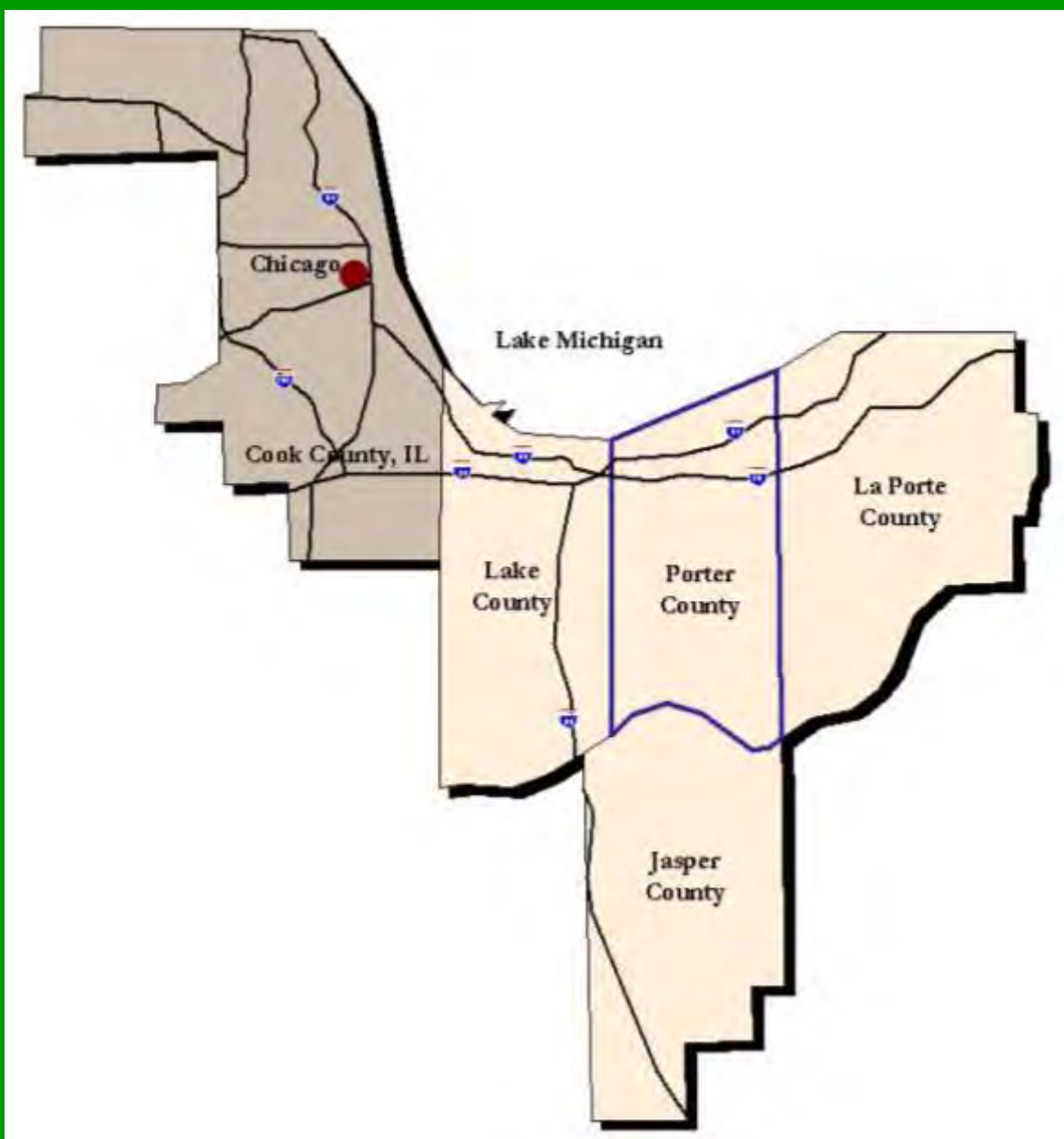
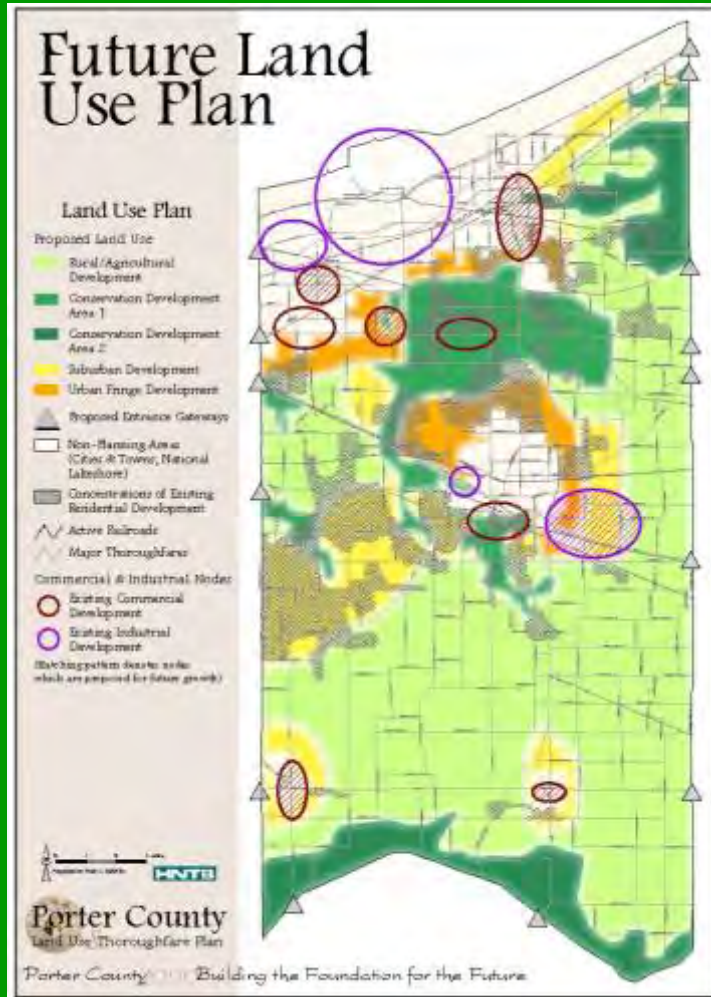


Porter County, Indiana
Indiana Dunes National Lakeshore





Porter County Land Use Plan



- **Urban Development Area located around cities.**
- **Suburban Development located by towns and areas with municipal type services.**

Public Preferences for Sustainable Land Development

- Adjacent to or within incorporated boundaries or urbanized / town areas – compact development
- Inward facing commercial development with corridor buffers and cross-access (interconnectivity)
- Enhanced preservation and protective buffering near streams, wetlands, and other natural features
- Residential development that ensures natural resource preservation through conservation subdivision or neo-traditional subdivision style

Conservation Subdivision (CS)

6.07 Conservation Subdivision Intent

The Conservation type of subdivision is intended to be used as follows:
 - Facilitate clustered development of lots while ensuring maximum protection of environmentally sensitive features and set aside of significant common open space;

- Provide for necessary connectivity to adjoining street systems to provide adequate levels of emergency service and traffic mitigation;
 - Allow very limited development for those parcels containing environmental constraints such as mature tree stands, steep slopes, and water resources; and

- Provide subdivision design controls that ensure the space-efficient installation of utilities, street and sidewalk networks, as well as the placement of individual building lots.

6.08 Conservation Subdivision Prerequisites

- Prerequisites Base Zoning District:
 - RR, R1, R2, or R3
 Minimum Parent Tract:
 - 5 acres (217,800 square feet)
 Maximum Parent Tract:
 - None

Conservation Subdivision (CS)

6.09 Conservation Subdivision Standards and Effect on Development Standards



- Retention Pond Location:**
 - In natural areas or along primary roadways
Minimum Perimeter Landscaping:
 - 50 feet of common area between all lots and any arterial or collector street and
 - 30 feet of common area between all lots and all other parent tract boundaries
Minimum Open Space:
 - 40%



- Minimum Block Length:**
 - 100 feet
Maximum Block Length:
 - 1,000 feet
Minimum Cul-de-sac Length:
 - 100 feet
Maximum Cul-de-sac Length:
 - 1,000 feet
Sidewalk/Partnerway Paths:
 - Sidewalks are required on one side of all streets in the R2 and R3 districts
 - Partnerway paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



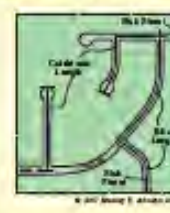
- Maximum ROW on Local Streets:**
 - 30 feet
Maximum Design Speed:
 - 20 to 25 mph
Maximum Pavement Width:
 - 24 feet with no curbs
 - 23 feet with ribbon curbs
On-street Parking:
 - Not permitted
Minimum Tree Plot Width:
 - 5 feet if sidewalks installed along streets
Minimum Sidewalk Width:
 - per Thoroughfare Plan

Cluster Subdivision (CT)

6.08 Cluster Subdivision Standards and Effect on Development Standards



- Minimum Perimeter Landscaping:**
 - 50 feet of common area between all lots and any arterial or collector street and
 - 30 feet of common area between all lots and all other parent tract boundaries
Minimum Open Space:
 - > 20%



- Minimum Block Length:**
 - 140 feet
Maximum Block Length:
 - 1,000 feet
Minimum Cul-de-sac Length:
 - 150 feet
Maximum Cul-de-sac Length:
 - 1,000 feet
Sidewalk/Partnerway Paths:
 - Dedication network systems required; materials to be approved by the Plan Commission based on layout
 - Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



- Minimum ROW on Local Streets:**
 - 40 feet
Maximum Design Speed:
 - 25 to 35 mph
Minimum Street Width:
 - 30 feet
On-street Parking:
 - Not required
Minimum Tree Plot Width:
 - 5 feet
Minimum Sidewalk Width:
 - per Thoroughfare Plan

Traditional Subdivision (TD)

6.02 Traditional Subdivision Standards and Effect on Development Standards



- Minimum Perimeter Landscaping:**
 - 42 feet along arterial or collector streets
 - 32 feet for all other TD subdivisions
 - 20 feet along all other perimeter
Minimum Open Space:
 - 12% if no environmental features
 - 25% if environmental features



- Minimum Block Length:**
 - 200 feet
Maximum Block Length:
 - 600 feet (140 mph)
Average Block Length:
 - Between 400 and 600 feet
Minimum Cul-de-sac Length:
 - Cul-de-sacs are not allowed
Maximum Cul-de-sac Length:
 - Cul-de-sacs are not allowed
Sidewalk/Partnerway Paths:
 - Sidewalks required on both sides of arterial streets
 - Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



- Maximum ROW on Local Streets:**
 - 30 feet with one parking lane
 - 42 feet with two parking lanes
Maximum Design Speed:
 - 15 to 25 mph
Minimum Street Width:
 - 30 feet
On-street Parking:
 - Required on at least one side
 - 7 feet in residential areas
 - 10 feet in commercial areas
Minimum Sidewalk Width:
 - per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (P)	Public Safety Network Standards (PS)
PO-01 Page 7-4	PSN-01 Page 7-44
Access Road Standards (A)	Perimeter Landscaping Standards (PL)
AS-01 Page 7-7	PL-01 Page 7-46
Alley Standards (AL)	Storm Water Standards (SW)
AL-01 Page 7-7	SW-01 Page 7-48
AL-02 Page 7-7	Site at Right-of-Way Standards (SR)
Common Standards (C)	CS-01 Page 7-55
CD-01 Page 7-9	Site at Lighting Standards (SL)
Collection of Public Improvements Standards (CP)	SL-01 Page 7-55
CP-01 Page 7-9	Site at Signs Standards (SS)
Development Mass Standards (DM)	SS-01 Page 7-55
DM-01 Page 7-10	Signage Standards (S)
Equipment Standards (E)	ST-01 Page 7-55
ES-01 Page 7-10	Utility Standards (U)
Entrance Control Standards (EC)	UT-01 Page 7-54
EC-01 Page 7-10	
Lot Establishment Standards (LE)	
LE-01 Page 7-9	
Monument & Marker Standards (M)	
MM-01 Page 7-10	
Open Space Standards (OS)	
OS-01 Page 7-10	
OS-02 Page 7-10	

Additional Design Standards that Apply

Prerequisite Standards (P)	Open Space Standards (OS)
PO-01 Page 7-4	OS-01 Page 7-10
Access Road Standards (A)	Public Safety Network Standards (PS)
AS-01 Page 7-7	PSN-01 Page 7-44
Alley Standards (AL)	PSN-02 Page 7-44
AL-01 Page 7-7	PSN-03 Page 7-44
AL-02 Page 7-7	Perimeter Landscaping Standards (PL)
Common Standards (C)	PL-01 Page 7-46
CD-01 Page 7-9	PL-02 Page 7-46
Collection of Public Improvements Standards (CP)	Storm Water Standards (SW)
CP-01 Page 7-9	SW-01 Page 7-48
Development Mass Standards (DM)	Site at Right-of-Way Standards (SR)
DM-01 Page 7-10	SR-01 Page 7-48
Equipment Standards (E)	SR-02 Page 7-48
ES-01 Page 7-10	SR-03 Page 7-48
Entrance Control Standards (EC)	Site at Lighting Standards (SL)
EC-01 Page 7-10	SL-01 Page 7-48
Lot Establishment Standards (LE)	Site at Signs Standards (SS)
LE-01 Page 7-9	SS-01 Page 7-48
Monument & Marker Standards (M)	Signage Standards (S)
MM-01 Page 7-10	ST-01 Page 7-48
Open Space Standards (OS)	Utility Standards (U)
OS-01 Page 7-10	UT-01 Page 7-44

Figure 3. Restoration Plan.

Legend

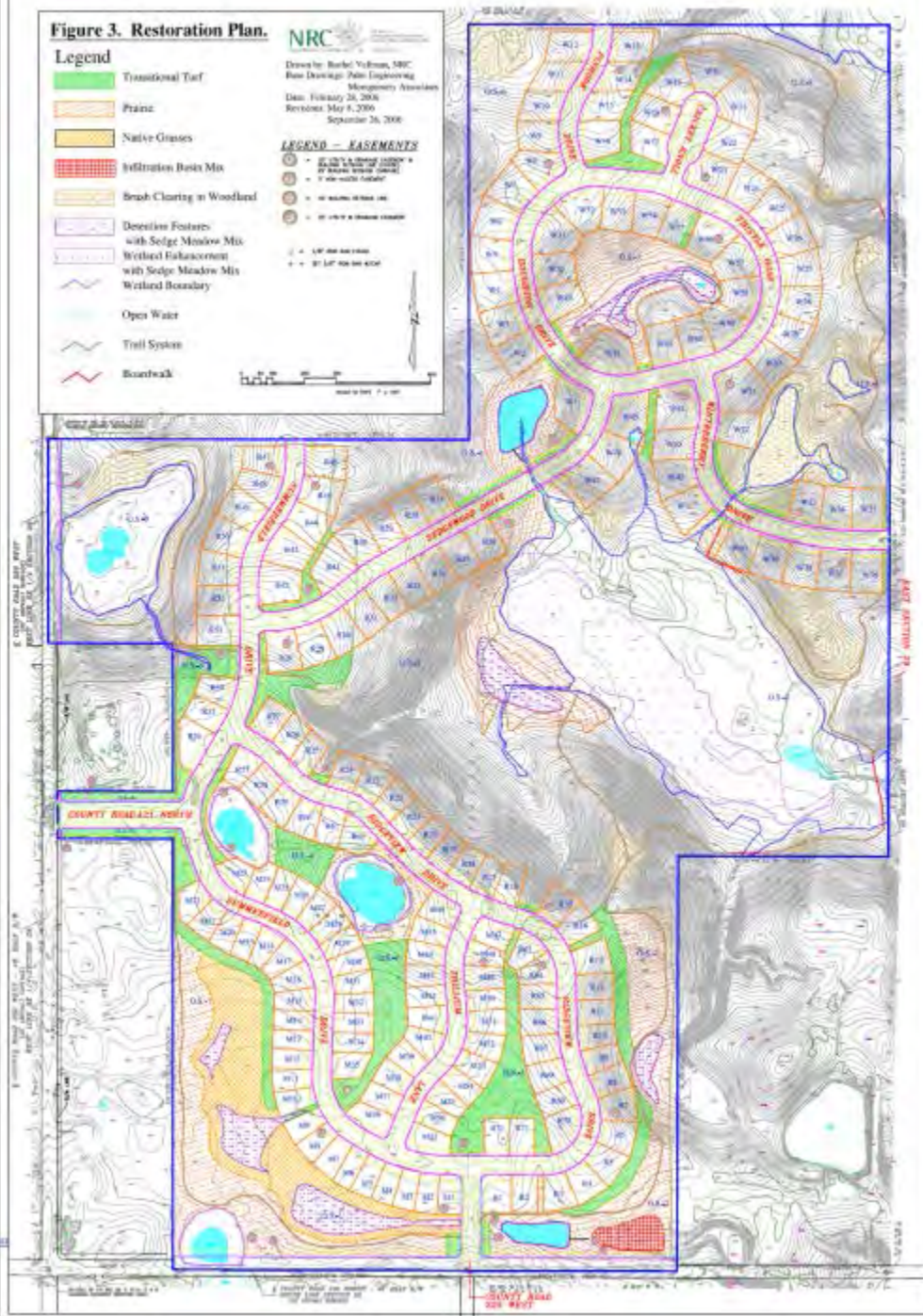
-  Transitional Turf
-  Prairie
-  Native Grasses
-  Infiltration Basin Mix
-  Brush Clearing in Woodland
-  Detention Features with Sedge Meadow Mix
-  Wetland Enhancement with Sedge Meadow Mix
-  Wetland Boundary
-  Open Water
-  Trail System
-  Boardwalk



Drawn by: Rachel Yelton, MRC
 Base Drawings: Public Engineering
 Management Association
 Date: February 26, 2006
 Revisions: May 4, 2006
 September 26, 2006

LEGEND - MARKINGS

-  1" x 1" x 1" (3" dia) (3" dia) (3" dia)
-  2" x 2" x 2" (3" dia) (3" dia) (3" dia)
-  3" x 3" x 3" (3" dia) (3" dia) (3" dia)
-  4" x 4" x 4" (3" dia) (3" dia) (3" dia)
-  5" x 5" x 5" (3" dia) (3" dia) (3" dia)
-  6" x 6" x 6" (3" dia) (3" dia) (3" dia)
-  7" x 7" x 7" (3" dia) (3" dia) (3" dia)
-  8" x 8" x 8" (3" dia) (3" dia) (3" dia)
-  9" x 9" x 9" (3" dia) (3" dia) (3" dia)
-  10" x 10" x 10" (3" dia) (3" dia) (3" dia)









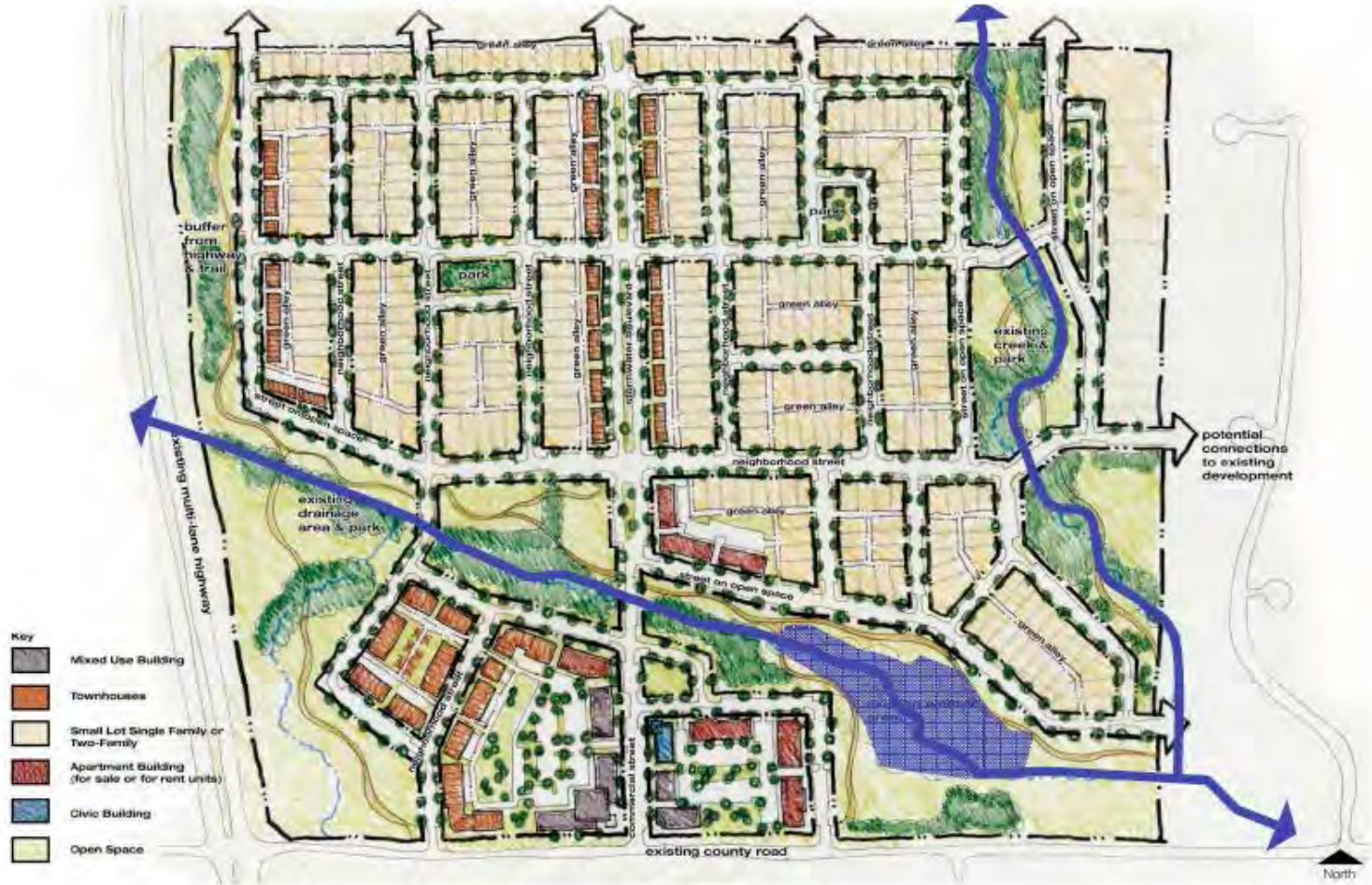
TND: Maintain Existing Natural Features

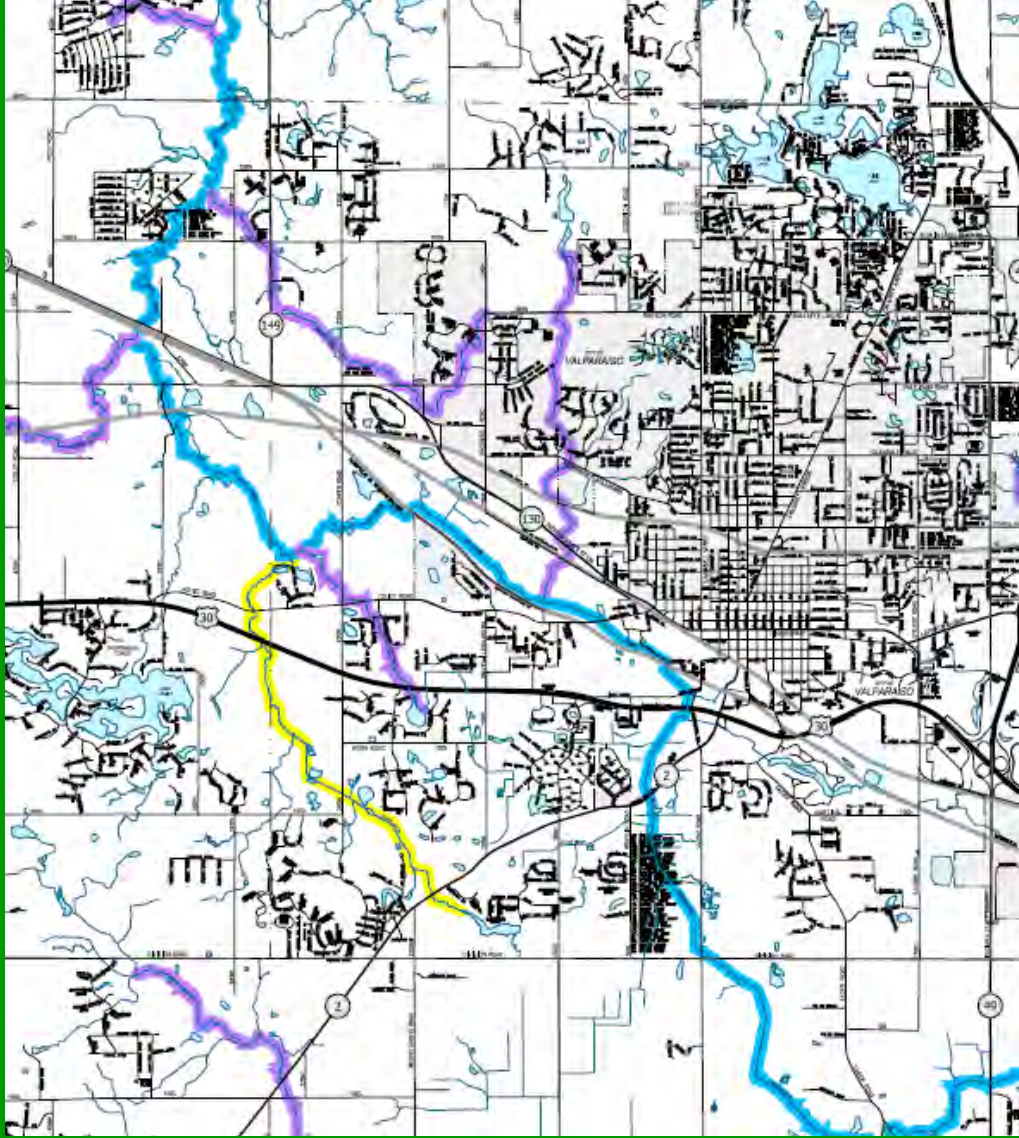


FARR ASSOCIATES

Architecture | Planning | Preservation

TND: Utilize Waterways to Define Natural Open Space





WSO: Watershed Overlay District

3.11 WSO District Intent, Effect on Uses and Effect on Standards

District Intent	Effect on Uses	Effect on Standards
<p>The purpose of the Watershed Overlay District is to:</p> <ul style="list-style-type: none"> • Reduce soil and nutrient loss by slowing surface runoff; • Maintain the quality of water by reducing erosion and minimizing siltation; • Provide a buffer to reduce sedimentation and nutrient pollution of streams and rivers from non-point sources; • Help moderate floods by establishing vegetation that will absorb some of the water's energy, thereby slowing the flow of floodwaters; • Protect wetlands; • Provide critical habitat for wildlife; • Provide wildlife corridors to connect natural areas that would otherwise be isolated; and • Shade streams in order to help provide good spawning sites for fish and other aquatic animals. <p>Applicability</p> <ul style="list-style-type: none"> • Priority 1: Consists of major draineways and bodies of water that are to be given highest priority for protection. The WSO District extends five hundred (500) feet on each side of a Priority 1 water body, measured from the top of bank; • Priority 2: Consists of major collectors, continually flowing drainways to Priority 1 water bodies, and may include small lakes, to be given second highest priority for protection. The WSO District extends three hundred (300) feet on each side of a Priority 2 water body, measured from the top of bank; • Priority 3: Consists of minor drainways and may include tertiary waterways with intermittent flow. The WSO District extends one hundred (100) feet on each side of a Priority 3 water body, measured from the top of bank. <p>Establishment and Maintenance: Where the WSO District crosses parcel lines, the owner of each affected parcel shall only be responsible for establishing and maintaining that portion of the WSO District that is located on that owner's parcel.</p> <p>Appropriate Base Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, A2, RR, R1, R2, R3, R4, RL, MP, IN, CN, and CM 	<p>Required Approvals:</p> <ul style="list-style-type: none"> • Landscape Plan <p>Excluded Uses, All Priority Areas:</p> <ul style="list-style-type: none"> • All Permitted Uses listed in Chapter 02: Zoning Districts for the I3 and H1 zoning districts • automobile gas station • construction material landfill • dry cleaning service (on-site) • junk yard • manufacturing, heavy • scrap metal yard • stables • storage tanks (hazardous) 	<p>The development standards of Chapter 02: Zoning District and Chapter 05: Zoning District Development Standards apply where an alternative development standard has not been specified herein for the WSO District.</p> <p>The design standards of Chapter 06: Subdivision Regulations and Chapter 07: Subdivision Development Plan & FUD Design Standards apply where an alternative design standard has not been specified herein for the WSO District.</p>

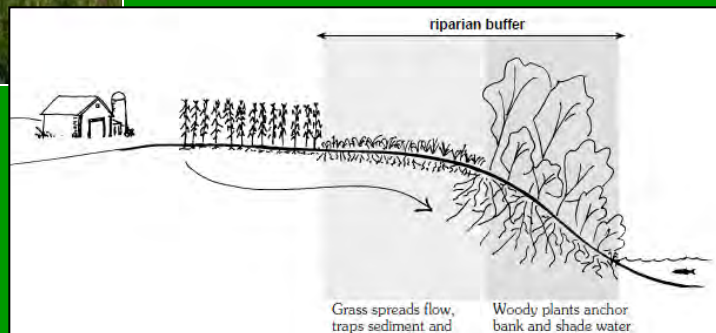
Sustainable Infrastructure

- Best Management Practices for Stormwater
- Green Highways
- Agricultural Practices



Native plants

Riparian/agricultural land buffer



Multi-use paths



Stormwater retention with habitat for wildlife

Other Development Scenarios



Suburban Commercial (Re)Development

Proposed Scenario



3. Parking Lot Landscaping

Intent: Landscape parking lots to screen unsightly views, add beauty and seasonal interest to these otherwise unattractive areas, provide shade and mitigate the “urban heat island” effect, and introduce landscape areas to assist in stormwater management.

GENERAL

- Sizes: 2 ½” caliper
- Species: Provide diversity and follow recommended plant lists
- Quality

PERIMETER PLANTING

- Spacing: 1 per 30 linear feet of perimeter
- Planted setback: 7’ – 15’, as function of parking lot size
- Decorative fences or walls: 4’ – 6’ height

INTERIOR PLANTING

- Areas: 5% - 10% of total parking lot area, as function of parking lot size
- Tree planting island size and location: 9’ x 18’, 9’ x 36’, or 18’ x 18’
- Tree quantities and spacing: 1 per 125 square feet of required interior planting

14. Stormwater Best Management Practices (BMPs)

Intent: Implement stormwater Best Management Practices (BMPs) in future developments to balance growth, preservation of a site's character and natural resources, and off-site / downstream impacts. Indicate and protect areas of special concern, such as wetland complexes, groundwater recharge areas, and areas important to recreation.

NON-TRADITIONAL STORMWATER MANAGEMENT PRACTICES

- Rain gardens
- Bio-swales
- Green roofs
- Dry wells
- Underground retention systems
- Porous pavement
- Curb cuts
- Level spreaders
- Hydrodynamic separators
- Reduction of impervious surface
- Capture and reuse
- Water quality devices

12. Sustainability

Intent: Incorporate sustainable landscape and other development through use of native planting, enhanced biodiversity, low impact development, stormwater Best Management Practices (BMPs), and other measures.

- Reduced potable water consumption through use of native plants adapted to local climate conditions
- Mitigation of “urban heat island effect” through, for example, parking lot landscaping
- Naturalized landscaping for common open space
- Native seed mixes
- Stormwater BMPs addressed in subsequent section

13. Natural Area Protection

Intent: Preserve and protect intact natural areas by designating them as open space.

- Identification and improvement of open space parcels
- Maintenance of open space areas
- Plant species
- Ongoing monitoring and management of natural areas



Stormwater Best Management













Robert W. Thompson, Jr., AICP
Porter County Plan Commission
rthompson@porterco.org



Taltree Arboretum & Gardens