

Land Use Management

Reorganization Meeting 4/21/11

All of the following documents are available online, in their entirety, at www.whitestown.in.gov.

Whitestown Comprehensive Plan

“Comprehensive planning” is a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the “**Comprehensive Plan**” which dictates public policy in terms of transportation, utilities, land use, recreation, and housing. Comprehensive plans typically encompass large geographical areas, a broad range of topics, and cover a long-term time horizon.

The 2005 *Whitestown Comprehensive Plan* currently serves the incorporated areas of Whitestown, but also includes areas outside of the town in anticipation of future growth. In addition to the topics listed above, this plan also addresses:

- Circulation
- Compact Development
- Needs of the Community
- Environmental Quality
- Community Character
- Redevelopment
- Improving communication between all of the jurisdictions

Whitestown Zoning Ordinance

A zoning ordinance is the legal means of carrying out the goals of the comprehensive plan. This ordinance regulates **land use** and **character**. Land use is regulated through the use of zoning districts and character is regulated by establishing standards for things such as building height, lot coverage, and similar characteristics, or some combination of these.

Whitestown has always had its own Zoning Ordinance. While it mirrors Boone County’s Zoning Ordinance, there are a few significant differences such as residential densities (Whitestown’s are actually lower!). Previously administered by Boone County, the Whitestown Zoning Ordinance is now administered by the town itself as of January 18, 2011.

Whitestown Subdivision Control Ordinance

A subdivision control ordinance is the legal means of determining how land may be subdivided for residential, commercial, and industrial development. Standards for street construction, lot layout, open space requirements, and utility requirements are just a few of the technical details covered in this ordinance.

Whitestown has also always had its own Subdivision Control Ordinance. It too mirrors Boone County’s Subdivision Control Ordinance; however the construction standards and requirements are specific to those adopted by the town. Previously administered by Boone County, the Whitestown Subdivision Control Ordinance is now administered by the town itself as of January 18, 2011.

Review and Future Updates

Routine updates to these land use documents are necessary in order to keep up with changes in state laws, reflect changes in technical construction requirements, as well as reviewing the desired development standards of the public/town. The update process **requires extensive public input**. Over the next few years, the Town of Whitestown anticipates reviewing their land use management documents to determine where updates need to be made.