result is both a new demand and a new opportunity for smart growth.

The features that distinguish smart growth in a community vary from place to place. In general, smart growth invests time, attention, and resources in restoring community and vitality to center cities and older suburbs. New smart growth is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial and retail uses. It also preserves open space and many other environmental amenities."

The Smart Growth Principles below describe in greater details the various aspects of planning and development that make up smart growth. Although the Steering Committee did not banter about the term “smart growth” during their discussions, many of their goals and strategies are linked to the smart growth principles:

- ◆ Mix land uses
- ◆ Take advantage of compact building design
- ◆ Create a range of housing opportunities and choices
- ◆ Create walkable neighborhoods
- ◆ Foster distinctive, attractive communities with a strong sense of place
- ◆ Preserve open space, farmland, natural beauty and critical environmental areas
- ◆ Strengthen and direct development towards existing communities
- ◆ Provide a variety of transportation choices
- ◆ Make development decisions predictable, fair and cost effective
- ◆ Encourage community and stakeholder collaboration in development

Design Standards

While this plan does not aim for an overhaul of the existing code, the Steering Committee expressed interest in new regulations in some areas. In particular they want to require new development to enhance the community’s visual appeal.

These requirements would take the form of design standards and include both commercial and residential developments. Current ordinances focus mainly on infrastructure issues and not as much with

building design, materials, etc.

To accelerate the process of selecting exact requirements for the new ordinance, the following table lists different components of commercial design standards and their typical implementation tools, indicating the difficulty in establishing each of the tools in most communities.

One important decision related to this is which developments these standards should apply to. The steering committee expressed multiple opinions on this issue. Some argued that only larger residential developments should need to follow the design standards. Others made the case that it should apply to the entire county to raise the quality of housing.

In considering this decision, the community will need to be careful with how they write the requirements. For example, if the ordinance is written that only developments with a density under four homes per acre need to apply, then they can expect to see an increase in the number of developments just over that minimum density. Similarly, if the requirement only applies to developments with more than six homes, then it might be expected to see many 5 home subdivisions that do not need to comply.

One area where there was general consensus was that any development within the SR 37 corridor should have to conform to a higher standard such as those outlined in this plan. Consequently, these concepts have also been written into the SR 37/144 Corridor Plan.”

The following matrix is for commercial buildings.

DESIGN STANDARDS MATRIX FOR NEW COMMERCIAL CONSTRUCTION

	Tools that Require Little Political Will & Resources	Tools that Require More Political Will & Resources	Tools that Require Considerable Political Will & Resources
Building Orientation	Continue to allow building to be placed and oriented in any location on the site, as long as no other provisions of the zoning ordinance are violated (i.e., setbacks).	Amend the zoning ordinance to prohibit a commercial building from “turning its back” to the main thoroughfare.	Amend the zoning ordinance to require development plan approval by the plan commission for all commercial buildings.
Parking Location	Continue to allow parking to be placed in any location on the site, as long as no other provisions of the zoning ordinance are violated (i.e., sight distance).	Amend the zoning ordinance to limit the amount of parking that can be placed in front of the commercial building, in effect pulling the building closer to the road.	Amend the zoning ordinance to prohibit parking in front of a commercial building, so that resulting parking is on side and rear, opening up the commercial building to the road.
Exterior Building Materials	Amend the zoning ordinance to prohibit certain exterior building materials (i.e., concrete block and prefabricated steel panels)	Amend the zoning ordinance to include a section on exterior building materials that lists acceptable materials and gives the developer guidelines for using them (i.e., each wall must have at least 2 different materials, or 80% of the front elevation must be masonry).	Amend the zoning ordinance to create an architectural review committee to approve exterior building material selection for each commercial building elevation.
Signs	Follow existing zoning ordinance commercial sign regulations.	Amend the zoning ordinance to include unique sign regulations for main thoroughfare.	Amend the zoning ordinance to create a sign review committee to approve each commercial sign plan and design.

Landscaping	Rely on existing zoning ordinance landscape standards as only guide.	Amend the zoning ordinance to include a section on landscape standards for the corridor that sets minimum standards for things like buffers and lists multiple options for the developer of each site to choose from.	Amend the zoning ordinance to require the same landscaping for every commercial site on the main thoroughfare, resulting in a uniform look.
Building Design	Rely on existing zoning ordinance developmental standards (i.e., maximum height) as only guide.	Amend the zoning ordinance to include a section on architectural standards that sets minimum standards and lists multiple options for the developer to choose from.	Amend the zoning ordinance to create an architectural review committee to approve each commercial building design.
Trash & Recycling	Rely on existing zoning ordinance developmental standards as only guide.	Amend the zoning ordinance to prohibit this where visible from the road, in addition to requiring screening.	Amend the zoning ordinance to require this be considered as part of development plan approval by the plan commission for all commercial buildings in the main thoroughfare.

The next table lists different components of residential design standards and their typical implementation tools, indicating the difficulty in establishing each of the tools in most communities.

DESIGN STANDARDS MATRIX FOR NEW RESIDENTIAL CONSTRUCTION

	Tools that Require Little Political Will & Resources	Tools that Require More Political Will & Resources	Tools that Require Considerable Political Will & Resources
Exterior Building Materials	Amend the zoning ordinance to require that exterior building materials meet quality standards (i.e., vinyl siding minimum width and installation standards).	Prohibit the use of certain exterior building materials (i.e., vinyl siding).	Amend the zoning ordinance to include a section on exterior building materials that lists required materials (i.e., each wall must be 80% masonry).
Landscaping	Rely on existing zoning ordinance landscape standards as only guide.	Amend the subdivision ordinance to require that at least one street tree be planted on each residential lot.	Amend the subdivision ordinance to require the developer to get a landscape plan for the entire subdivision approved by the plan commission and post a financial guarantee to ensure that the landscaping is installed.
Architectural Design	Continue to Rely on existing zoning ordinance developmental standards (i.e., maximum height) as only guide.	Amend the zoning ordinance to include Anti-Monotony Provisions (i.e., limit the number of times the same house design may be used within the subdivision).	Amend the zoning ordinance to include a full set of architectural design standards (i.e., allowable window and roof styles, etc.).
Garage Placement	Continue to allow attached and detached garages to be placed in any location on the site, as long as no other provisions of the zoning ordinance are violated (i.e., setbacks).	Amend the zoning ordinance to allow attached front loading garages only if the impact is minimized by acceptable choice (i.e., garage has a greater front setback than the front elevation of the home).	Amend the zoning ordinance to prohibit front-loading garages.
Accessory Buildings	Rely on existing zoning ordinance developmental standards as only guide.	Amend the zoning ordinance to limit the size and placement of accessory buildings, in order to minimize their visual impact.	Require that accessory buildings be architecturally compatible with the house (i.e., use same building materials and style).

Subdivision Control

Subdivision control ordinances guide the division of land for new growth. These include the fundamentals of good urban planning including right-of-ways, sidewalks, connectivity to other roads and many other issues.

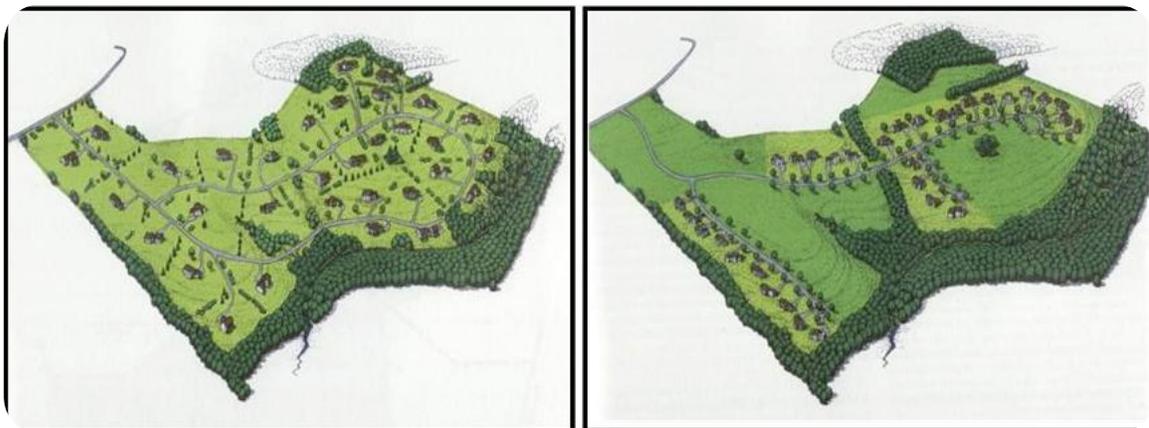
In keeping with its goal of preserving Morgan County's rural character, the Steering Committee advocates the adoption of rules for conservation subdivisions.

A conservation subdivision generally sites single-family homes on smaller parcels of land, while the additional land that would have been allocated to individual lots is converted to common open space for the subdivision residents. Typically development standards, including road frontage, lot size, setbacks, etc. are changed to allow the developer to better preserve the desirable open space.

The illustration below is from The Conservation Fund's Resourceful Communities Program web site (www.resourcefulcommunities.org/CBAH). The drawing on the left is a traditional subdivision while the one on the right is a conservation design.

Advocates list the following advantages of conservation subdivisions:

- ◆ Saves money: Preserves land at no cost to your community.
- ◆ Reduces demand for public land acquisition.
- ◆ Preserves 50% to 70% or more of the buildable land (in addition to unbuildable wetlands, steep slopes and floodplains).
- ◆ Is fair to developers and landowners: Same number of home sites as conventional subdivision development. Proven more profitable, faster selling and less costly.
- ◆ Protects water quality. Reduces storm water run-off and treatment costs. Preserves groundwater.
- ◆ Reduces NIMBY (Not in my backyard!) complaints from current residents.
- ◆ Reduces costs: Municipal service costs are cheaper when homes are not widely scattered.
- ◆ Preserves your local tourism and agricultural economies.



Next Steps

- ◆ Assign one or more Morgan County representatives to join the government-sponsored Smart Growth Next.
- ◆ Review project sheets on:
 - ✓ Conservation Subdivisions
 - ✓ Impact Fees
 - ✓ Sustainability
 - ✓ Traditional Neighborhood Dev.
 - ✓ Overlay Zones
- ◆ Consult the Implementation Plan