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
TND: Maintain Existing Natural Features
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

The purpose of the Watershed Overlay District is to:
- 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 rainfall.
- Reduce 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.

Applicability

Priority 1: Garrison of major drainageways 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 collector drainages, eventually flowing into a Priority 1 water body, and may include such 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 drainages and may consist of 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.

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.

Approximate.Area Districts: CR, PI, ER, A1, A2, R1, R2, RS, R4, RL, MP, IM, CN, and D1.

Effect on Uses

Required Approvals:
- Landscape Plan
- Excluded Uses, All Priority Areas:
- All permitted uses listed in Chapter 32: Zoning Districts for the IS and HRZ districts
- Automotive gas stations
- Construction material landfill
- Dry cleaning service (on-site)
- Self storage
- Inflatable, heavy
- Swimming pools
- Stables
- Storage tanks (hazardous)

Effect on Standards

The development standards of Chapter 32: Subdivision Regulations and Chapter 37: Subdivision Development Plan & PUD Design Standards apply where an alternative development standard has not been specified herein for the WSO District.

The development standards of Chapter 32: Zoning Districts and Chapter 37: Subdivision Development Plan & PUD Design Standards apply where an alternative development standard has not been specified herein for the WSO District.
Sustainable Infrastructure

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

Native plants

Multi-use paths

Riparian/agricultural land buffer

Stormwater retention with habitat for wildlife
Other Development Scenarios
Suburban Commercial (Re)Development
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

**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
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Taltree Arboretum & Gardens