

Agriculture/Rural Reserve



The agriculture/rural reserve placetype is for land within the planning area that is not intended for urban or suburban development in the next 20 years. These areas may be in active agricultural use, include natural features or resources, or have a rural identity. The area may support agriculture-related entertainment/tourism uses like cider mills, apple orchards, u-pick farms, or mazes.

Suburban Neighborhood



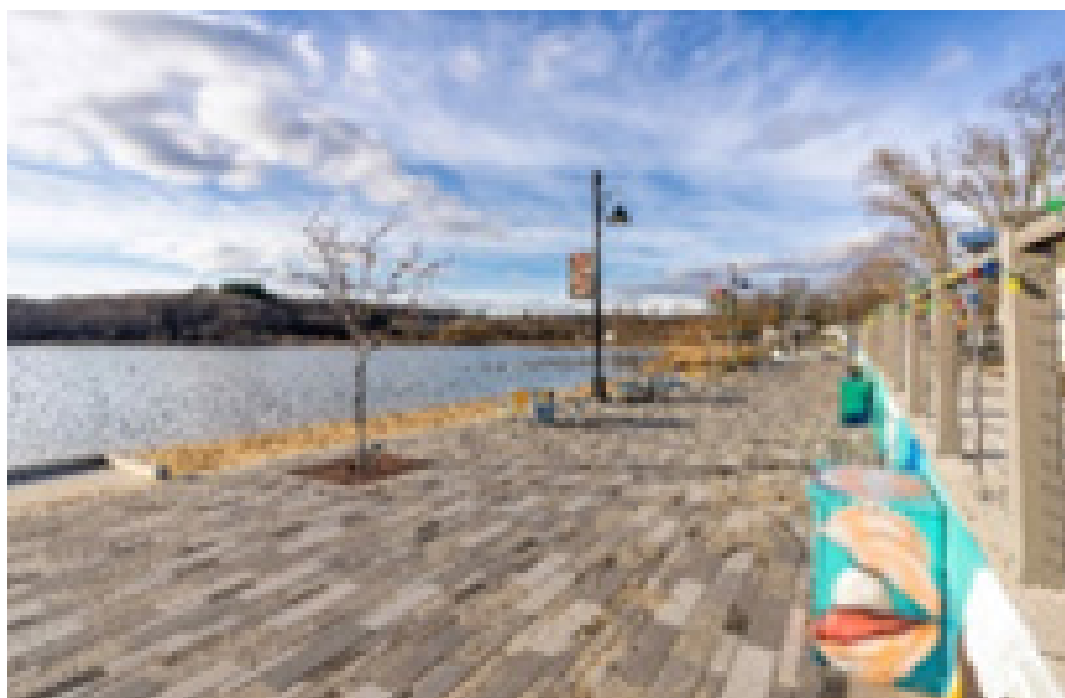
Suburban neighborhood is a development pattern that has been common since WWII and is auto-oriented but supports bicycle use and walking by people of all ages. Civic and Institutional uses and small-scale business or retail uses may be located on corner lots or along the neighborhood's perimeter streets.

Traditional Neighborhood



Traditional Neighborhoods are typically made up of established pre-WWII residential subdivisions. They have a range of medium-density housing types including detached housing, attached or multi-unit houses, and small apartment buildings. They were often developed within walking distance (less than 1 mile) of community amenities such as schools, churches, parks, or historic employment areas (downtown, historic industrial sites).

Lake Life



Lake Living is characterized by its natural landscape, which is vibrant and thriving as well as the unique lifestyle it provides. Careful development ensures sustained access to La Porte lakes, giving residents access to a wide range of activities.

The Lake Living placetype encourages medium to medium-low density development with appropriate height limitations, ensuring water visibility.

Mixed Use Village and Downtown



Acting as a gathering place for business and community, a Mixed-Use Village delivers a compact and walkable development style that seamlessly transitions into its surrounding landscape and residential neighborhoods.

Downtown is a mixed-use district featuring historic architecture, retail, services, dining, entertainment, civic institutions, and a destination for special events.

General Business



General Business is an area primarily dedicated to commerce, retail, and services. It typically includes retail stores, restaurants, offices, personal services, and sometimes small-scale entertainment or hospitality venues. Buildings are often low- to mid-rise, with larger footprints for anchor tenants or chain stores, and may take the form of standalone buildings, strip malls, or business centers.

General Industrial



The General Industrial placetype is intended to support the production, assembly, storage, distribution, and movement of goods. These areas are typically utilitarian in character, emphasizing functionality, access, and infrastructure over aesthetic appeal. Industrial districts are employment-focused and are often located near freight routes, rail lines, or interstates.

Business Park



Business Parks are intended for economic development – manufacturing, distribution and logistics, data and technology, research and development, and flexible spaces for smaller scale production.

Business Parks typically have a moderate level of design to buildings and the sites.

Key Terms



Accessory Dwelling Unit (ADU)

Accessory Dwelling Units (ADUs) are secondary housing units on a property, such as a backyard cottage, a garage conversion, or an attached apartment. They provide benefits like extra income for homeowners and flexible housing options for family members, seniors, or young people.

Agri-hood

An agri-hood is a new form of mixed-use community development that is carefully designed and programmed to offer neighborhood living with a farm-to-table focus. These communities are often ideal for those seeking a lifestyle centered around simplicity and sustainability.

At its core, an agri-hood blends farm fresh agricultural food production into a residential neighborhood.

Annexation

The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.

Blueways

Water trails that are marked routes on navigable waterway such as rivers, lakes, canals, and coastlines for recreational use. They allow access to waterways for non-motorized boats and sometimes motorized vessels, inner tubes, and other craft. Water trails not only require suitable access points and take-outs for exit but also provide places ashore to camp and picnic or other facilities for boaters.

Capital Improvements Plan (CIP)

A community's present and near-future financial plan that matches future capital improvement costs, such as sewers, public safety, and roads, to anticipated revenues.

Cluster Subdivision

A subdivision in which the lot sizes are smaller than those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.

Conservation Subdivision

A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.

Cottage Court Housing

Cottage court housing is a type of neighborhood development where a cluster of small, detached or attached homes are arranged around a shared central courtyard or common space instead of being lined up along a street. This design encourages a sense of community, provides private green space, and can be an effective way to develop smaller lots or perform “infill” development in urban areas.

Elements

Refers to the component parts of the comprehensive plan: land use, transportation, utilities, economic development, housing, and quality of place.

Greenways

A greenway is usually a shared-use path along a strip of undeveloped land, in an urban or rural area, set aside for recreational use or environmental protection. Greenways are frequently created from former railroad corridors, canal towpaths, utility company rights of way, or along or between recreation assets or scenic areas. Greenways can be linear parks, and can serve as wildlife corridors. The path's surface may be paved and often serves multiple users: walkers, runners, bicyclists, skaters and hikers.

Infill

Development on land that is largely vacant and underdeveloped within areas that are already largely developed.

Level of Service

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. Level of Service A indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed. Level of Service E represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is not uncommon at peak traffic hours, with frequent stopping and blocked intersections. Level of Service F describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration.

Makerspace

A collaborative workspace where individuals may gather to create, invent, and use a variety of shared materials and tools. Makerspaces are valuable places for STEM and art-based activities, education, and youth engagement.

Missing Middle Housing

Refers to a range of multi-unit or clustered housing types that are compatible in scale with detached single-family homes, addressing the growing demand for walkable urban living. It includes diverse options such as duplexes, triplexes, fourplexes, and bungalows, which provide affordable housing alternatives.

Mixed Use

The development of a tract of land or building or structure with two or more different uses such as residential, office, retail, public, or entertainment.

Multi-plex

A residential building type containing at least two dwelling units. Includes duplex, tri-plex, quadplex, etc.

Placetypes

Placetypes describe the desirable mix of land uses, city form, public spaces, roads, parking, and infrastructure.

Each placetype reflects a distinct development pattern—such as a neighborhood, mixed-use district, employment center, or open space—and includes guidance on the desired mix of uses, character, design, and infrastructure.

Planned Development

A type of development approval that allows the developer to draft unique zoning and land use for the site. This may include development regulations and phasing. Some planned developments are mixed-use.

Planning Area

An area larger than the current city boundaries, but that affects the city and may be annexed into the city at some point in the future.

Planning Period

Comprehensive plans typically cover a 20-year planning period. They should be updated throughout that period.

Redevelopment

Any proposed expansion, addition, or major facade change to an existing building, structure, or parking facility.

Rural Reserve

Areas that may or may not be in agricultural use, but are not well served with public infrastructure and are intended to remain rural during the planning period unless circumstances change and the plan is amended.

Right-to-Farm

A law intended to protect farmers and ranchers from nuisance lawsuits. The Indiana Right to Farm Act (RTFA) protects established agricultural operations from nuisance lawsuits, as long as the operation was not a nuisance when it began and there is no significant change in the type of operation. This means a farm can continue operating in the face of complaints about noise, odor, and other issues common to farming, especially as surrounding areas become more suburban or urban.

Streetscape

The space between the buildings on either side of a street that defines its character. The elements of a streetscape include building frontage/façade, landscaping, sidewalks, street paving, street furniture, signs, awnings, and street lighting.