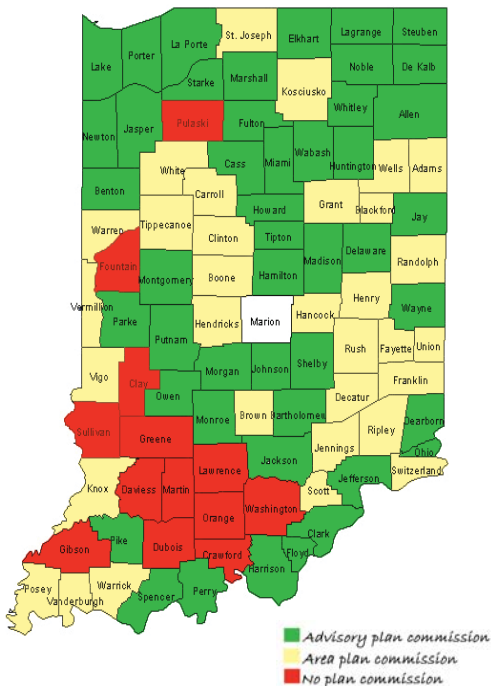


# What should I do?

As a citizen, you should become educated and informed of local policy and regulation. With this knowledge, you can become a participant in the process to ensure adherence with the plan or help shape the plan to include the future of farming.

## COMMISSIONS BY COUNTY



Of the 92 Indiana counties, 79 have created planning and zoning commissions to regulate development; the other 13 counties have no traditional regulations. There are 46 advisory and 32 area plan commissions. Marion County (Indianapolis) is covered by a metro plan commission.

# Planning and Zoning

## A Bulletin on Process and Terminology



For more information on planning and zoning in Indiana, contact:  
Indiana Farm Bureau  
Kent Yeager, (317) 692-7855  
kyeager@infarmbureau.org  
www.infarmbureau.org

# Overview

Planning and zoning are increasingly important to agriculture land use. To assure the best possible planning and zoning outcomes for our industry, it is vital to educate local decision-makers and have a mutual understanding of the land use process.

In Indiana, these local decision-makers are plan commissions. The two types of commissions most relevant to Hoosier agriculture are area plan commissions and advisory plan commissions.

## PURPOSES OF PLANNING AND ZONING

- Reduce land use conflicts
- Secure property rights
- Maintain property values
- Make efficient use of infrastructure
- Ensure equitable taxation
- Promote health, safety and welfare for the general public

## PLAN COMMISSION RESPONSIBILITIES

- Maintain a comprehensive plan
- Prepare a zoning ordinance
- Prepare a subdivision ordinance
- Make recommendations to the legislative body on proposals to amend text of the zoning or subdivision control ordinances
- Make recommendations to the legislative body on proposals to amend the zoning map (rezoning)
- Approve or deny proposals to subdivide land, based upon compliance with the subdivision control ordinance
- Approve development plans
- Assign street addresses for E911

# Commission Types

## AREA PLAN COMMISSIONS

Area plan commissions are cooperative efforts between a county and at least one city or town within the county. The APC is a unit of county government and is expected to adopt unified plans and ordinances. A single comprehensive plan with a zoning ordinance applies to the area.

In a county having an APC, a city or town that does not participate in the APC may not exercise planning authority outside its corporate limits. Such cities or towns may form an advisory plan commission with authority for planning within their corporate limits.

## ADVISORY PLAN COMMISSIONS

Advisory plan commissions serve a county, city or town. In Indiana, cities and towns have the option to plan for an area up to two miles outside the corporate boundaries.

In a county with a comprehensive plan, the city or town's advisory plan commission must receive written approval to plan the two-mile fringe from the county commissioners.

In a county without a comprehensive plan, advisory plan commissions may serve the two-mile fringe without approval from the county.

# Comprehensive Plans

State law requires counties that participate in planning and zoning to first adopt a comprehensive plan. The comprehensive plan is a blueprint or map of where you believe your county will be in 5-10 years based on current trends or projections.

A zoning ordinance can be adopted once the projected land uses are mapped out in the comprehensive plan. The comprehensive plan is the guide and the zoning ordinance is the enforceable law to assist in implementation of the comprehensive plan.

Any plan adopted in Indiana must contain at least the following three 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.

In Indiana, comprehensive planning is permitted by the 500 Series of Title 36-7-4 of the Indiana Code.

