

Soil Erosion and Sedimentation

Sediment is the greatest pollutant by volume affecting streams and lakes.

- Require the use of water body setbacks for all development near lakes and streams.
- Develop erosion ordinance for new construction and any earth work that will contain soil erosion.

Floodplains

Flooding in Morgantown in June of 2008 provides evidence of the need to protect and manage floodplains more effectively. In that period, flooding extended well beyond the 100 year floodplains, and impacted areas even outside the 500 year floodplain.

- Mandate the elimination of building or rebuilding in the floodplain.

Wetlands

Natural wetlands provide a variety of useful functions for the environment. In addition to providing recreational opportunities to people, wetlands also provide essential habitats to many threatened and endangered species. Wetland plants filter pollutants out of the water that flows through them. As a result, our surface and drinking waters are cleaner and safer. Wetlands also protect surrounding areas from floodwaters because they absorb and slowly release the water, prevent erosion of streambanks, and recharge aquifers that provide many peoples' drinking water.

- Mandate no building in wetland areas

Non-point Source Pollution

While wetlands can naturally filter pollutants to a degree, the volume of pollutants impacting wetlands must be managed. Best management practices should be applied to any potential point or non-point source pollution sources in the watershed. This would include but not be limited to stormwater runoff quality, effluent from septic systems, and wellhead protection standards.

Groundwater

Groundwater is an important source of domestic drinking water. Morgantown has four wells to provide drinking water for the Town. and a wellhead protection plan to identify potential threats has been prepared.

Contamination of Public Water Supply

There are many potential sources of groundwater contamination. These can be point sources like industrial discharge, or nonpoint sources like pesticides from agricultural runoff. There are many methods for protecting groundwater.

- Structural BMP's, regulatory practices, and public education and outreach fit this category.
- Develop a land use plan that restricts potential point sources of pollution in areas sensitive to groundwater contamination
- Purchase land or develop conservation easements in Wellhead Protection Areas.
- Require secondary containment for hazardous substances and chemicals, like grease and oil traps.
- Require as a part of the site plan review process that monitoring wells be installed at sites identified as being vulnerable to groundwater contamination.

Steep Slopes

Morgantown is defined on part of the north and south by steep slopes. These steep slopes are not only an environmental resource, but also serve as a defining feature of the community. The hillsides frame scenic views, consisting of creeks and open farmland. In order to protect these slopes the Town should:

- Amend the Ordinance to provide for erosion control of steep slopes and limit the amount of soil disturbance allowed on slopes.

Erosion

Stable slopes help to reduce erosion. When development begins to occur in areas with steep terrain, clearing of vegetation from the slopes can cause extreme erosion to occur. This degrades water quality in surrounding water bodies and further damages surrounding areas. As the buffer areas are developed ordinances restricting development on terrain determined to be steep should be created.

- Create design standards for developers and property owners to address acceptable land uses for areas with steep slopes. Include requirements for preserving existing vegetative cover within steep slopes

Wildlife Habitat

Wildlife exists everywhere, even in Morgantown. When these areas are disturbed by development or other human activities, the animal and plant populations that live there can suffer. The use of floodplain and wetland areas as habitat areas will retain some of the rural character of the Town.

Habitat Destruction

One of Morgantown's goals is to retain its rural character. As previously undeveloped lands begin to be built up, the natural land cover is cleared, and many wildlife species are displaced. In order to retain the country atmosphere several items should be considered:

- Utilize cluster development to help keep open space and wooded areas connected to prevent habitat fragmentation.
- Identify environmentally sensitive areas that provide habitat for endangered and threatened species, and avoid extending development in those areas.
- Encourage development on infill areas and redevelopment to prevent the destruction of habitats on undeveloped land.
- Preserve natural vegetation whenever possible to prevent habitat destruction.

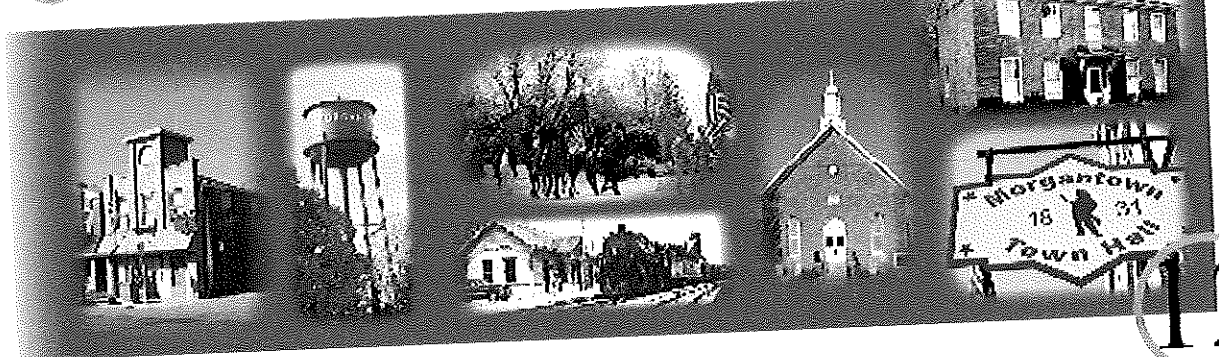
- Replace native vegetation if preservation is not feasible

See Appendix for Wetlands, Floodplain, and Watershed maps.

End

Morgantown, Indiana

Comprehensive Plan



IMPLEMENTATION

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Implementation

IC 36-7-4-504

Comprehensive plan; consideration of policy and pattern; validation, continuance, and consolidation of preexisting plans

Sec. 504. (a) After the comprehensive plan is approved for a jurisdiction, each governmental entity within the territorial jurisdiction where the plan is in effect shall give consideration to the general policy and pattern of development set out in the comprehensive plan in the:

- (1) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;
- (2) authorization, construction, alteration, or abandonment of public ways, public places, public lands, public structures, or public utilities; and
- (3) adoption, amendment, or repeal of zoning ordinances, including zone maps and PUD district ordinances (as defined in section 1503 of this chapter), subdivision control ordinances, historic preservation ordinances, and other land use ordinances.

(b) A comprehensive plan or master plan adopted or approved under any prior law is validated and continues in effect as the comprehensive plan for the plan commission in existence on September 1, 1986, or any successor plan commission until the plan becomes a part of or is amended or superseded by the comprehensive plan of the latter plan commission. In addition, a thoroughfare plan adopted or approved under any prior law is validated and continues in effect as a part of the comprehensive plan on and after September 1, 1986, until the thoroughfare plan is amended or superseded by changes in the comprehensive plan approved under this chapter.

(c) AREA. To effect the consolidation of the

various plans and ordinances in force in the county and in the participating municipality into one (1) comprehensive plan, the area plan commission shall approve the comprehensive plans of the participating municipalities as its first comprehensive plan. The commission shall also recommend under applicable law to the participating legislative bodies, without amendment, the adoption of the zoning, subdivision control, thoroughfare, and other ordinances relating to the jurisdiction of the participating legislative body. If lands within the jurisdiction of the commission are not regulated by zoning ordinances, the commission shall classify those lands as residential or agricultural, until they can conduct such land use studies as are necessary for reclassification and zoning. Because the unification of the planning and zoning function is of an emergency character, the commission and the participating legislative bodies shall initially adopt these preliminary plans and ordinances by simple resolution, to continue in effect until finally adopted in conformity with the area planning law.

As added by Acts 1981, P.L.309, SEC.23.

Amended by P.L.335-1985, SEC.6; P.L.220-19

The success of the Comprehensive Plan for Morgantown depends on the full cooperation of the residents of the town and its buffer zone in supporting and working with:

- a. A committed Town Board
- b. An active Planning and Zoning Board
- c. A proactive Economic Development Committee

It is understood that it will take time to instinctively incorporate the goals of the plan. While it will require a forward thinking Town Board, who will appoint and monitor the work of the Planning and Zoning Board, and a new Economic Development Committee, these elected and/or appointed groups will be unable to carry out their tasks without the backing of the town's residents.

The most pressing priorities are the repair and maintenance of the water, sanitary and storm sewer systems. On different days the priority changes from one utility to the other. All are in dire need of repair. Without these needed repairs the Town cannot be expected to grow and the current quality of life is reduced. This has undesirable consequences such as creating an environment where crime will flourish and lower living standards will exist.

The Town Board will:

- Encourage citizens of Morgantown to be ambassadors by providing a packet to newcomers.
- Put into place tax abatements.
- Annex buffer zones
- Encourage better communication between town officials and community regarding new projects and/or programs within the town.'
- Improve infrastructure.
- Appoint a Town Council Designee to interact with the Morgan County/Johnson County Planning and Zoning agencies on a regular basis to see if any topic affects Morgantown

and attend these meetings and report to the Town Council.

- Budget for emergency services and allow growth of budget at the rate of inflation.
- Create an Economic Development Committee to develop **growth policies**. This Committee is to interact with Morgan County, Brown County and Johnson County Economic Development Committees in concert with State and Federal Economic Development Agencies.
- Improve repair and maintain infrastructure to provide safe avenues and convenient network of paths connecting businesses, residential areas and recreational areas.
- Create forms of transportation that encourage the reduction of vehicle use and carbon emissions which improves the quality of air and creates a more active lifestyle by exercising.
- The Council should, work with agencies of the county, state and federal governments to stay abreast of ways to improve the town.
- Use the Internet, Town Post Office and Town Hall to post the minutes of Town Board meetings and post dates and times of special and regularly scheduled meetings.
- Survey the existing sidewalks for condition and replacement. Organize/plan for but implement as water and sewer lines are replaced.
- Add a softener to the water at the water tower location.
- Repair and upgrade the existing water supply system.
- Upgrade the existing sanitary sewer system.
- As capital improvements are planned to the stormwater system, consideration should be given to establishing a stormwater utility to fund needed stormwater improvements.
- Promote infill development to reduce the need for water main extensions.
- Develop a policy for future expansion of wastewater system, taking into account the future land use maps.
- Encourage the expansion and upgrade of electric, natural gas and telecommunications infrastructure.

- Locate electric, natural gas and telecommunications infrastructure for use in determining future development.
- Provide additional parking to ease the parking situation in the downtown business district.
- Provide safe, reliable pedestrian and vehicular circulation within the town by seeking funding for street and sidewalk improvements, i.e. crosswalks, bicycle lanes, additional sidewalks.
- Increase awareness of transit options.
- Improve transportation links with the outside world.
- Oversee the Planning and Zoning Board and Economic Development Committee.

The Planning and Zoning Board of Morgantown must take the initiative in order for much of the plan to be a success.

It should:

- Meet on a regular basis, posting their minutes on the Internet, town post office and town hall.
- All ordinances should be followed and enforced.
- A review of all planning and zoning ordinances should be accomplished. The town attorney shall submit for file and record and amendments with the clerk's office.
- Preserve the downtown historical character and maintain the historical facades through ordinances.
- Enact and enforce ordinances concerning junk in yards, weed control, legal car parking, sports equipment in streets and on sidewalks
- Write amendments to the zoning ordinance to promote agricultural open space.
- Write an amendment to the zoning ordinance to encourage cluster development
- Incorporate the proposed landuse, soils, waterway, flood, etc, maps in making appropriate decisions regarding new construction.
- Promotion of infill development where utilities already exist through tax incentives, grants, and amendments to the zoning ordinance.
- Mandate green space use with new/amended zoning ordinances.
- Expand the town limits through annexation: by submitting to the plan commission with consent or property owners, legal description, land area and zoning statement for approval.
- All planning documents should be reviewed, evaluated and revised periodically so they may accurately reflect the community needs and conditions.
- Encourage green building with sustainable materials and the use of energy efficient methods with incentives.
- Develop zoning ordinances
- Write an amendment to the zoning ordinance for buffer zones
- Apply the future landuse map when considering what an appropriate landuse is.
- Review the land use map yearly for the town and buffer zones. Gain input from the town residents.
- Research and coordinate with surrounding counties regarding zoning ordinances, landuse, and zoning definitions.
- Utilize and encourage wastewater studies for areas considering development for soils information.
- Require traffic projections for developments to determine whether turn lanes are required.
- Limit curb-cuts through a drive permit process
- The zoning ordinance shall mandate adequate parking for future development. Ensure that new development pays for high quality street extensions and improvements. And roads that are adequate width for fire protection equipment.

- Engage in advance planning to determine future street locations.
- Encourage residential development to be provided with sanitary sewers in areas with soil unsuitable for on-site septic systems, regardless of the size of the development.
- Designee to attend state and federal meetings to remain current with planning and zoning issues.
- Implement a community wide plan in case of a major disaster.
- Explore possibilities of land acquisition for recreational opportunities.
- Write an amendment to address lighting and signage.
- Encourage property owners to maintain the historic features of their buildings.
- Create guidelines and restrictions for the development of the downtown area.
- Organize/plan for but implement as water and sewer lines are replaced.
- Coordinate with the surrounding counties in regard to the S.R.135 /252 corridor plan.
- Require new developments to enhance the community's visual appeal.
- Allow buildings to be placed and oriented in any location on the site, as long as no other provisions of the zoning ordinance are violated (i.e., setbacks).
- Amend the zoning ordinance to prohibit a commercial building from "turning its back" to the main thoroughfare .
- Amend the zoning ordinance to require development plan approval by the plan commission for all commercial buildings.
- Limit the amount of parking that can be placed in front of new commercial structures, in effect pulling the building closer to the road.

Amend the zoning ordinance to create an Architectural review committee to approve exterior building material selection for each new industrial/commercial building elevation.

- Follow existing zoning ordinance commercial sign regulations.

- Amend the zoning ordinance to include unique sign regulations for main thoroughfare.
- Amend the zoning ordinance to create a sign review committee to approve each commercial sign plan and design.
- Update the zoning ordinance to establish clear goals and policies with regard to community character, agricultural protection, and suburban growth.
- Update the zoning ordinance to address the preservation of agricultural land and to specify programs and techniques for its protection.
- Use the county comprehensive plan to identify agricultural priority areas and other areas suitable for development.
- Plan and zone for smaller residential lots within already urbanized areas to increase development density, removing pressure for development on farmland.
- Set high standards for infrastructure in the subdivision control ordinance and set precedents.
- Implement planning and zoning ordinances to ensure existing housing is well maintained, and new housing is designed to meet the goals of the Town.
- Amend the zoning ordinance to include Landscape standards and architectural standards.
- Provide new zoning maps for the buffer area that will allow light industry in certain locations
- Amend the zoning ordinances to include the development of neighborhood parks and recreational areas in conjunction with new residential development
- Maintain the historic character of the town center through preservation and restoration of structures
- Amend the zoning ordinance to prohibit mobile home development in the town center and subdivisions.
- Zoning decisions should be based on maintaining the small town atmosphere

- Develop an ordinance specifying that two areas on any site must be approved for individual septic systems before a building permit can be given, unless sanitary sewer is available.

In order to preserve the character and way of life of Morgantown certain actions are necessary. A concerted effort by all the parties (town board, planning and zoning and the citizens) is required to bring back the vitality of the once prosperous community. Currently, some of the businesses located in the downtown are considered destinations and this concept is an element that the town can build on. Coordination of business hours of operation, new street lights with electrical capability are only two of the many options to be considered in order to achieve this goal.

The Economic Development Committee for the Town of Morgantown should be formed and given the following charges as a place to begin.

- Update town website to promote the various businesses, celebrations and character of the town
- Research local/state/federal incentive programs for economic development.
- Seek and apply for any grants that can help in the development of the town in supplying basic services to the citizens such as water and sewer and help economic growth and employment opportunities.
- Partner with a higher education institution to provide a facility in the town to promote employment opportunities.
- Apply for grants through the Town Board to update infrastructure, while being fiscally responsible.
- Interact with I-69 committee to represent Morgantown's interests through a designated spokesperson.
- Explore possibilities of land acquisition and coordinate with local churches, bank, businesses on having a marked parking lot/area which will assist the local economy and possible tourism opportunities.
- Upgrade the public library.
- Apply for grants to rehab the building facades..
- Publicize the historic character of the town
- Incorporate the Veteran's Memorial Monument into the marketing of the history of the town.
- Form a committee with the goal of obtaining a commuter rail stop in the town. Continued communication with Indiana Railroad would be the first step.
- Preserve Indiana Railroad lines and/or corridors.
- Encourage the development of a commuter line that would incorporate a stop in Morgantown.
- Encourage the rebuilding of the train station
- Promote local events such as Colonel Vawter Day and the Memorial Day parade and celebration, and create new events and/or celebrations.
- Develop incentives to lure businesses to the town.
- Apply for grants to improve pedestrian walkways through the Department of Transportation and OCRA (Office of Community and Rural Affairs). Work through Town Board.
- Initiate agricultural land mapping and monitoring programs, such as GIS to document the amount of land in farm production and the rate at which it is being converted to non-farm uses.
- Compile and annually track data on the rate of urbanization and the conversion of agricultural land.
- Encourage state legislation and funding to adopt the following programs: Agricultural District Programs, Purchase of Development Rights and Transfer of Development Rights.
- Designate ways to improve current merchants visibility within the community and state.

End

APPENDIX

CORRIDOR OVERLAY DISTRICT

1. Purpose, Intent and Authority

a. Statement of Purpose

It is the purpose of this district to establish standards for the design of sites, buildings structures, plantings, signs, street hardware and such other improvements that are visible to the public, and affect the physical development of land within the State Route 135 (within the buffer area, and State Route 252, (within the buffer area). The standards in this district shall not apply to agricultural operations, as defined in this Ordinance, or to the sale of produce from land on which the agricultural operation takes place. The following standards shall be considered in evaluating projects proposed within a Corridor Overlay District:

- i. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.
- ii. The quality of design goes beyond the materials of compatibility with adjoining developments.
- iii. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- iv. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

b. Statement on Intent

These standards are intended to promote high quality creative development that will combine imagination, innovation and variety in the appearance of buildings and sites in the overlay district. These standards are further intended to preserve and enhance property values and to promote the public health, safety and welfare by providing for consistent and coordinated treatment of the property encompassed by the established corridors. The impact of new development upon these corridors creates a setting that commands the highest standards of development which encourages efficient use of land, promotes coordinated development, permits innovative site designs, establishes development standards and preserves the integrity of the roadways within the corridors.

c. Authority

Authority underlying creation of the Corridor Overlay districts is provided in IC 36-7-4-201 et. seq. and IC 36-7-4-601 et. seq.

d. Statement of Significance

- i. State Route 135 is a high volume highway tying Morgan County from Johnson County to Brown County, which links Indianapolis to southern Indiana. The highway serves as both a commuter route for persons working in Marion County and as a "Main Street" that provides local service and community facilities to the residents. The area within the buffer zone has not experienced substantial commercial development but is expected to develop in the future. Development along this corridor will continue to change the rural character of this corridor into a more intense urban environment.
- ii. State Route 252 is a high volume highway traversing Morgan Co., It links Morgantown to Martinsville, the County seat. Development is expected to be centered along the highway and later throughout the general area.

2. Boundaries

- a. State Routes 252 and 135

The boundaries of the State Route 135 and State Route 252 Corridor Overlay Districts are hereby established and the Director is hereby authorized to show said boundaries on the Official Zoning Map of the Counties of Morgan and Johnson.

3. Plan Commission Approval

Approval by the Plan Commission, or its duly appointed or designated representative, shall be required for any proposed or revised development plan, structure or structural alteration in a Corridor Overlay District. Plan Commission approval of the architectural design, landscaping, drainage, sewage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s); or (4) modification or revision of any site development plan. The Plan Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

- a. Topography;
- b. Zoning on site;
- c. Surrounding zoning and existing land use;
- d. Streets, curbs, gutters, and sidewalks;
- e. Access to public streets;
- f. Driveway and curb cut locations in relation to other sites;
- g. General vehicular and pedestrian traffic;

- h. Internal site circulation;
- i. Special and general easements for public or private use;
- j. On-site and off-site surface and subsurface storm and water drainage;
- k. On-site and off-site utilities;
- l. The means and impact of sanitary sewage disposal and water supply technique;
- m. Dedication of streets and rights-of-way;
- n. Protective restrictions or covenants and/or recorded commitments;
- o. Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing platted residential uses; and
- p. Effects the proposed project may have on the entire Corridor Overlay District.

4. Building Design Standards

a. Architectural Design Requirements

- i. Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired or used which abut or are adjacent to Corridor Streets.
- ii. Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality, such as composite stone, plaster, or "Dryvit." Products other than those listed must be approved by the Plan Commission or its duly appointed or designated representative.

(A). Masonry Construction: Includes all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by the Plan Commission or its duly appointed or designated representative.

(1). Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard or durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

(2) Brick material used for masonry construction shall be composed of hard fired (Kiln-fired) all-weather standard size brick or other all-weather facing brick.

- (3) Concrete finish or precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved by the Plan Commission or its duly appointed or designated representative.

(B). Glass Walls: Includes glass curtain walls or glass block construction. A glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.

- iii. The materials and finishes of exposed roofs shall be complimentary with those used for the exterior walls. standing-seam metal roofs shall be permitted. An exposed roof shall be defined as that portion of a roof visible from ground level of the corridor or any adjacent public thoroughfare or residentially zoned or used area.
- iv. Roof mounted equipment on exposed roofs shall be screened from view. That appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- v. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- vi. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition, free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.
- vii. Loading berths and exterior work areas shall be screened from view from public ways. Screening shall be accomplished by use of walls, fencing, planting, or combinations of these, and shall be equally effective in winter and summer.

b. **Relationship of buildings to Site**

- i. The site shall be planned to accomplish a desirable transition with the streetscape and provide for adequate planting, safe pedestrian movement, and parking area.
- ii Site planning in which setbacks and yards are in excess of zoning requirements is encouraged to provide an interesting relationship between buildings.

- iii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, beams, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways.
- iv. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- v. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

c. **Building Orientation**

All structures shall be sited to front onto Corridor Streets (as defined herein) or give the appearance of a front-like façade on Corridor Streets.

d. **Minimum Building Height**

All principal structures within the Corridor Overlay district shall have a minimum building height of fourteen (14) feet for structures with a flat roof. However, for structures with a gable, hip, gambrel or other type of pitched roof, the minimum building height shall be twelve feet to the lowest eaves of the structure.

5. **Signage Standards**

- a. Signage shall be designed to be an integral part of the architectural and landscaping plans. The colors, materials, and style of signage shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restricted.
- b. All signs, except private traffic directional signs, are prohibited in the required greenbelt areas.
- c. Private traffic directional signs and pavement markings for the direction and control of traffic into, out of and within the site shall conform to the Manual of Uniform Traffic Control Devices, as published by the Indiana Department of Highways.
- d. The integration of project signage to identify multiple businesses is encouraged.
- e. Within the Corridor Overlay District, signs may be erected on commercial and industrial lots which meet the definition of "High-Rise Signs," as defined in this ordinance. A minimum of one thousand (1000) feet of separation shall be maintained between high-rise signs, and such signs shall maintain said distance from a residential district, residential use, or local, State, or Federally-created historic district. Minimum setback shall be twenty (20) feet from any property line.
- f. Off-premise signs shall be prohibited in the Corridor Overlay District.

- g. All on-premises signage shall conform to the standards and requirements of the underlying zoning district.
- h. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- i. Each sign shall be compatible with the signs on adjoining premises and shall not compete for attention.
- j. Identification signs of standardized design such as corporate logos shall conform to the same requirements imposed on all other signs.

6. Landscaping

- a. A landscaping plan shall be submitted to the Plan Commission for approval at the same time other plans (i.e. architectural design, lighting, parking, signage, and site plans) are submitted. This plan shall be drawn to scale, including dimensions and distance, shall delineate all existing and proposed structures, private parking areas, walks, handicap ramps, terraces, driveways, signs, lighting standards, steps and other similar structures; and shall delineate the location, size, and description of all landscape materials. Landscape treatment for plaza, roads, paths, and service and private parking areas shall be designed as an integral and coordinated part of the landscape plan for the entire lot.

b. Areas to be Landscaped

i. Greenbelt

The greenbelt shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, lighting standards, and other similar structures, but excluding private parking areas. The greenbelt width is as defined by this Ordinance. Mounding and other innovative treatments are to be especially encouraged in this area.

ii. Parking Lot Perimeter

A minimum six (6) foot wide landscaping strip shall be provided around the perimeter of the parking lot. The landscaping strip shall be planted with canopy trees, ornamental trees, and low shrubs. A minimum of one (1) canopy tree or ornamental tree per every forty(40) feet of perimeter shall be provided within the landscaping strip, along with a minimum of one (1) shrub per every four (4) feet.

iii. Parking Lot Interior

All parking lot landscaping shall be of a quality to improve and enhance the site and its surrounding area. Effective use of mounding and existing topography is encouraged. Landscaping and planting areas shall be reasonably dispersed throughout the parking areas, and not less than five (5) percent of a private parking lot shall be landscaped. (For purposes of this computation, landscaping in the Greenbelt, adjacent to buildings, and on the periphery of the lot shall not be included.) Landscaping shall be specifically provided at the ends of parking rows and as a means of separating parking from major circulation aisles within lots. One(1) shade tree shall be provided for every one hundred twenty (120) square feet of this interior parking lot landscaping area. Plant material within parking lots shall provide for safe visibility and maintain clear site lines between two(2) and eight (8) feet from the top of the curb. Such landscaping shall be provided in any combination of planting islands, planting peninsulas, and entrance ways, and shall be dispersed so as to define aisles and limit unbroken rows of parking to one hundred fifty(150) feet.

c. Landscaping Standards

- i. The interior dimensions, specifications and design of any planting area or planting medium proposed to be constructed shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth.
- ii. Primary landscaping materials used in the Greenbelt shall consist of one or a combination of the following: shade trees, ornamental trees, and shrubs.
- iii. The primary landscaping materials used in and around private parking areas shall be trees which provide shade at maturity. Shrubbery, hedges, and other planting material may be used to compliment tree landscaping, but shall not be the sole contribution to the landscaping.
- iv. All shade trees proposed to be used in accordance with any landscaping plan shall be a minimum of eight(8) feet in overall height and have a minimum trunk diameter of two and a half (2 ½) inches at a height twelve (12) inches above ground at planting. They should be of a variety which will attain an average mature spread greater that twenty (20) feet.
- v. Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate, existing trees should be conserved and integrated into the landscaping plan. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Indigenous and other hardy plants that are harmonious to the design, and of good appearance, shall be used.

- vi. The landscaping plan shall ensure that sight distance is not obstructed for drivers of motor vehicles.
- vii. Where natural or existing topography patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted where it contributes to good appearance.
- viii. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade.
- ix. In location where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- x. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- xi. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

d. Landscaping Installation and Maintenance

i. Installation

All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building occupancy permit if said permit is to be issued during a planting season, or within six (6) months of the date an occupancy permit is issued during a non-planting season.

ii. Maintenance

It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance and as indicated on the landscaping plan which has been approved by the Director. This is to include, but not be limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

iii. Changes after Approval

Any change or deviation to an approved landscaping plan shall require the approval of the Director. Changes that do not conform to this Section shall be subject to the procedures for a variance as established in this Ordinance. Landscaping improvements made on a site that are

not in conformance with the approved landscaping or site plan shall be considered a violation of this Section and subject to the fines and penalties established in this Ordinance. However, landscaping improvements may exceed the minimum requirements shown on the approved plan.

e. Inspection

The Director, or a duly appointed representative, shall have the authority to visit any lot within a Corridor Overlay District to inspect the landscaping.

7. Parking Requirements

Parking is to be discouraged between the required front setback and the building(s) when other suitable areas for parking exist on the property; however, a maximum of twenty(20) percent private parking may be permitted in the area between the front yard setback and the building(s). Efforts to break up large expanses of pavement are to be encouraged by the interspersing of appropriate planting areas wherever possible. The number of parking spaces required is as established in Section 23 of this Ordinance, depending upon the zoning and the intended land use. Alternatives to the established parking requirements may be approved for developments which have a mixture of uses with peak parking requirements that do not coincide in time and thereby may share parking spaces. The applicant shall provide expertly prepared justification for seeking such exception (i.e., a reference such as "Shared Parking," Urban Land Institute). There shall be an appropriate number of parking spaces, accessible to the building(s), identified as being reserved for use by handicapped individuals, and these spaces shall be of sufficient width (minimum of thirteen(13) feet to accommodate their needs. All parking standards shall comply with Section 23 of this Ordinance.

8. Lighting Requirements

In reviewing the lighting plan for a lot proposed to be developed in the Corridor Overlay District, factors to be considered by the Commission shall include but are not limited to:

- a. Lighting at the property line (to measure no more than one half (0.5) footcandle;
- b. Safety provided by the lighting;
- c. Security provided by the lighting;
- d. Possible light spillage or glare onto adjoining properties or streets. (Down-shielding is encouraged and spillage or glare onto adjoining properties is prohibited.)
- e. Attractiveness of the lighting standards, and their compatibility with the overall treatment of the property;
- f. Height and placement of lighting standards considering the use;

- g. Exterior lighting, when used, shall enhance the building and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas.

9. Access to Individual Sites

- a. The Corridor Streets, by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the Overlay District.
- b. State Road 252 and State Road 135: Represents a major thoroughfare which must be controlled as to the number of access point (curb cuts) permitted.
- c. In order to provide safe and efficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor's primary thoroughfares, in many cases frontage roads, access roads, and distributor roads will have to be built. Such roads shall be coordinated with those of continuous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridor shall be coordinated with existing access points whenever possible.
- d. Curb cuts shall be established no closer than one (1) for each four hundred (400) feet of frontage. No curb cuts shall be allowed within two hundred (200) feet of any intersection of public roads. Opposing curb cuts shall align squarely or be offset no less than two hundred (200) feet.

10. State Road 135 and 252 – access to Potential Development Sites

Stub streets shall be built in all cases where adjacent lots have reasonable potential for development. Reasonable potential shall include any adjacent parcel of adequate size for commercial or residential development or any adjacent parcel so determined by the Plan Commission or its duly appointed or designated representative.

11. Other Standards.

- a. Outside Storage Prohibited

No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot. All refuse shall be contained completely within the principal or non-visual accessory enclosure(s) unless approved by the Plan Commission or its duly appointed representative.

- b. Loading Berth Requirements

Loading berth requirements shall be as specified in the underlying zoning district, except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.

c. **Accessory Buildings and Uses**

All accessory buildings and uses which are permitted in the underlying zoning district shall be permitted within the Corridor Overlay District, except that any detached accessory building on any lot shall be designed to be architecturally compatible with the primary structure with which it is associated. All accessory buildings shall have a roof.

d. **Paving Requirements**

All parking areas shall be finished with a hard surface such as asphalt or concrete unless approved by the Plan Commission or their duly appointed representative.

Landscaping And screening Requirements

- A. Application
- B. Landscape Plan
- C. Landscape Buffers Between Incompatible Uses
- D. Parking Lot Landscaping
- E. Areas to be Landscaped
- F. Landscaping Materials
- G. Landscaping Installation and Maintenance

- H. Fences and Walls
- I. Performance and Maintenance Bonds

A Application

This section of the Zoning Ordinance shall apply to all overlay districts, and to all uses within those districts, with the exception of one- and two-family residential dwellings and property. Landscaping requirements shall be provided for an improved aesthetic quality of development, a visual barrier to partially or completely screen the view of structures or activities, or as an acoustic screen to aid in absorbing or deflecting noise.

B. Landscape Plan

Where required by the zoning district regulations, a landscape plan must be submitted to the Plan Commission for approval prior to the issuance of a building permit. This plan shall be drawn to scale and include the following information:

1. Property owner's name, address, and telephone number;
2. Existing and proposed structures;
3. Parking areas and driveways;
4. Walkways;
5. Location of existing trees or wooded areas (showing all trees at least eight (8) feet in overall height which have a minimum trunk diameter of two (2) inches at a height of twelve (12) inches above the ground and a tree preservation plan delineating those existing trees or wooded areas that will be preserved;
6. Name, location, size at planting or placement, and number of all landscape materials, both man-made and natural;
7. Contractor's name, address, and telephone number, if contractor has been hired;
8. Any other information deemed necessary and relevant by the Plan Commission.

C. LANDSCAPE BUFFERS BETWEEN INCOMPATIBLE USES

1. General Restrictions

Landscape buffers shall be reserved for the planting of materials as required in this Section, No parking, sidewalks, accessory buildings, or other impervious surfaces shall be permitted, unless specifically authorized by this

Ordinance. Landscape buffers may be located within required yards as established in the applicable district regulations. Where requirements for landscape buffers and perimeter parking lot landscaping overlay, the more restrictive requirement shall apply. Where natural topography or existing vegetation serves buffering purposes, the Director may, after inspection of the site and documentation of findings, allow the existing conditions to substitute for the requirements below.

2. Size and Improvement of Landscape Buffers

The size and composition of landscape buffers between various uses shall be as indicated below. Area within the buffer that is not planted with trees or shrubs shall be maintained in grass or other acceptable ground cover.

a. Business Uses

Where a commercial use (including PUD commercial) abuts a residential district or use, a landscape buffer twenty (20) feet in width shall be provided. Within the buffer, the following requirements shall be provided along the entire length of the buffer:

- i. a tree screen, consisting of two staggered rows of 30% deciduous, 70% evergreen trees, with individual trees to be at least six (6) feet in height at planting and spaced no more than twenty (20) feet apart.
- ii. shrubs of a non-deciduous species, planted in staggered rows, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than six (6) feet apart.

b. Industrial Uses

Where an industrial use abuts a residential district or use, a landscape buffer thirty (30) feet in width shall be provided. Within the buffer, the following requirements shall be provided along the entire length of the buffer.

- i. a tree screen, consisting of two staggered rows of 30% deciduous, 70% evergreen trees, with individual trees to be at least eight (8) feet in height at planting and spaced no more than fifteen (15) feet apart.
- ii. shrubs of a non-deciduous species, planted in staggered rows, with individual shrubs to be at least two (2) feet in height at planting and spaced no more than six (6) feet apart.

D. PARKING LOT LANDSCAPING

1. A six (6) foot wide landscaping strip shall be provided around the perimeter of

the parking lot. The landscaping strip shall be planted with canopy trees, ornamental trees, and low shrubs. A minimum of one (1) canopy tree or ornamental tree per every forty (40) feet of perimeter shall be provided within the landscaping strip, along with a minimum of one (1) shrub per every four (4) feet.

2. A minimum of five percent (5%) of the gross vehicular area of the parking lot shall be landscaped. Perimeter parking lot landscaping shall not be included toward satisfying this requirement. One (1) shade tree shall be provided for every one hundred twenty (120) square feet of this five percent interior landscaping area. Plant material within parking lots shall provide for safe visibility and maintain clear sight lines between two (2) and eight (8) feet from the top of the curb. Such landscaping shall be provided in any combination of planting islands, planting peninsulas, and entrance ways, and shall be dispersed so as to define aisles and limit unbroken rows of parking to one hundred fifty (150) lineal feet.
3. No more than seventy percent (70%) of the length of a perimeter parking lot landscaping area in a rear or side yard may be utilized for placement of a berm or masonry wall. A berm shall not exceed a height of six (6) feet or a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover. A masonry wall shall not exceed a height of six (6) feet.

E. AREAS TO BE LANDSCAPED

1. Parking areas shall be screened according to subsection D of this Section, above.
2. Roadway rights-of-way shall be landscaped with grass and trees. No walls, fences, or signs shall be permitted in a right-of-way. Landscaping shall not impede visual clearance according to Section 25 this Ordinance.
3. All dumpsters shall be screened with an opaque wall or fence that is architecturally compatible with the primary facility on the property. Gates shall be provided if dumpsters are visible from the public right-of-way or an adjacent property.
4. Freestanding signs and off-premised signs, excluding billboards, shall be landscaped according to the provisions of Section 24 (signs) of this Ordinance.

F. LANDSCAPING MATERIALS

Landscaping materials selected shall be appropriate to local growing and climatic conditions. Wherever possible, existing trees should be conserved and integrated into the landscaping plan. Landscape materials may be used in any combination unless

otherwise specified and include the following:

1. Living Plant Materials.
 - a. Minimum trunk diameter of deciduous canopy and ornamental trees shall be two and one-half (2 ½") inches at a height twelve (12) inches above ground. The minimum height of evergreen trees shall be six (6) feet at planting.
 - b. Shrubs or hedges shall have a minimum height of twenty-four (24) inches at planting;
 - c. Grasses or ground cover;
 - d. Vines.
2. Non-living materials, indicated below, shall be limited to planting beds and around individual plants and shall not exceed twenty-five (25) percent of the total square footage of landscaped area;
 - a. Rocks, pebbles, or sand;
 - b. Mulch, including stone or bark;
 - c. Berms;
 - d. Lakes, ponds, streams, or fountains;
 - e. Ornamental fences or masonry walls, architecturally compatible with surrounding development.

G. LANDSCAPING INSTALLATION AND MAINTENANCE

1. Installation

All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building occupancy permit if said permit is issued during a planting season, or within six (6) months of the date an Occupancy Permit is issued during a non-planting season.

2. Maintenance

It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance and as indicated on the landscaping plan which has been approved by the Plan Commission. This is to include, but not be limited to, replacement of dead plantings with identical varieties or a suitable substitute and the maintenance of the area free of refuse and debris.

3. Changes after Approval

Any change or deviation to an approved landscaping plan shall require the approval of the Plan Commission. Changes that do not conform to this Section shall be subject to the procedures for a variance as established in this Ordinance. Landscaping improvements made on a site that are not in conformance with the approved landscaping or site plan shall be considered a violation of this Section subject to the fines and penalties established herein, provided, however, that landscaping improvements may exceed the minimum requirements as shown on the approved plan.

4. Inspections

The Plan Commission, or their designate, shall have the authority to visit any lot to inspect the landscaping.

H. FENCES AND WALLS

In a platted major residential subdivision, any fence or wall which is located in a required front yard, including both front yards of a corner lot, shall be subject to the traffic visibility requirements of Section 25 of the Ordinance specifically or any other requirement of this Ordinance. For through lots, a maximum fence height of seven (7) feet shall be allowed in the yard, opposite the front of the house, which abuts a street from which no vehicular access to the lot is allowed.

I. PERFORMANCE AND MAINTENANCE BONDS

Where landscaping is required to be installed pursuant to this Section, a performance bond or other financial security shall be submitted in the amount of one hundred (100) percent of the cost of the required landscaping. Such financial security shall be posted with the Town Hall as a prerequisite to obtaining permits for development of a site and shall be required for a period of one (1) year from the date of issuance of such permits. Upon completion of the landscaping improvements and inspection by the representative of the Plan Commission, the financial security shall be released. Town Hall shall require the posting of a maintenance bond or other financial security in the amount of five (5) percent of the total cost of landscaping improvements, or a minimum of five hundred (500) dollars, whichever is greater, to guarantee the replacement of landscaping material of necessary, for a period of two (2) years from the date of release of the performance security.

End

98026445

98 SEP 17 PM 1:13

ORDINANCE NO. 98 - 3
ORDINANCE AMENDING MORGANTOWN
PLANNING ORDINANCE EXPANDING
PLANNING AND ZONING BUFFER ZONE

WHEREAS, Morgantown Planning Ordinance was adopted by Ordinance 3-1989 and thereafter, has been amended from time to time; and

WHEREAS, the Morgantown Plan Commission has reviewed the same and has made recommendation for amendment and modification of the previously passed Ordinance, in particular, the expansion of the buffer zone to the East; and

WHEREAS, the Council, having reviewed such recommendation, finds that the same should be accepted and that the buffer zone be expanded.

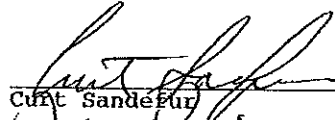


IT IS THEREFORE ORDAINED by the Council Members, of the Town of Morgantown, that the Morgantown Planning Ordinance be amended and modified as follows:

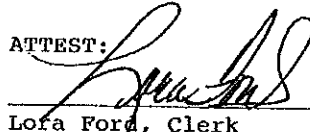
1. That the jurisdiction of the Morgantown Planning and Zoning Ordinance, should be and is hereby expanded to include all of Sections 18, 19, 30 and a portion of Section 20, being all of Section 20, except for the Northeast quarter thereof, all of which is in Township 11 North, Range 3 East, Johnson County, Indiana.

2. That this Ordinance shall be in full force and effect upon proper recordation and notice pursuant to statute.

This Ordinance PASSED and ADOPTED this 11th day of April, 1998.

TOWN COUNCIL OF MORGANTOWN


Curt Sandefur

Jim Rainwater

Mark Sighting

ATTEST: 
Lofa Ford, Clerk

This instrument is prepared by Phillip R. Smith, Attorney
Attorney No. 1579-55

End

ORDINANCE NO 2000-1

**ORDINANCE AMENDING MORGANTOWN
PLANNING ORDINANCE EXPANDING THE PLANNING
ZONING BUFFER ZONE AND PROVIDING FOR BILLBOARDS**

WHEREAS, Morgantown Planning Ordinance was adopted by Ordinance 1989-3 and thereafter, has been amended from time to time; and

WHEREAS, the Morgantown Plan Commission has reviewed the same and has made recommendations for amendment and modification of the previously passed Ordinance, in particular, the expansion of the buffer zone and the manner of handling the approval of Billboards within the jurisdiction of the Planning and Zoning Ordinance;

WHEREAS, the Council, having reviewed such recommendation, finds the same should be accepted and the buffer zone should be expanded; and

WHEREAS, the Council, having further reviewed such recommendations, finds the same should be accepted as the manner in which Billboards should be considered within the jurisdiction of the Planning and Zoning Ordinance;

IT IS THEREFORE ORDAINED by the Council Members, of the Town of Morgantown, that the Morgantown Planning Ordinance be amended and modified as follows:

1. That the jurisdiction of the Morgantown Planning and Zoning Ordinance, should be and is hereby expanded to include all of Sections 26, 13, 23, 35 and a portion of Section 14, except Northwest Quarter of said Section 14 thereof, all of which is in Township 11 North, Range 2 East, Morgan County, Indiana.

2. That Section 24 subsection D entitled "Billboards" is amended by adding a paragraph 6

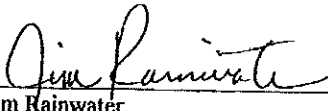
to provide as follows:

"6. All Billboards in any classification of zoning use shall be allowed upon approval of the Board of Zoning Appeals as a conditional use.

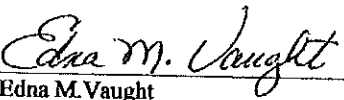
3. That this Ordinance shall be in full force and effect upon proper recordation and notice pursuant to statute.

This Ordinance PASSED AND ADOPTED THIS 2nd day of May, 2000.

TOWN COUNCIL OF MORGANTOWN



Jim Rainwater



Edna M. Vaught



Kay L. Stockton

ATTEST:


Lora Ford, Clerk

End

TOWN OF MORGANTOWN COMPREHENSIVE PLAN

BACKGROUND

The Town of Morgantown is a community of approximately 900 people located in Morgan County. Its eastern boundary is Johnson County, and its southern boundary is approximately one and one half miles north of Brown County. Brown County, particularly Nashville, is an area of considerable tourist activity, particularly in summer and fall. At the time of this writing, it is anticipated that another major tourist attraction will be constructed in Johnson County. The Town of Morgantown wishes to prepare for the development of the surrounding area. Since 1956, the town's land use regulation has been under the jurisdiction of Morgan County through its plan commission and board of county commissioners. In the spring of 1988, the Morgantown Town Board decided to establish a plan commission within the town and formulate its own comprehensive plan and zoning ordinance.

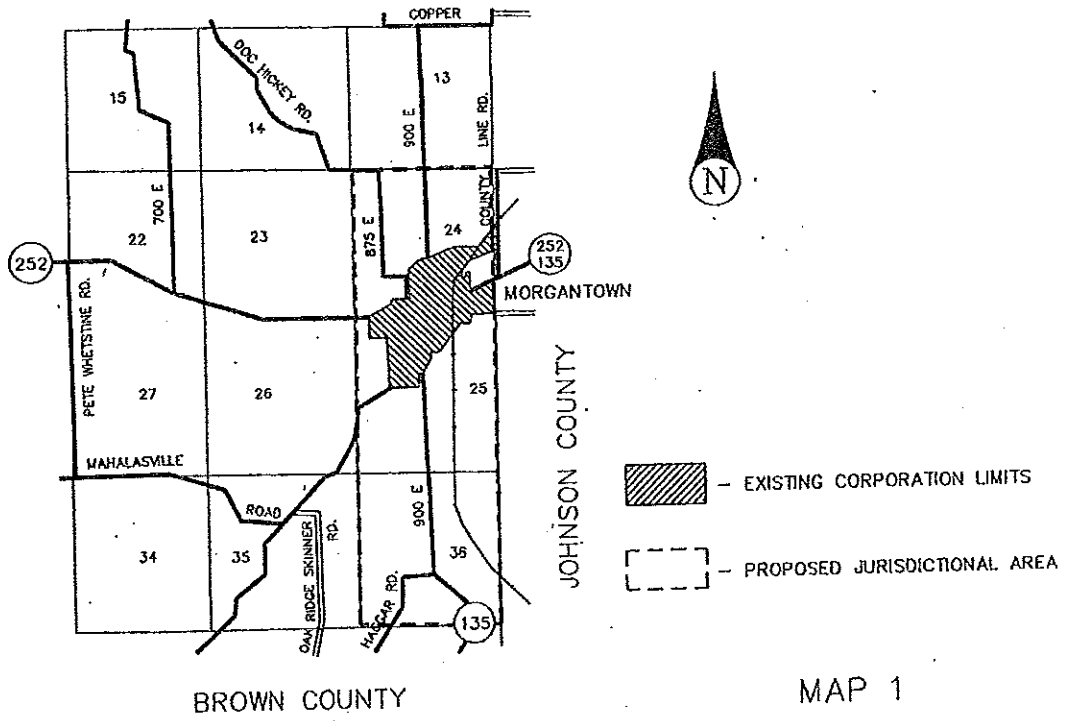
The town's goal is to gain control over its own future growth. In order to do so, the plan commission has decided to plan for an area beyond the corporate limits of Morgantown. In the judgment of the plan commission, the area shown on Map 1 includes that portion of the unincorporated area of Morgan County which bears reasonable relation to the development of the Town of Morgantown. As provided by IC 36-7-4-502, this document represents the mandatory elements of the comprehensive plan for Morgantown and its jurisdictional area. The town intends to adopt other optional plan elements in the near future.

This plan contains both short- and long-term objectives for Morgantown. The short-term objectives are intended to be accomplished within five to ten years. The long-term objectives are to be accomplished in ten to twenty-five years. It is intended that the Plan Commission will review this plan in five years and make changes and adjustments as necessary.

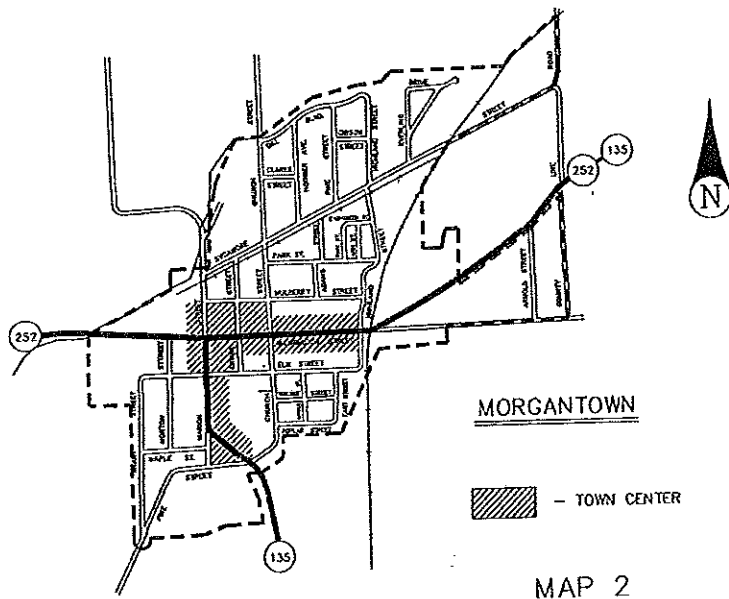
PART I: A Statement of Objectives for the Future Development of Morgantown

The heart of Morgantown is a compact, lively downtown which contains a mixture of commercial and residential uses. It is a fundamental objective of the community to retain this mixed use character in the central portion of the town. The town wishes to encourage population growth through residential and commercial growth of a nature which is compatible with the community and at a rate which will enable the town to provide proper services. While Morgantown is a physically attractive place to live, employment opportunities are limited, which in turn limits population size. As a short term objective, the town wishes to encourage population growth to an extent which will enable it to support an elementary school, which it has not had for some years.

Comprehensive Plan, Town of Morgantown
September, 1988



MAP 1



MAP 2

Morgantown is a clean, uncluttered community with an adequate level of public services. It is the town's objective to retain this atmosphere while experiencing residential and commercial growth, some of which may be directly related to the development of an electric park in Johnson County.

PART II: A Statement of Policy for the Land Use Development of Morgantown

1. Residential Land

The center of Morgantown (see Map 2), has traditionally been a mixed-use area, where commerce, government, and residences have complemented one another. The town wishes to retain this mixed use character by promoting the use of downtown buildings, particularly upper floors, for residential use. In addition, the town wishes to encourage development of residential subdivisions in outlying areas. A variety of lot sizes and types of housing are desired. It is the policy of Morgantown to require new residential development to be served by adequate sewerage, water, roads, police and fire protection, and other municipal services. Areas to be developed as residential subdivisions should be annexed to Morgantown as they are developed.

In order to emphasize the unique character of the downtown, Morgantown's policy is to separate the various categories of use in the outlying areas. Residential subdivisions should not contain commercial uses. While the town recognizes that manufactured houses are often affordable and desirable dwellings, the town wishes to discourage proliferation of the traditional *mobile home*, typically single-wide, flat-roofed, metal structures without permanent foundations. This type of dwelling is to be particularly avoided in the downtown area, where a more efficient and effective use of limited land is desired.

2. Commercial Land

Morgantown's objective is to center commercial activity in the downtown and to retain a wide availability of goods and services in this area. This commercial development typically will be dense, close to the street, and will depend upon on-street and shared parking. Residential uses and governmental buildings will continue to be interspersed with the commercial uses.

In the outlying areas, Morgantown encourages commercial development to be in planned shopping centers. Strip commercial development along major roadways is discouraged.

3. Industrial Land

Morgantown is not an industrial center, and with its small population, it does not need major industry to provide employment. In addition, the town does not have sufficient public utilities to support any large industrial development. It is not necessary to reserve large tracts of land for industrial development, but small-scale, nonpolluting manufacturing or other industry could be desirable. Such uses should be located in areas where the adverse effects on residential (*i.e.* traffic, noise) uses will be minimized.

4. Recreational Land

Any significant increase in population will increase the need for recreational facilities in Morgantown. It is the town's policy to require private developers to consider and provide for neighborhood recreational needs in conjunction with residential development.

5. Community Appearance

Comprehensive Plan, Town of Morgantown
September, 1988

The Town of Morgantown recognizes the importance of the community's appearance to the quality of life. The attractiveness of the town is particularly important if local commerce is to be partly dependent on tourist trade. Morgantown has a number of buildings of historic architectural interest. In the downtown area, the town's policy is to encourage the preservation and restoration of historic buildings and to encourage new construction to be of a style and scale which will be compatible with these buildings.

In addition to architecture, signs and landscaping are important visual elements of a community. The town encourages signs that are of a design and scale which is suitable for the architectural character of the buildings. Proliferation of unsightly signs is to be avoided. Appropriate landscaping of all property is encouraged.

PART III: A Statement of Policy for the Development of Public Ways, Public Places, Public Lands, Public Structures, and Public Utilities

1. Public Ways

It is important for Morgantown to plan for the safe and efficient flow of traffic. As the town grows, street and traffic improvements must be made also. In addition, the town's street pattern needs to be part of a coordinated regional circulation system. The town needs to adopt a functional street classification system and a set of design and construction standards for streets. On major highways, frontage roads are to be encouraged as a means of access to property, to avoid large numbers of driveways opening directly onto high-traffic roads. When new development requires the extension of existing streets or the construction of new ones, the developers should be required to make these improvements at their expense.

2. Public Places and Public Lands

The Town of Morgantown has an obligation to provide suitable public areas to serve its citizens. Public parks and open space are necessary for a good quality of life, and they also enhance community appearance. It is the town's policy to provide parks and open space for the town's residents in accordance with accepted standards.

3. Public Structures

Public buildings are necessary to house the functions of municipal government in Morgantown. These functions now are located in the center of the community, and it is the town's policy to retain these functions in the downtown. No major expansion of these facilities is anticipated during the time frame covered by this plan; however, if such need should arise, it is the town's policy that public structures be designed and located where they will be convenient and accessible to the citizens who will use them.

4. Public Utilities

The Town of Morgantown operates public water and sewer systems. While the town wishes to encourage growth, it is important that new development be adequately served by these utilities. Growth which will overburden these services should not be permitted, and the capacity of these services needs to be continually evaluated. Long-range improvement plans need to be developed for these services. Where improvements are directly related to new development, the developers should be required to pay for and/or install these improvements.

SUMMARY

PART I: Objectives for Future Development

- Maintain and encourage a lively, mixed-use downtown
- Discourage mixed-use development in areas other than the town center
- Encourage population growth sufficient to support an in-town elementary school
- Ensure that population growth does not exceed the town's ability to provide adequate services to its citizens
- Maintain the small-town atmosphere

PART II: Land Use Policy

- Encourage the continuation of residential uses downtown
- Encourage the development of well-planned residential subdivisions in outlying areas
- Ensure that new residential development is served by adequate public utilities, services, and streets
- Encourage development of a variety of sizes and types of housing, in order to accommodate all age and income groups
- Discourage mobile home development in the town center and in subdivisions
- Maintain and encourage commercial development in the town center
- In outlying areas, encourage development of commercial centers, rather than strip development
- Encourage development of small-scale, clean industries in outlying areas, properly separated from residential uses
- Encourage development of neighborhood parks and recreational areas in conjunction with new residential development
- Maintain the historic character of the town center through preservation and restoration of structures
- Encourage new structures in the town center to be compatible in design to existing buildings
- Encourage attractive landscape throughout the community
- Encourage the use of business signs which are of a style and size appropriate to the structures
- Discourage proliferation of signs

Comprehensive Plan, Town of Morgantown
September, 1988

PART III: Policy for Public Ways and Public Facilities

- Promote safe and efficient traffic flow
- Adopt a functional street classification and a thoroughfare plan
- Encourage development of frontage roads to serve properties located adjacent to major highways
- Require developers to provide adequate access and streets to serve their developments
- Provide adequate public parks and recreational facilities for the citizens of Morgantown
- Locate public buildings in convenient, accessible places
- Ensure the provision of adequate public utilities for new development
- Develop long-range improvement plans for public utilities
- Require developers to provide adequate utilities for new development

Comprehensive Plan, Town of Morgantown
September, 1988

Morgantown Comprehensive Plan Public Input Survey

Fall 2010

Are you:

__19__ Town resident __35__ Live within the 2 mile buffer zone __2__ Visitor
 __5__ Local business owner __19__ Live in a neighboring area (outside buffer zone)

In the first public meeting held on May 11, 2010, residents expressed their concerns regarding the current status of the Town and improvements that were important to them. The main topics of concern were the water and sewer systems and improvements to both should be a top priority.

Agree	Disagree	Neutral
52	0	26

Other topics discussed and/or brought to the attention of the steering committee. Please let us know how you feel about the following topics.

1. Annexation of the current buffer zone to plan for future development.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
15	30	16	11	6

2. A public facility that supports a larger library with classrooms for educational opportunities and public meetings.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
26	27	13	9	3

3. Improve/enforce current ordinances for zoning and property maintenance.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
24	37	14	0	3

4. Work with County, State, and Federal agencies for improved disaster planning and recovery.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
24	39	7	0	1

5. Repair/maintain streets and sidewalk throughout the Town.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
46	31	1	0	0

6. Expanded park/recreation areas within the Town and areas for public entertainment.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
22	29	20	4	3

7. Keeping/maintaining the historical district along Washington Street.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
40	29	7	1	0

8. Trash service provided by the Town with a service fee added to the monthly water/sewer bill. What would you consider a fair price? _____

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
12	15	42	7	2

9. Free public parking (in addition to street parking) provided by the Town.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
26	27	19	2	2

10. Establish an Economic Development Committee to work with the Town Council and Planning and Zoning Commission to help existing businesses and bring new businesses to the area.

Strongly agree	Agree	Neutral	Disagree	Strongly disagree
40	24	14	1	0

11. Would you like to see the train depot/train service return to Town?

Yes	Neutral	No
53	14	11

Please add any additional comments, concerns, or suggestions: _____

Please attach additional page if necessary

Optional Information

Name: _____

Address: _____

Please return completed form to the Morgantown Town Hall or designated drop box Colonel Vawter Day booth Sept 18.

PUBLIC MEETING REGARDING COMPREHENSIVE PLAN

December 7, 2010 (immediately following Town Council at 7:00)

Comment from Public survey Sept 11, 2010 MFD fish fry

1. 24 hr auto and truck fuel station
2. Owns rental property in town/ want to keep town small
3. Work in Town/want to be proud of the Town
4. Get rid of tattoo shop
5. This is small town and would not want to lose that. Hard to push my wants on people that live here, I live 3 miles out of town.
6. Get rid to tattoo shop.
7. Why do we have 4 workers for the town. Where do the get the money for everything.
8. Keep town small and clean up trash. Make people accountable who rent.
9. Why are there so many town employees and the town has no money. There are too many cops.
10. Trash service with recycling options
11. Good recent improvements with addition of basketball courts
12. Need a downtown commuter train to Indy with stop in Greenwood
13. We desparately need new businesses in empty buildings. We look like a dying town.
14. We need train service
15. Larger library would be nice, but several of the local churches have facilities that can be used for education and public meetings.
16. We need recycling program.
17. This is a great town, proud to live here.

FREE MONEY

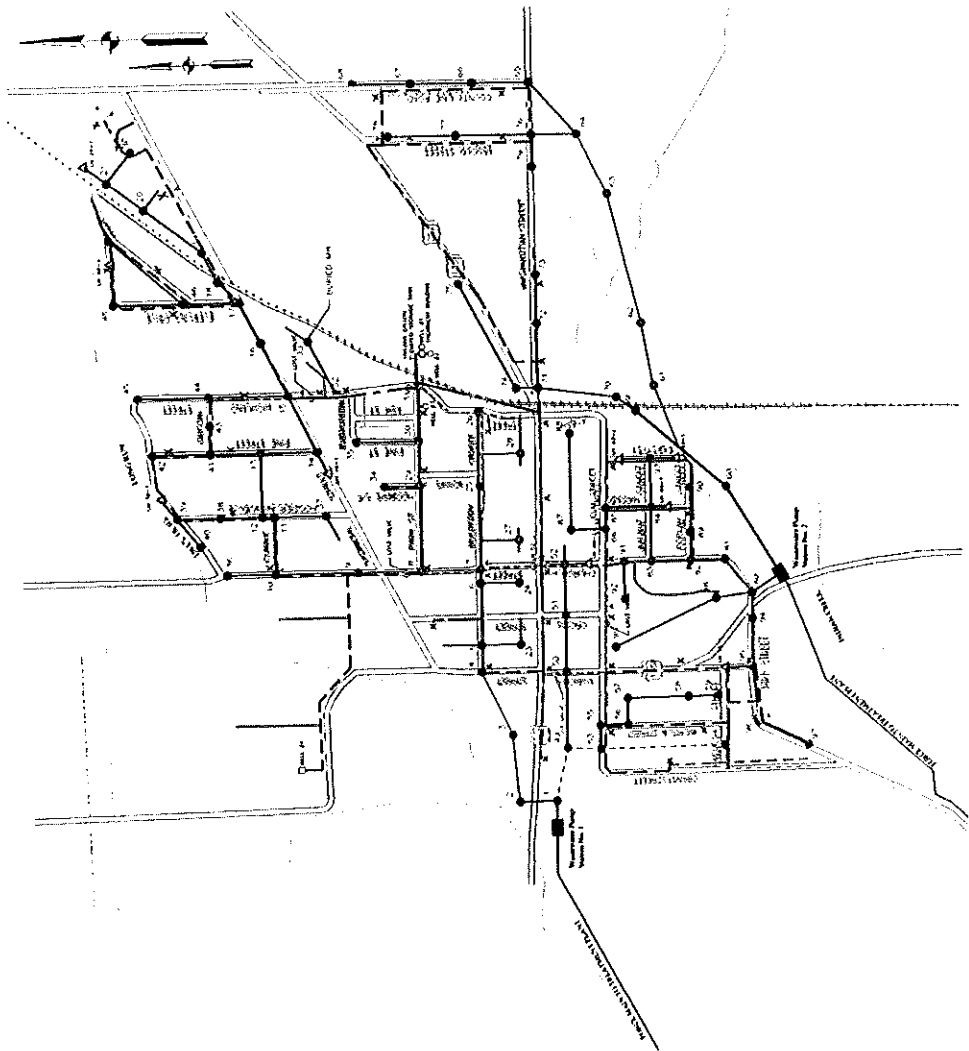
FOR THE TOWN OF MORGANTOWN



TO REPAIR/REPLACE
INFRASTRUCTURE
SEWER
WATER
STREETS
SIDEWALKS

WE CAN MAKE THIS HAPPEN BUT WE NEED YOUR HELP!!!

JUST FILL OUT THE PAPERWORK



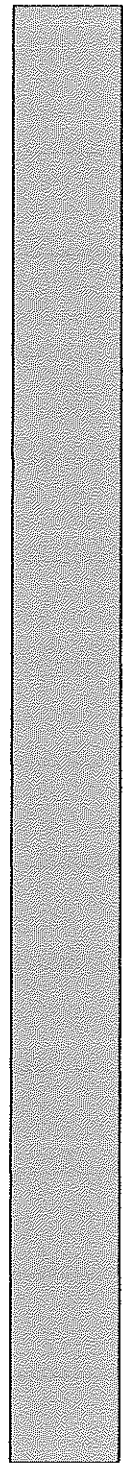
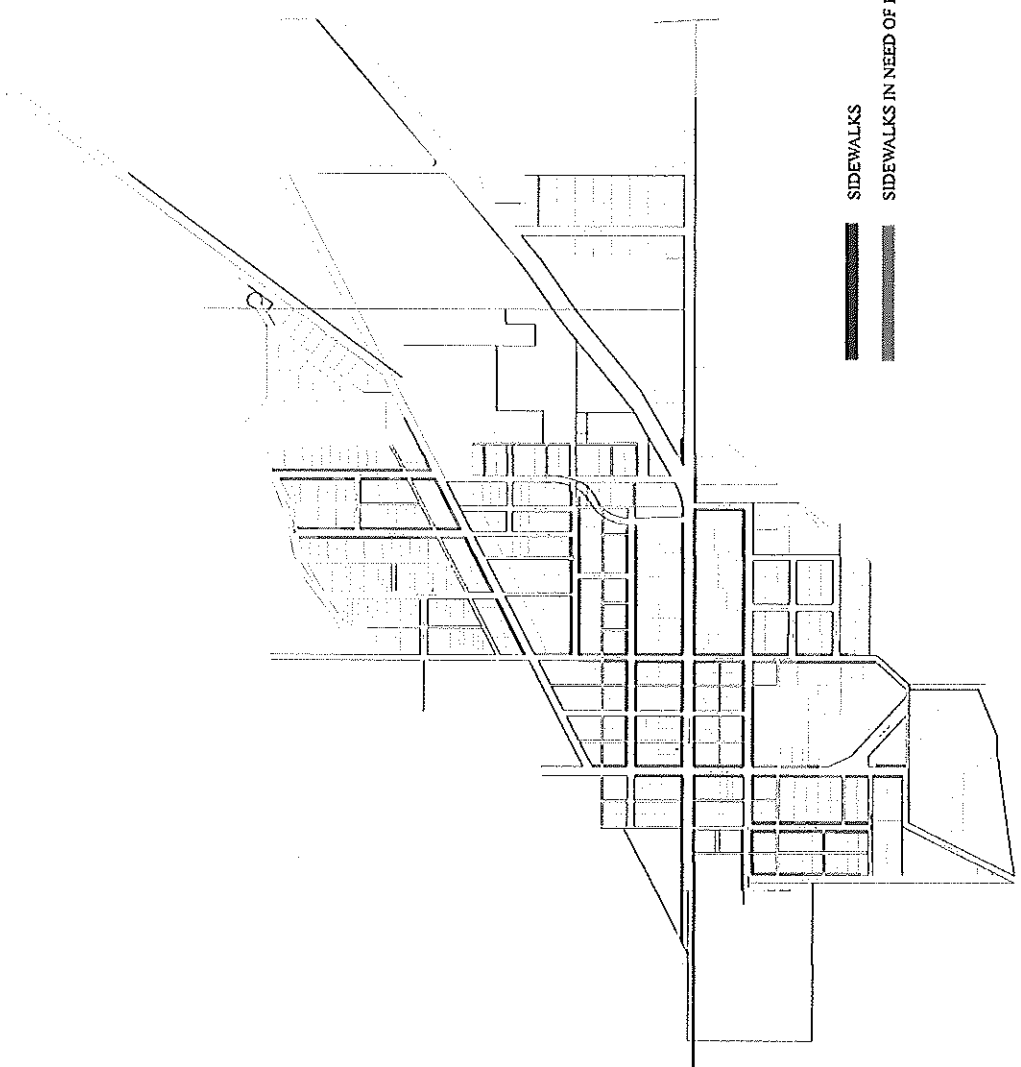
EXISTING WATER AND SEWER

Administrative and Construction
 The Terms of Management will contain a summary of historical and current ownership. The Terms of Management will also contain a summary of the current ownership and the current status of the property. The Terms of Management will also contain a summary of the current status of the property and the current status of the property.

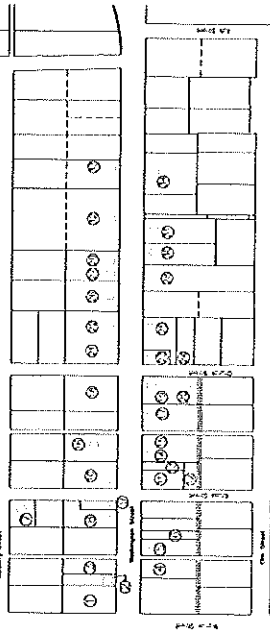
Technical Expenses
 The Terms of Management will contain a summary of historical and current ownership. The Terms of Management will also contain a summary of the current ownership and the current status of the property. The Terms of Management will also contain a summary of the current status of the property and the current status of the property.

Financing
 The Terms of Management will contain a summary of historical and current ownership. The Terms of Management will also contain a summary of the current ownership and the current status of the property. The Terms of Management will also contain a summary of the current status of the property and the current status of the property.

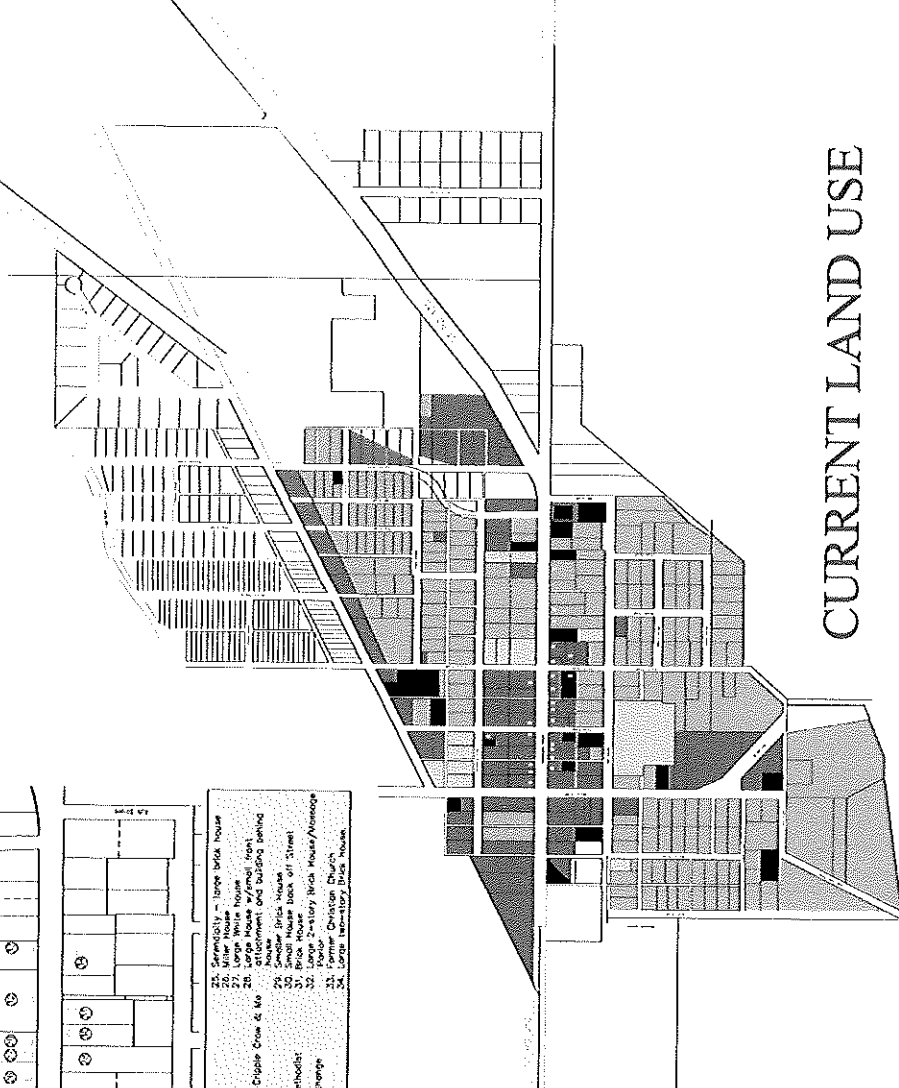
Land Use
 The Terms of Management will contain a summary of historical and current ownership. The Terms of Management will also contain a summary of the current ownership and the current status of the property. The Terms of Management will also contain a summary of the current status of the property and the current status of the property.



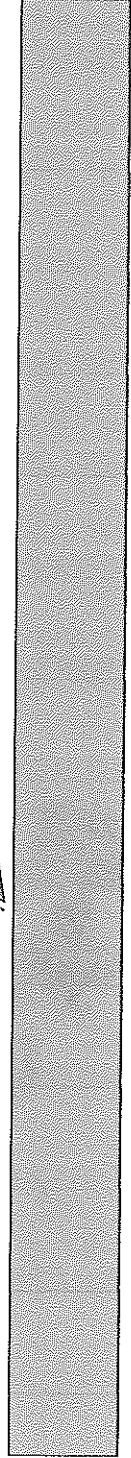
HISTORIC BUILDINGS OF MORGANTOWN

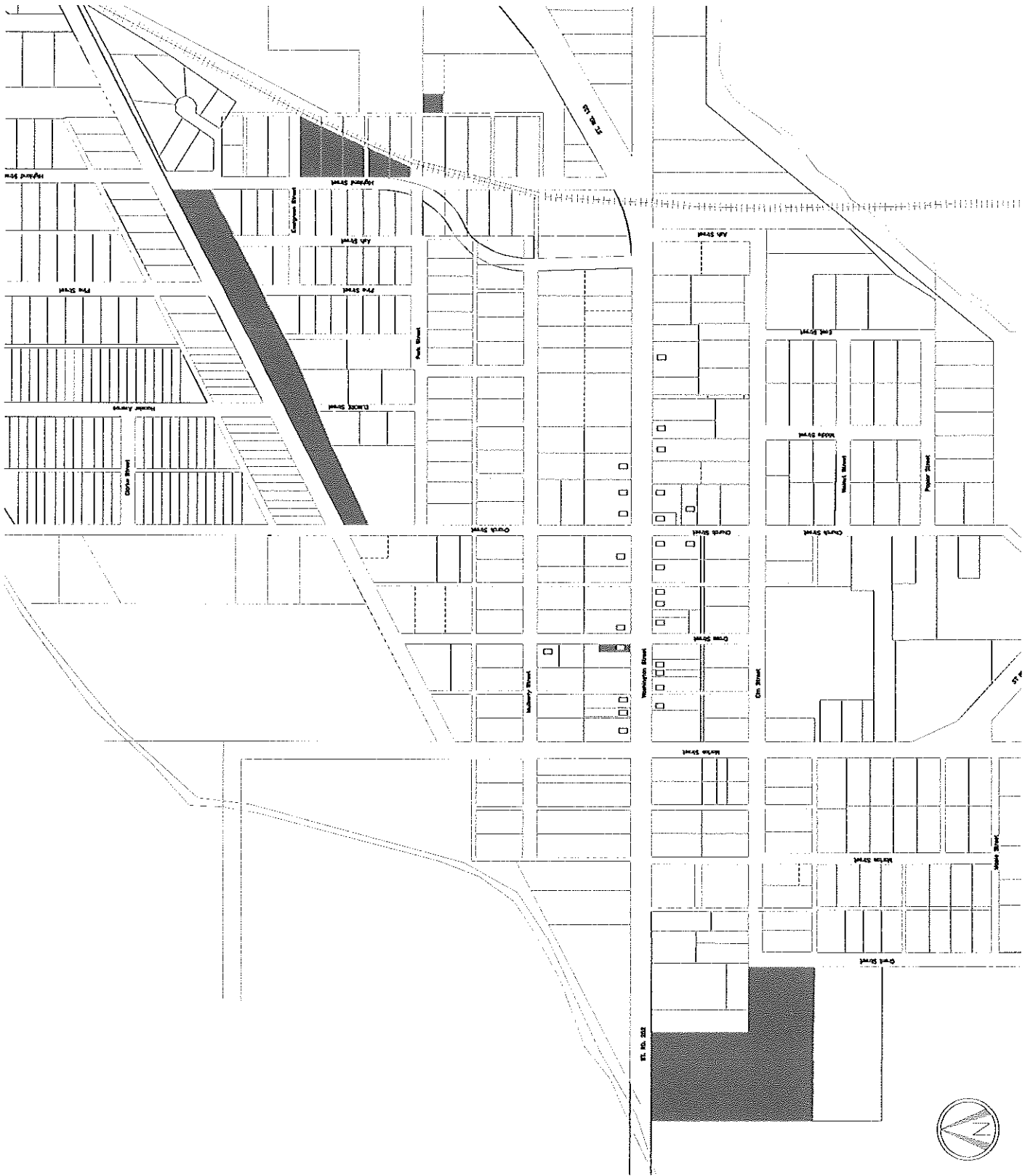


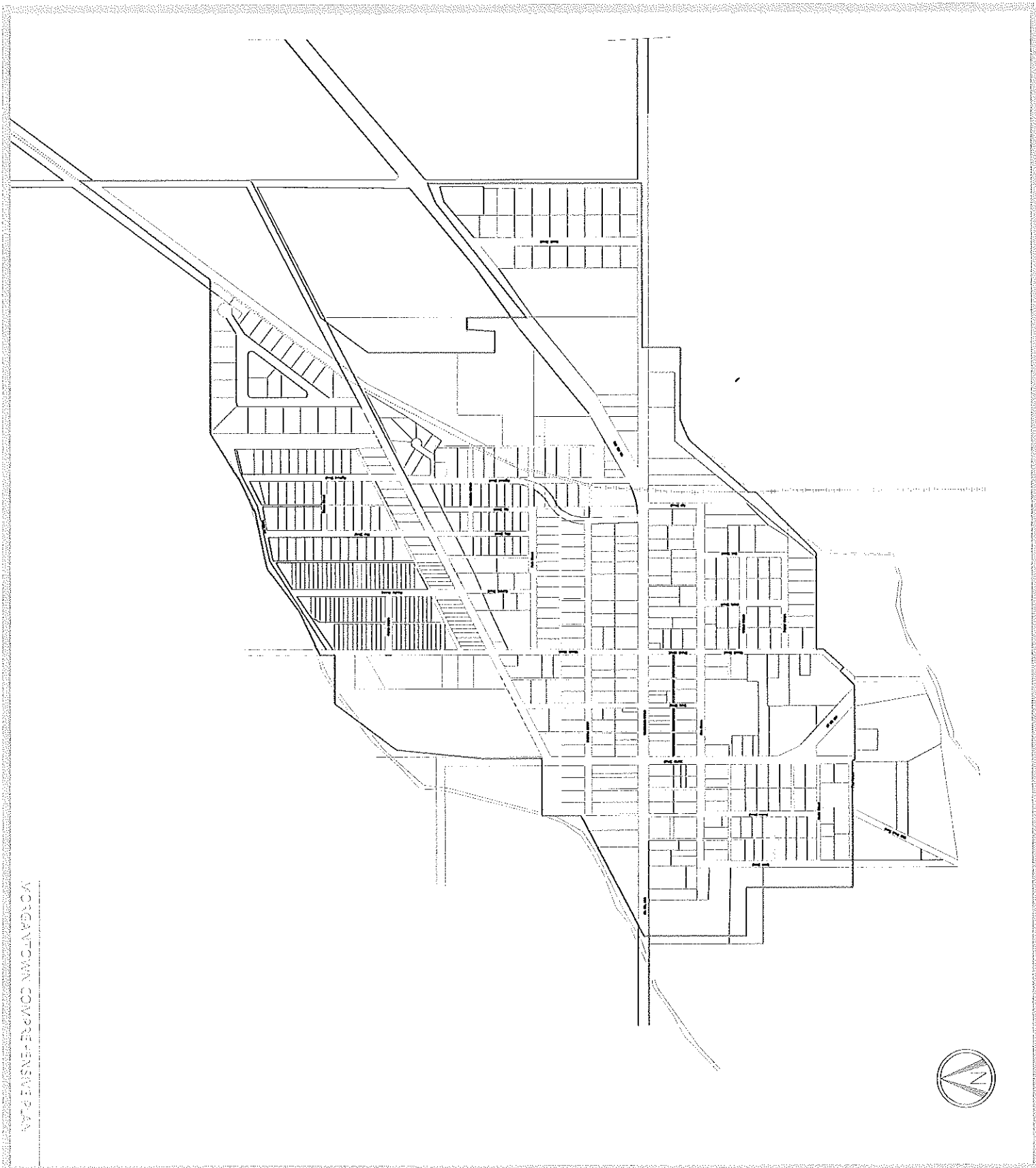
- 1. Old Market Store
- 2. Old West Building
- 3. French's Pub
- 4. Kelly's and Marie Antilles
- 5. Morgantown Hardware
- 6. Morgantown Hardware
- 7. Morgantown Hardware
- 8. Morgantown Hardware
- 9. Morgantown Hardware
- 10. Morgantown Hardware
- 11. Morgantown Hardware
- 12. Old Roads Garage
- 13. Bank
- 14. Bank
- 15. Driver's Travel Shop
- 16. Old West Garage
- 17. Morgantown Hardware
- 18. Morgantown Hardware
- 19. Morgantown Hardware
- 20. Morgantown Hardware
- 21. Morgantown Hardware
- 22. Morgantown Hardware
- 23. Morgantown Hardware
- 24. White Garage
- 25. Greenfield - Large Brick House
- 26. Large White House
- 27. Large White House
- 28. Large White w/wood front
- 29. Large White w/wood front
- 30. Large White w/wood front
- 31. Large White w/wood front
- 32. Large White w/wood front
- 33. Large White w/wood front
- 34. Large White w/wood front
- 35. Large White w/wood front
- 36. Large White w/wood front
- 37. Large White w/wood front
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- 99. Large White w/wood front
- 100. Large White w/wood front



CURRENT LAND USE







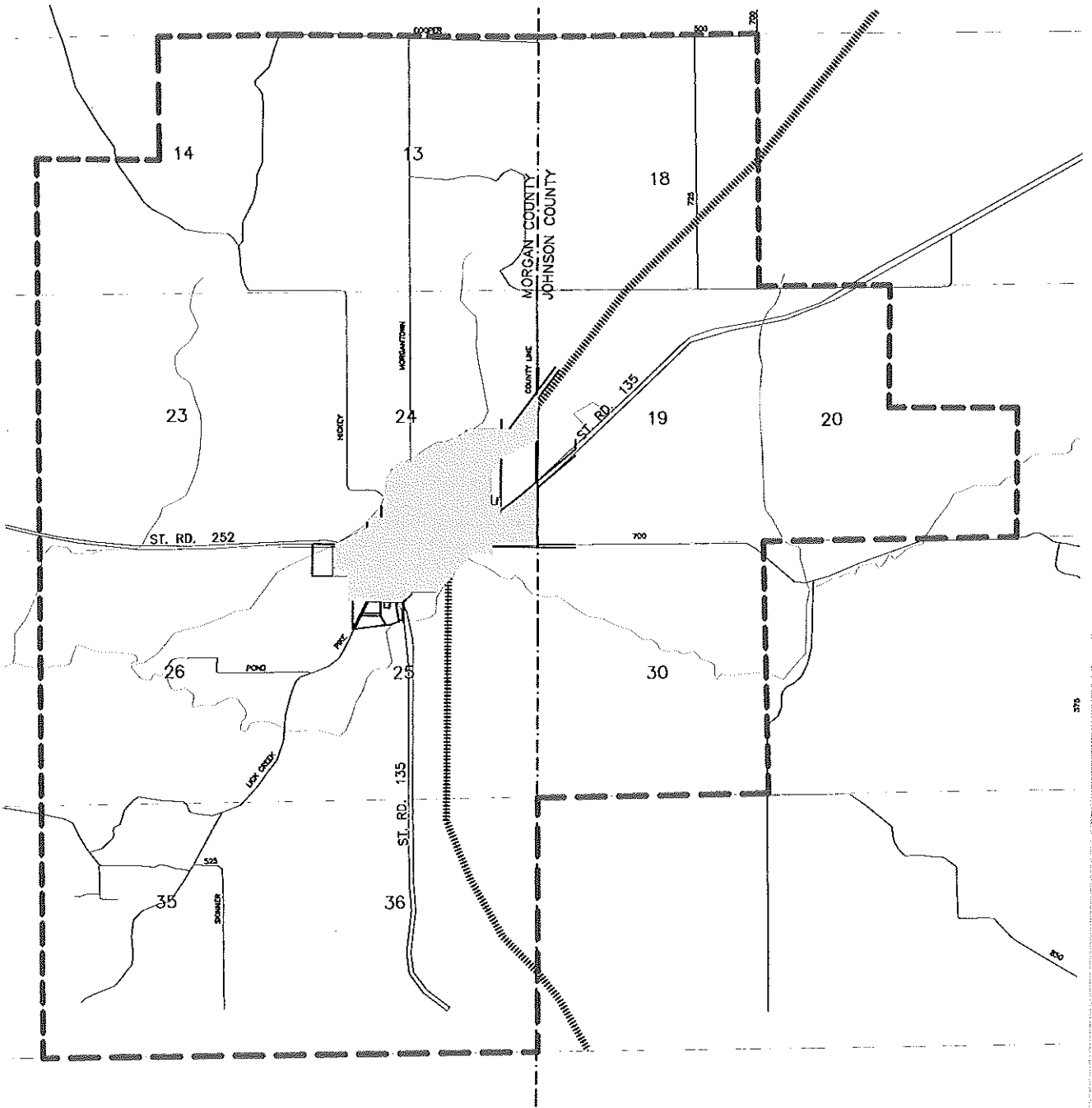
MORGANTOWN COMMISSIONERS



SUSAN MAY ALLEN, ARCHITECTS
8759 LICK CREEK RD.
MORGANTOWN, IN 46160
(812) 597-4393



2) EXISTING TOWN LIMITS



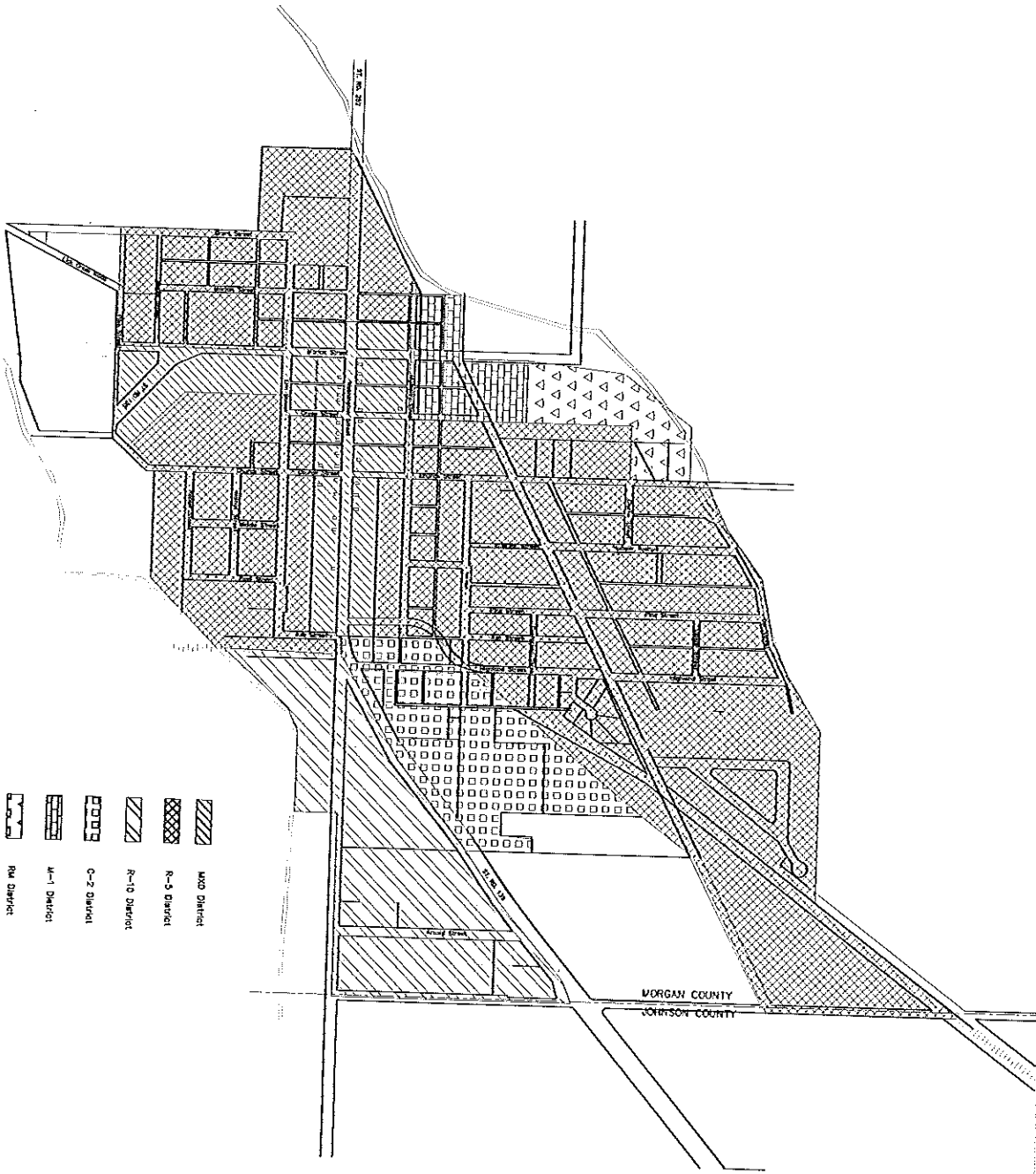
MORGANTOWN, IN 46160









SUSAN MAY ALLEN, ARCHITECTS
 8759 LICK CREEK RD.
 MORGANTOWN, IN 46160
 (812) 597-4393



BUFFER ZONE

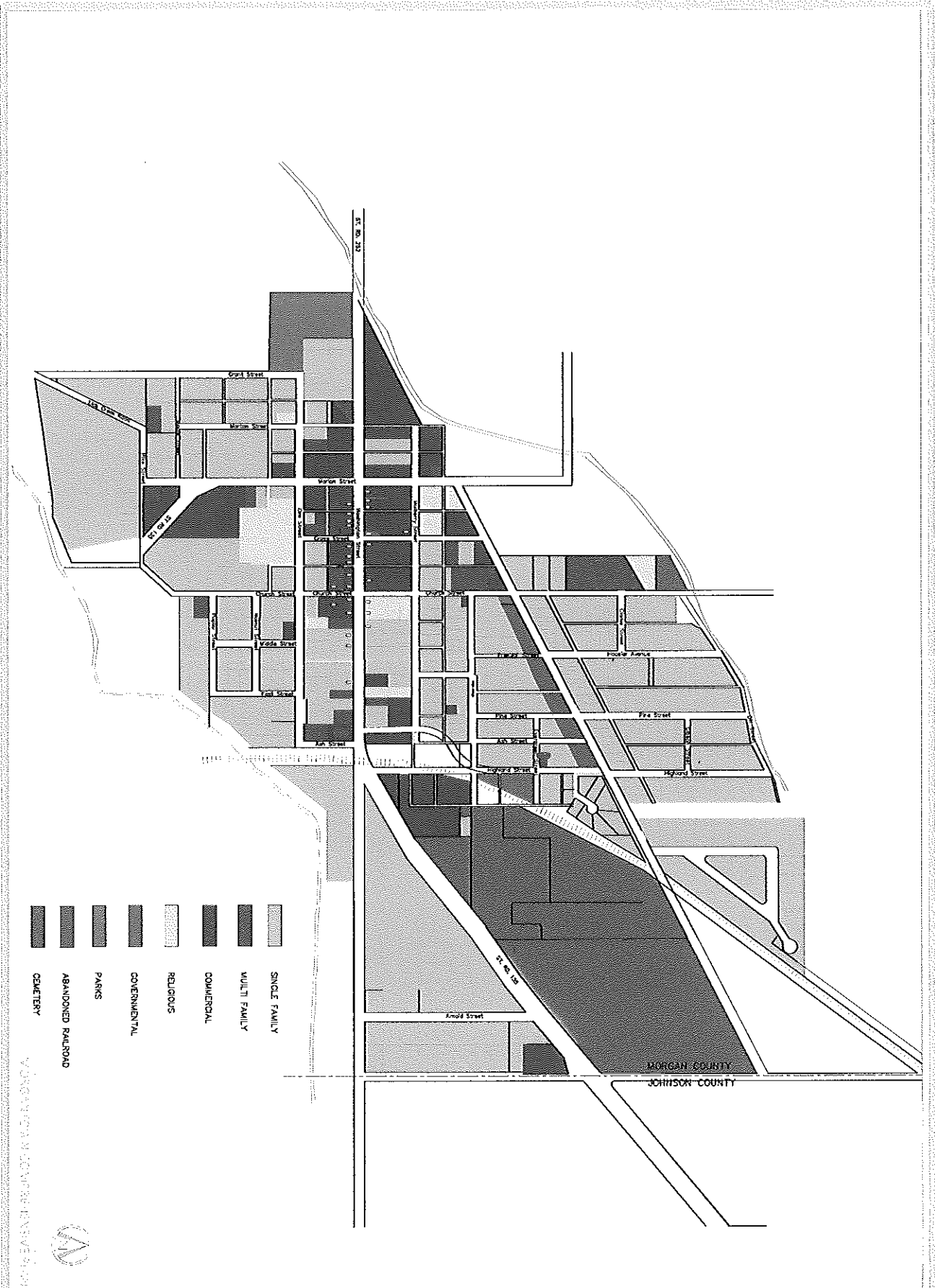


-  MD District
-  R-3 District
-  R-10 District
-  O-2 District
-  M-1 District
-  RM District

SUSAN MAY ALLEN, ARCHITECTS
 5755 LOCK CREEK RD.
 MORGANTOWN, W. VA. 26505

SUSAN MAY ALLEN, ARCHITECTS
 5755 LOCK CREEK RD.
 MORGANTOWN, W. VA. 26505

BY KENNETH S. ZIMMERMAN



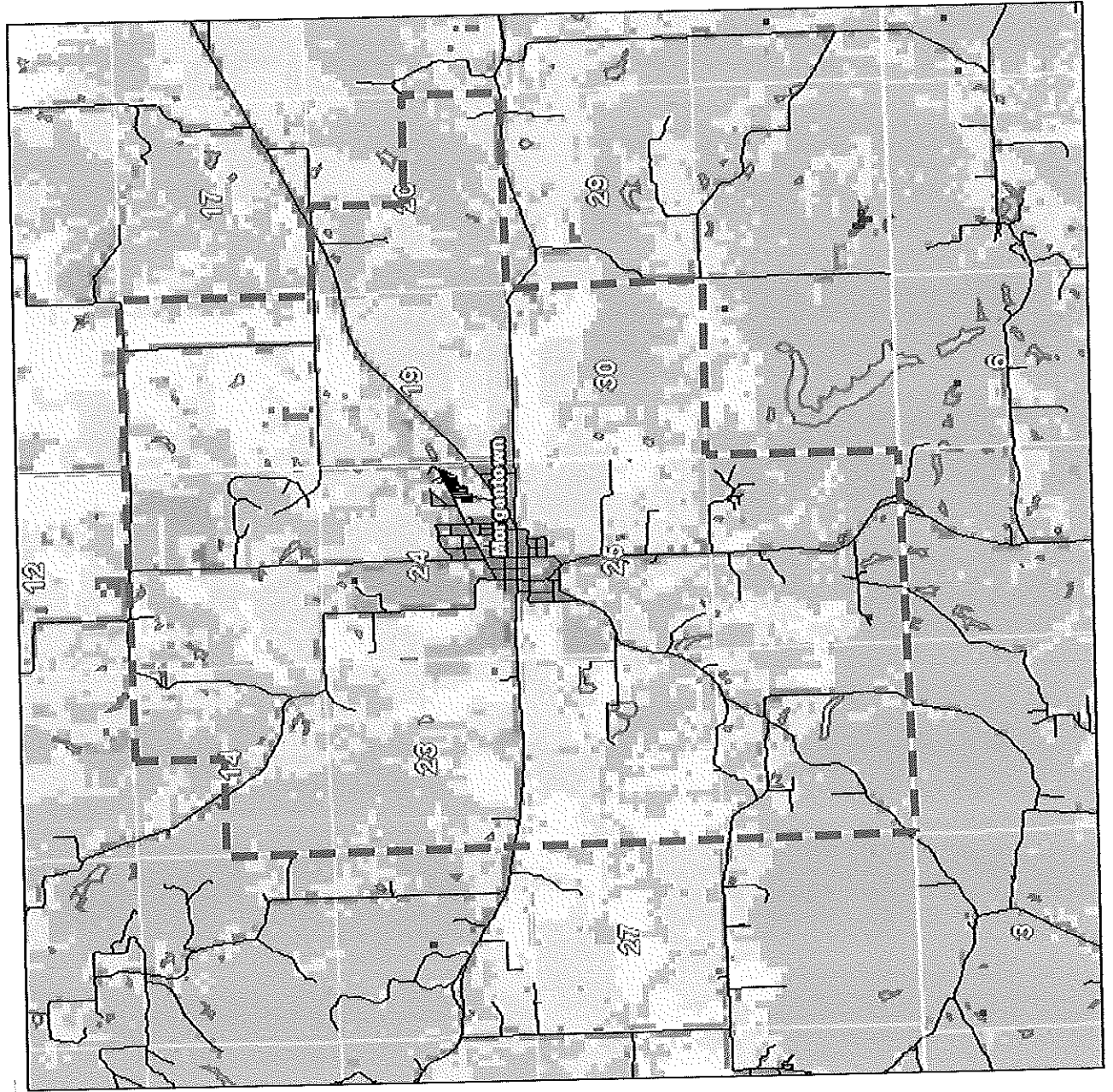
VONGRUBOR & COMPANY ENGINEERS



SUSAN MAY A'HEIL, ARCHITECTS
 6700 LOC CREEK RD.
 MORGANTOWN, W. VIRGINIA
 (304) 597-4293



CURRENT LAND USE



MORGANTOWN COMPREHENSIVE PLAN

This map is conceptual in nature and should not be relied upon for any purpose. Consult the proper agencies for exact and accurate information.



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 MORGANTOWN, IN 46160
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EXISTING FARM LAND



WEST VIRGINIA COLLEGE CENTER, WEST VIRGINIA



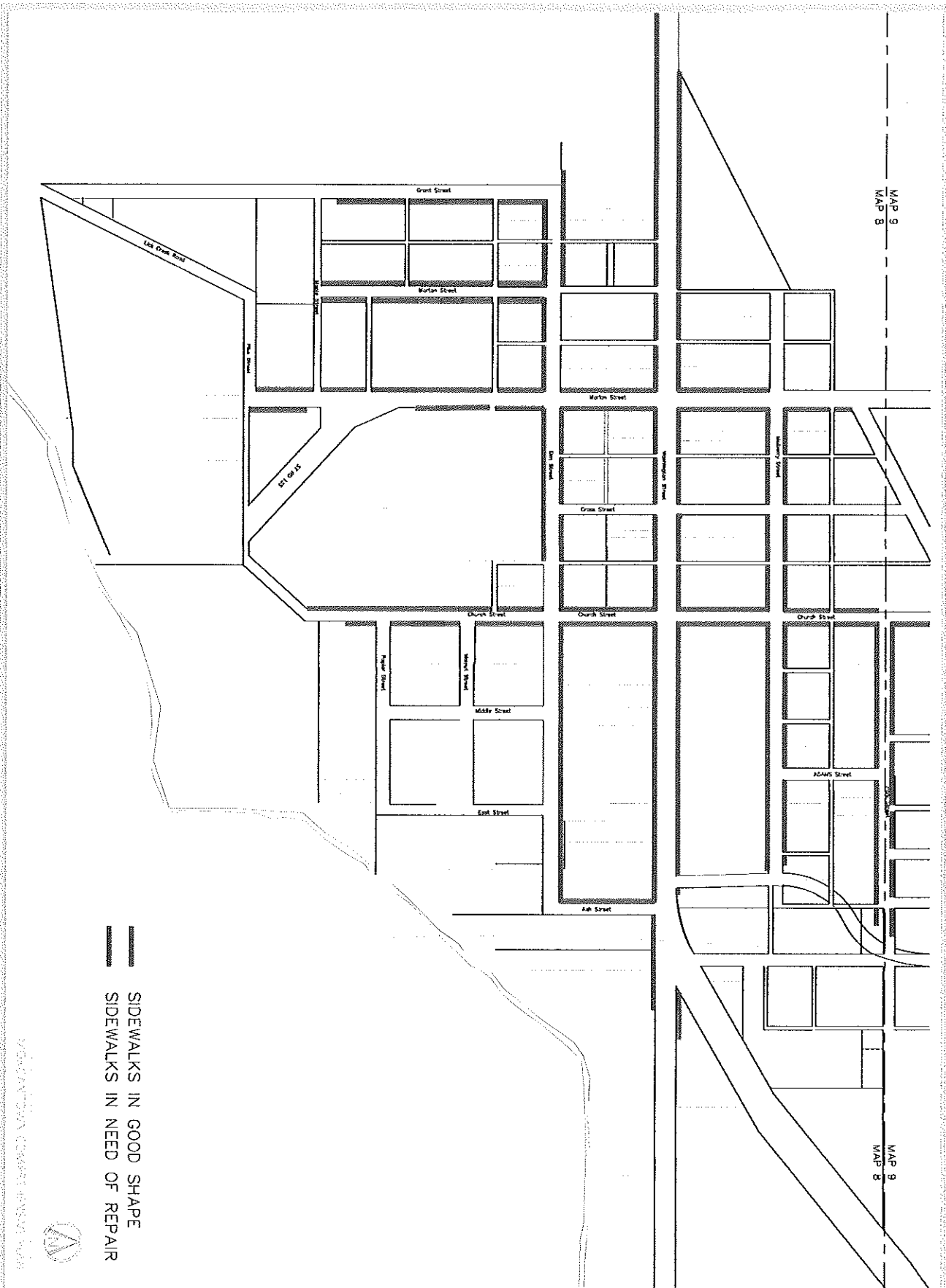
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See Soil Surveys of Johnson (36,40) and Morgan County (56,62) for detailed information regarding the soil types

Susan May Allen, Architects
 8759 Lick Creek Road
 Morgantown, Indiana 46160
 317-838-4393



SOILS MAP



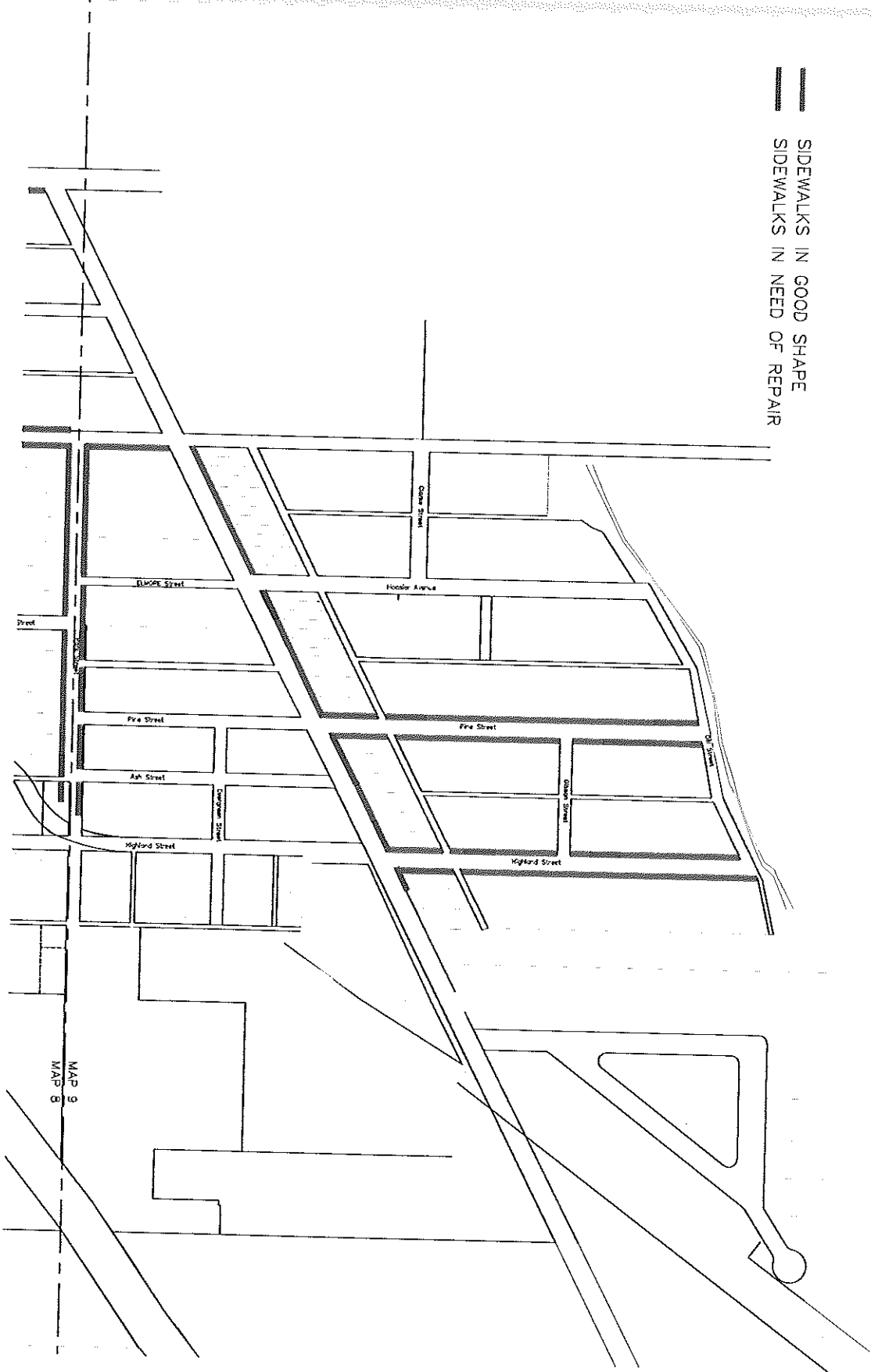
WINDYBROOK, GEORGE TOWN, VA



———— SIDEWALKS IN GOOD SHAPE
 - - - - SIDEWALKS IN NEED OF REPAIR



== SIDEWALKS IN GOOD SHAPE
 --- SIDEWALKS IN NEED OF REPAIR



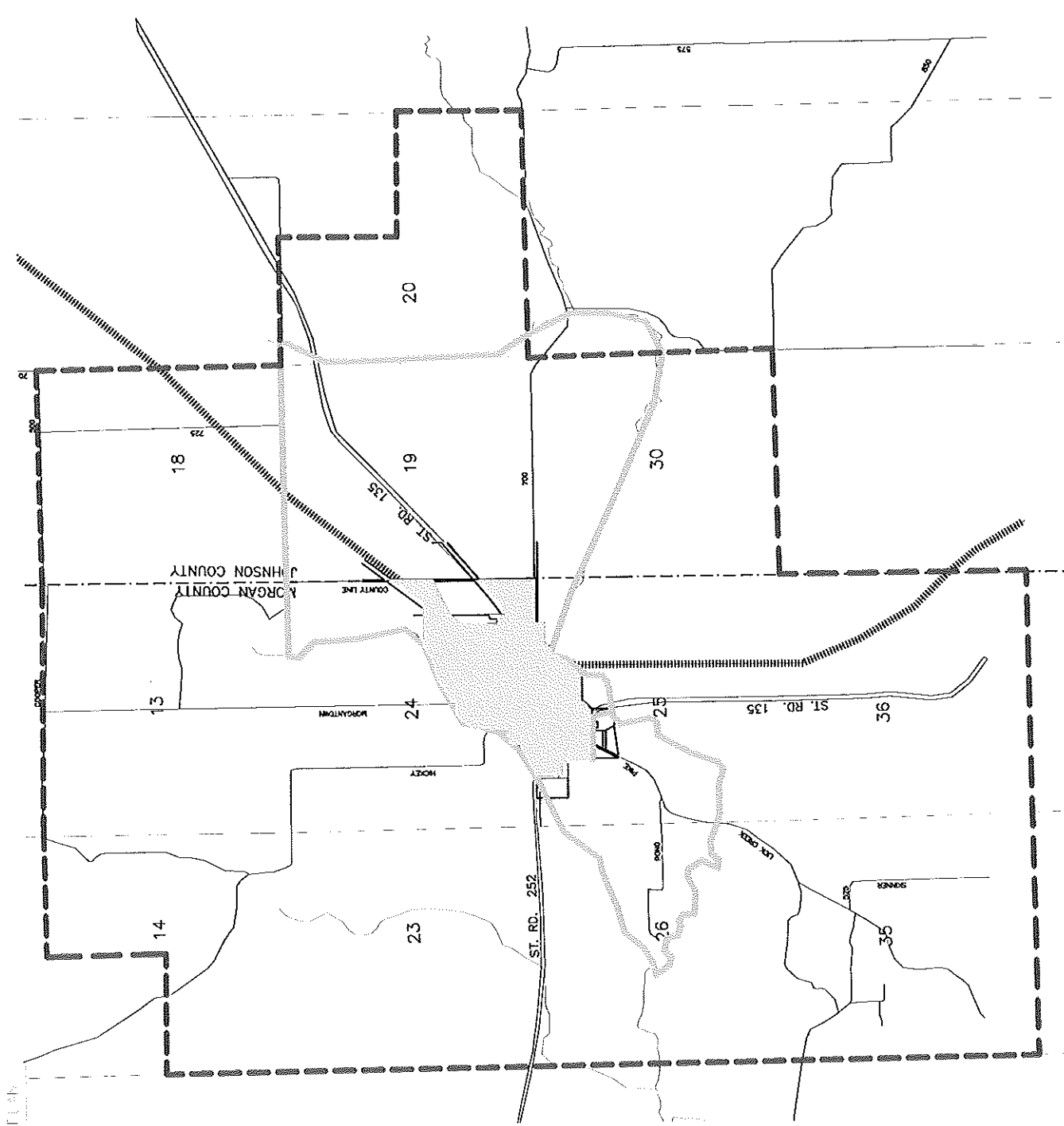
MAP 9
MAP 8

MORGANTHAU CONSULTANTS, INC.



SUSAN MAY ALLEN, ARCHITECTS
 6750 LICK CREEK RD.
 MORGANTHAU, IN 46160

EXISTING SIDEWALKS



MORGAN COUNTY - JOHNSON COUNTY

— PROPOSED BIKE PATH



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 MORGANTOWN, IN 46160
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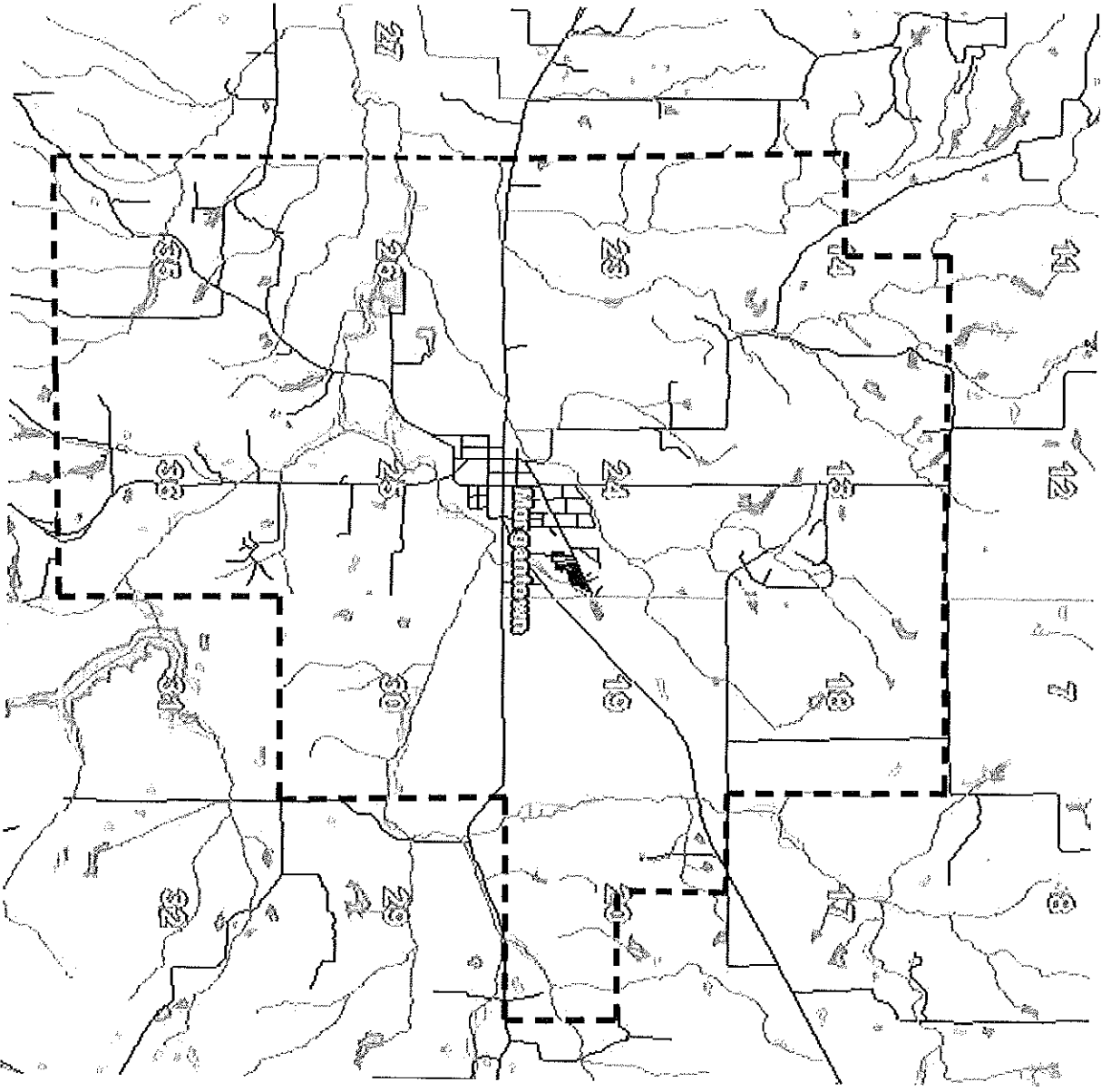





PROPOSED BIKE PATH



- SIDEWALKS IN GOOD SHAPE
- - - SIDEWALKS IN NEED OF REPAIR
- · · PROPOSED SIDEWALKS





 Wetlands
 Wetlands Lines
 Buffer Zone



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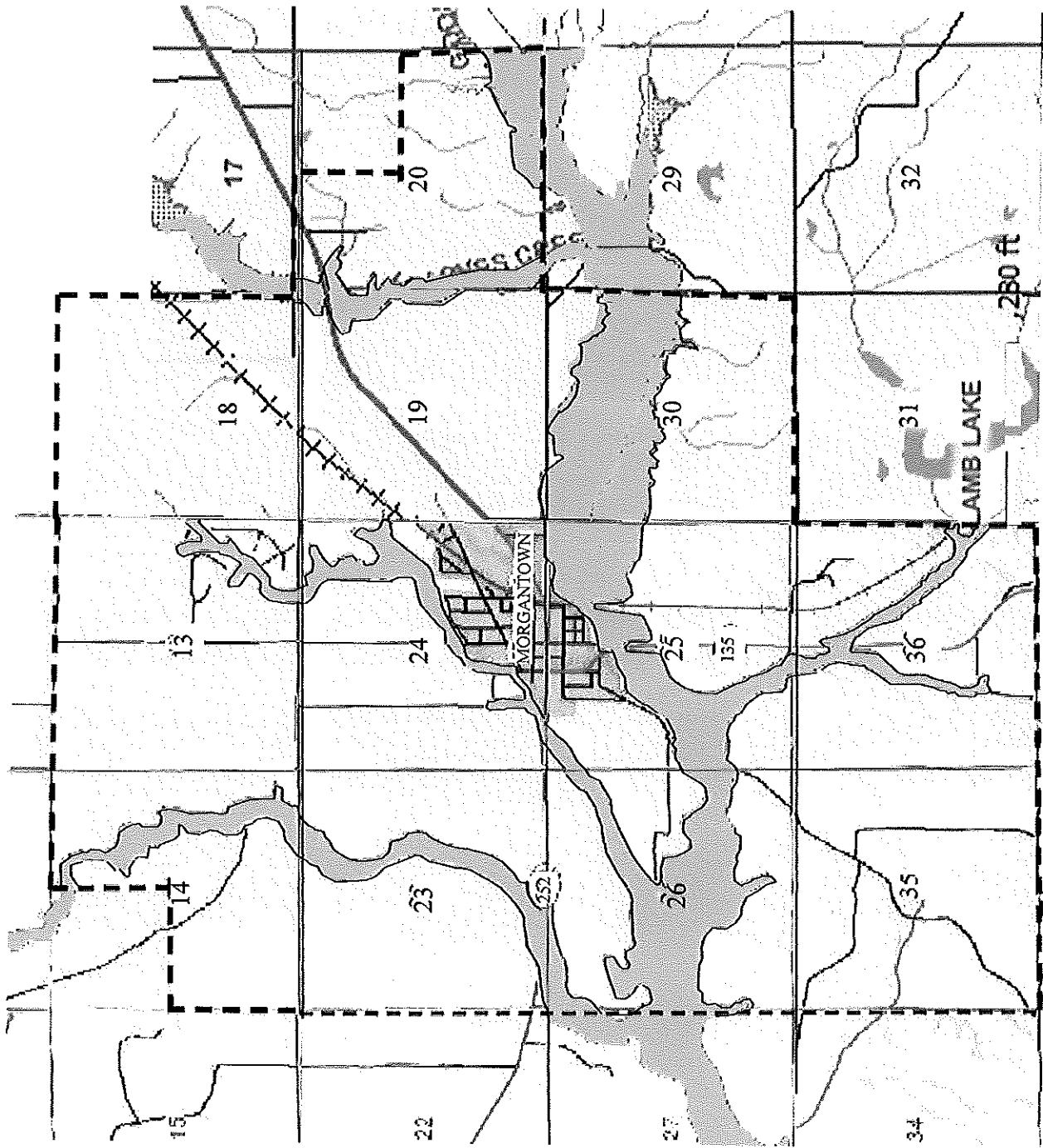
MORGANTOWN TOWNSHIP, INDIANA

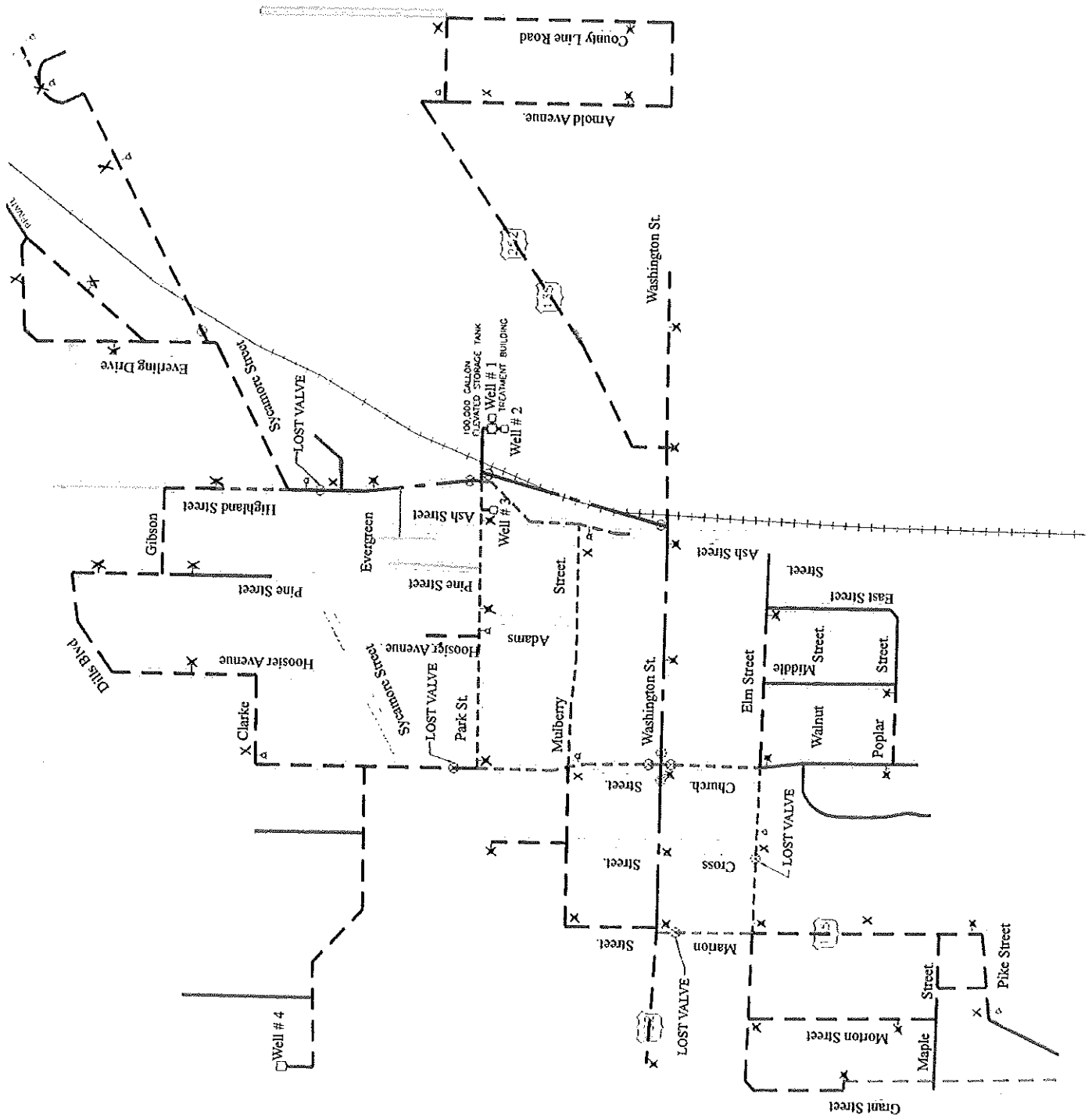
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 Morgantown, Indiana 46160
 (812) 597-4393



 Floodplain
 Buffer Zone Area

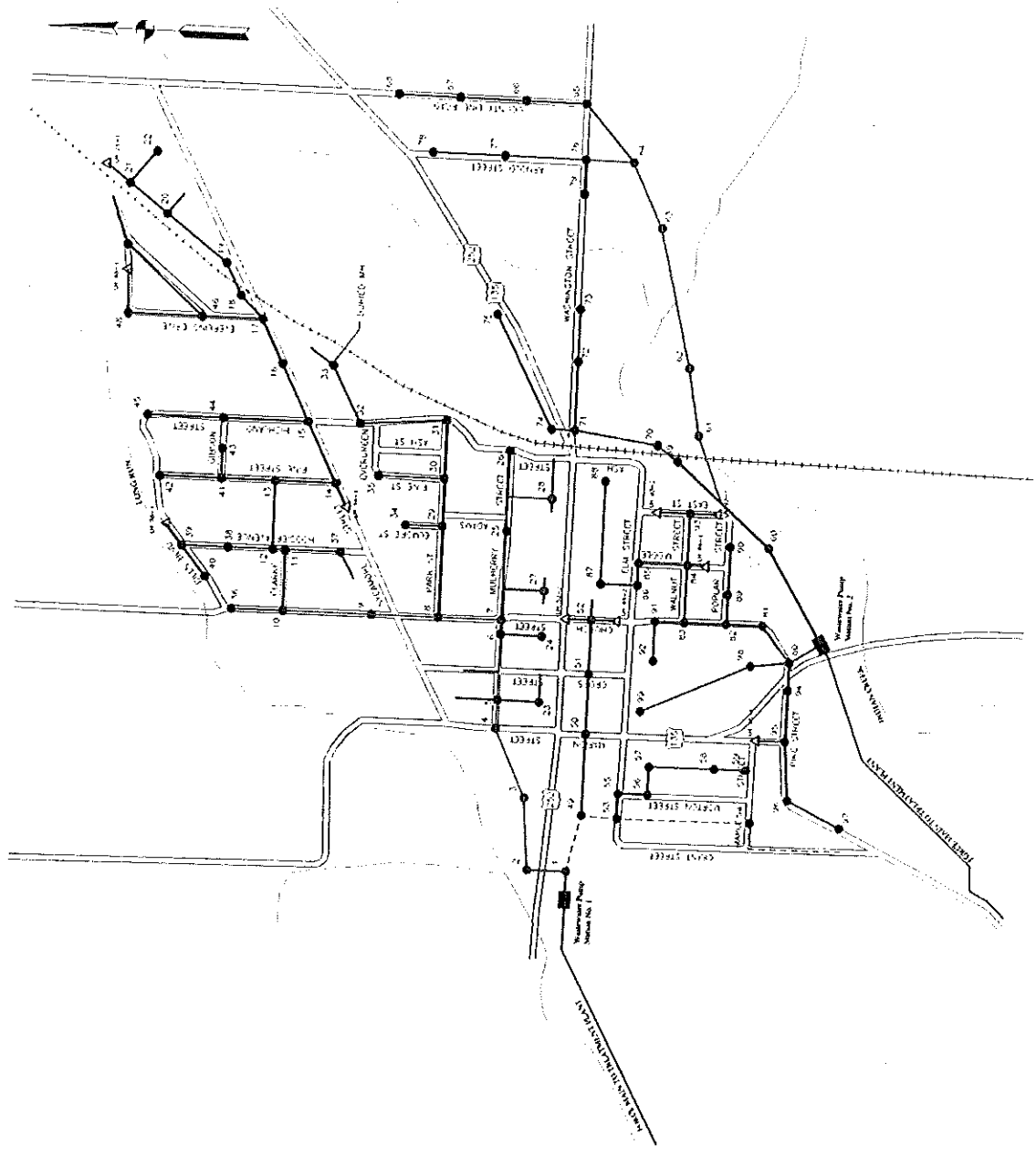
This map is conceptual in nature and should not be relied upon for any purpose. Consult the proper agencies for exact and accurate information.





LEGEND

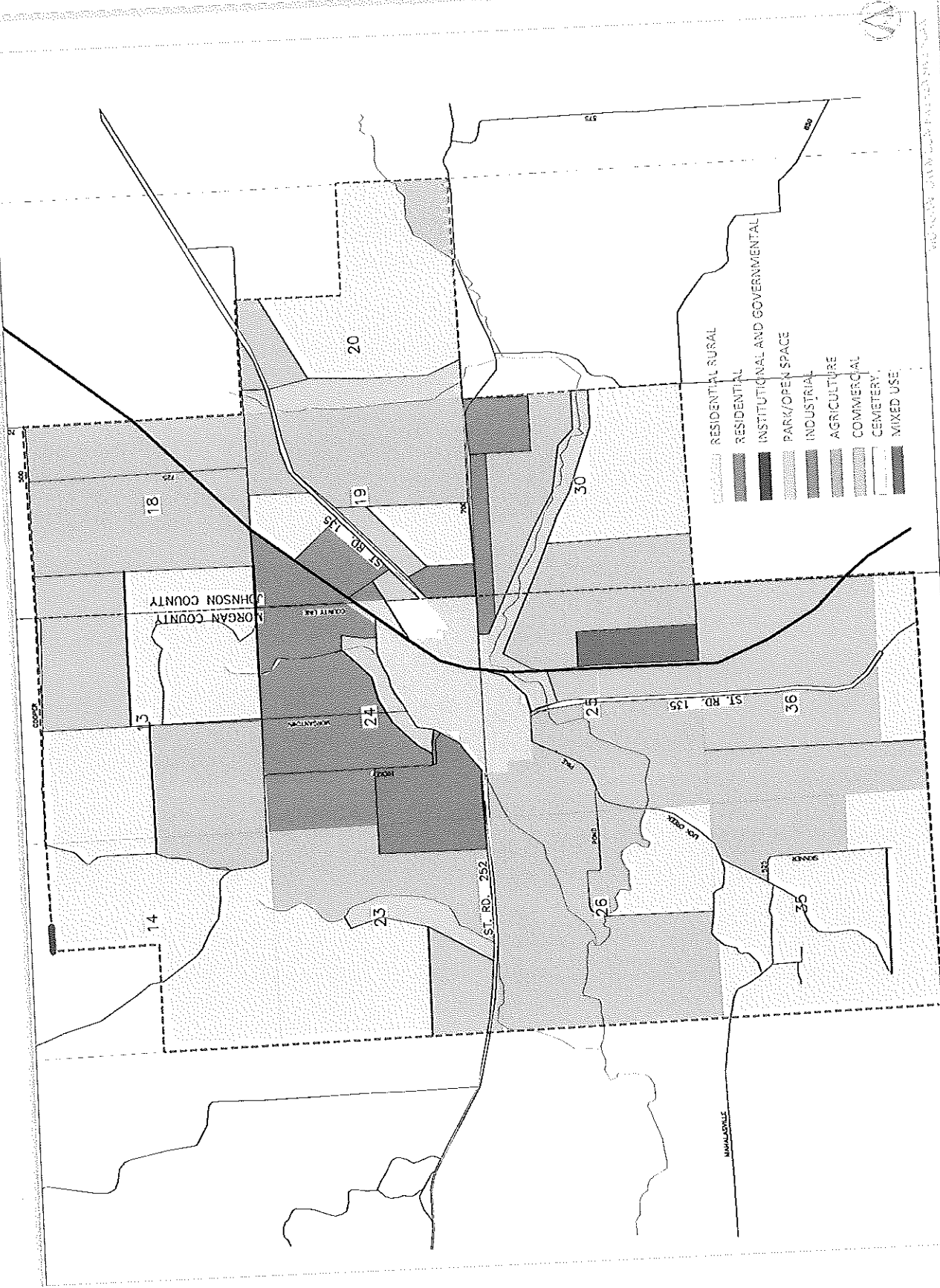
- 1" SAND LINE
- 4" SAND LINE
- 8" SAND LINE
- 12" SAND LINE
- 18" SAND LINE
- 24" SAND LINE
- 36" SAND LINE
- 48" SAND LINE
- 60" SAND LINE
- EXISTING MANHOLE
- EXISTING SAND HOLE
- EXISTING LIFT STATION



FUTURE LAND USE

16

ROSAN MAY ARCHITECTS
 8700 W. CO. RD. #10
 RECREATION, N 48160
 (212) 397-6515



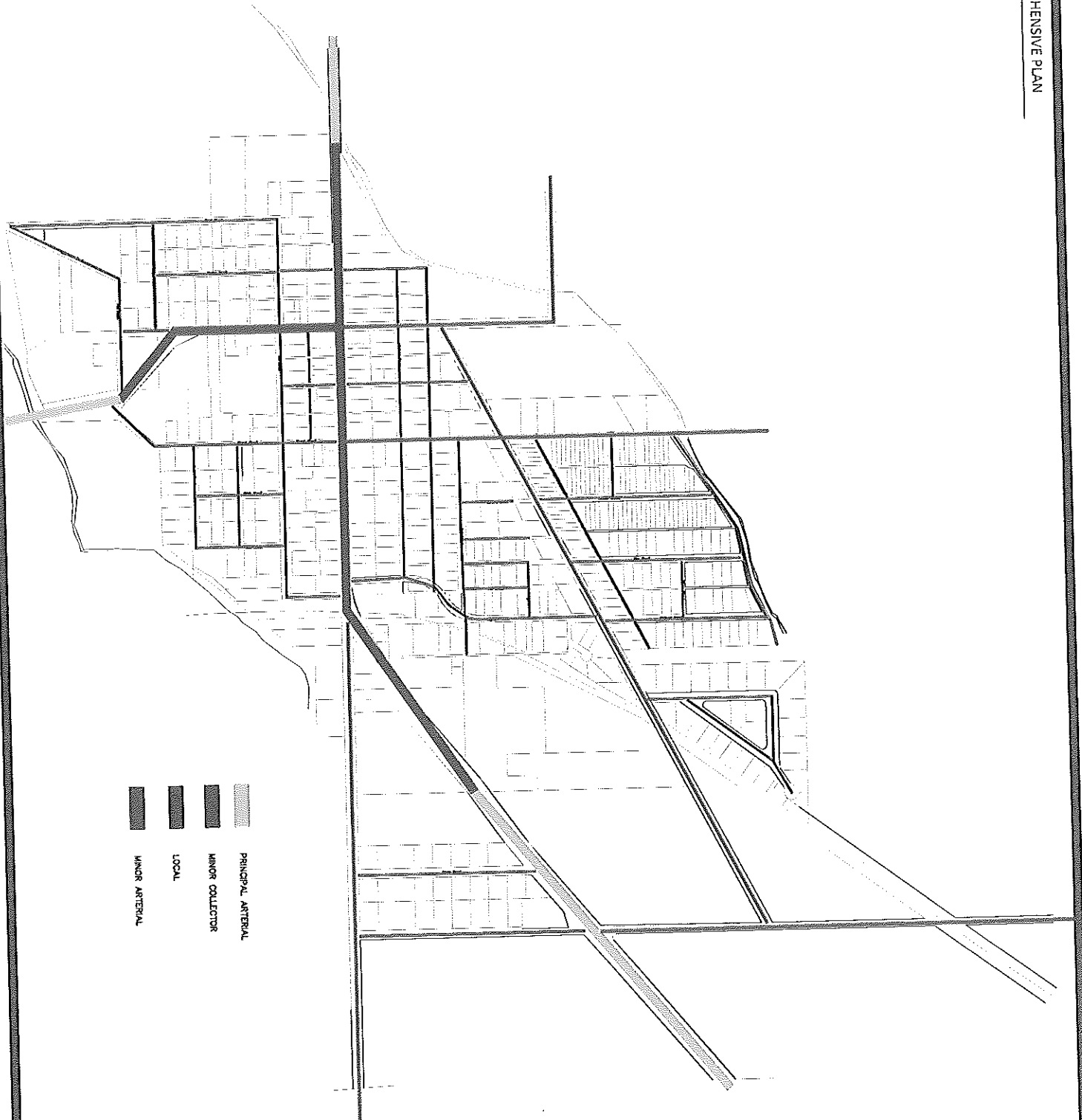
ROSAN MAY ARCHITECTS





TOWN TRANSPORTATION



SUSAN MAY ALLEN, ARCHITECTS
8759 LICK CREEK RD.
MORGANTOWN, IN 46160
(317) 597-4393

MORGANTOWN COMPREHENSIVE PLAN



-  PRINCIPAL ARTERIAL
-  MINOR COLLECTOR
-  LOCAL
-  MINOR ARTERIAL

BUFFER ZONE TRANSPORTATION

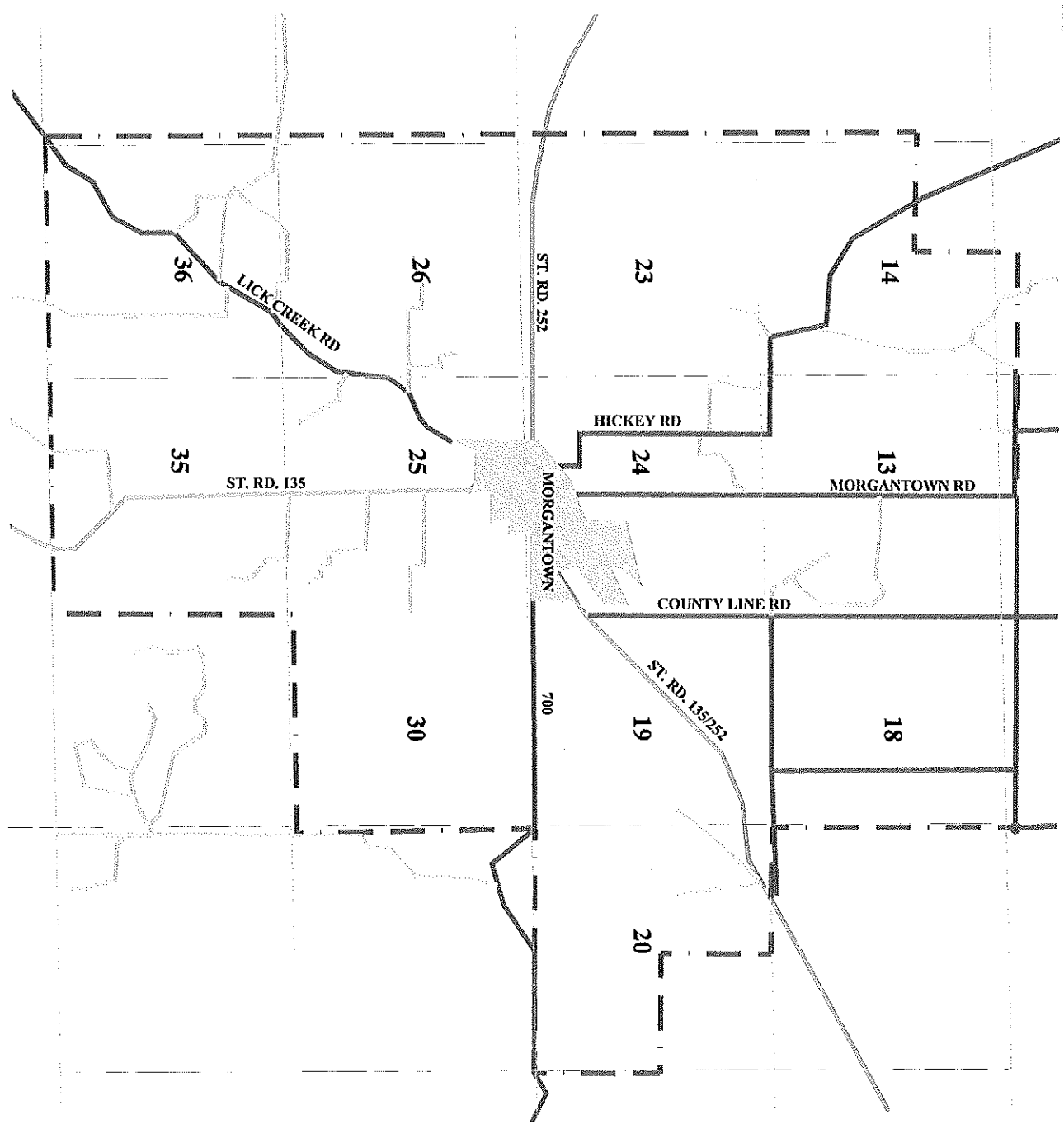


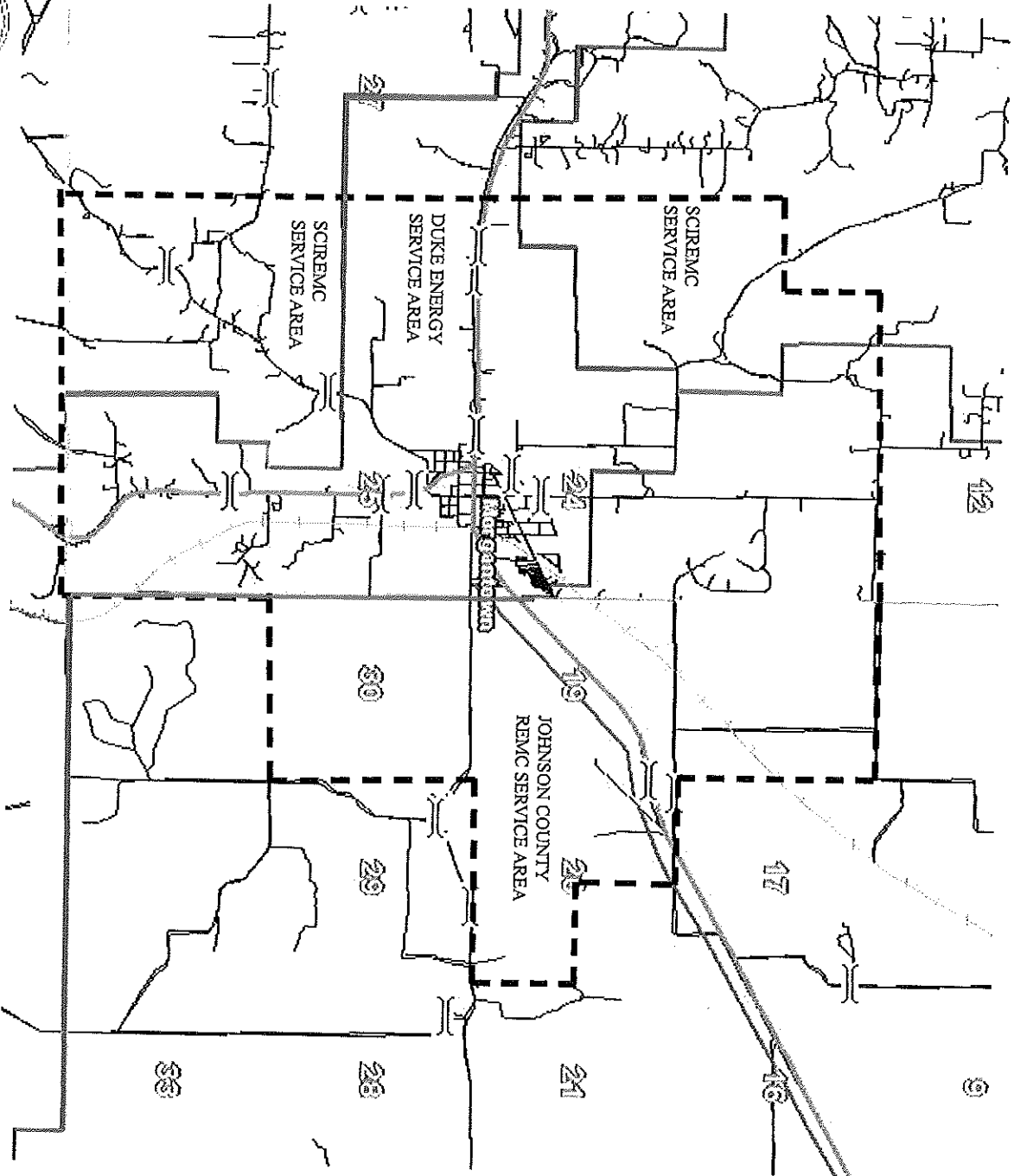
SUSAN MAY ALLEN, ARCHITECTS
8759 LICK CREEK RD.
MORGANTOWN, IN 46160
(812) 597-4393

MORGANTOWN COMPREHENSIVE PLAN



- PRINCIPAL ARTERIAL
- MINOR COLLECTOR
- LOCAL

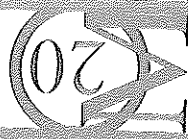




- █ Natural Gas Pipeline
- Electric Service Area
- - - Buffer Zone

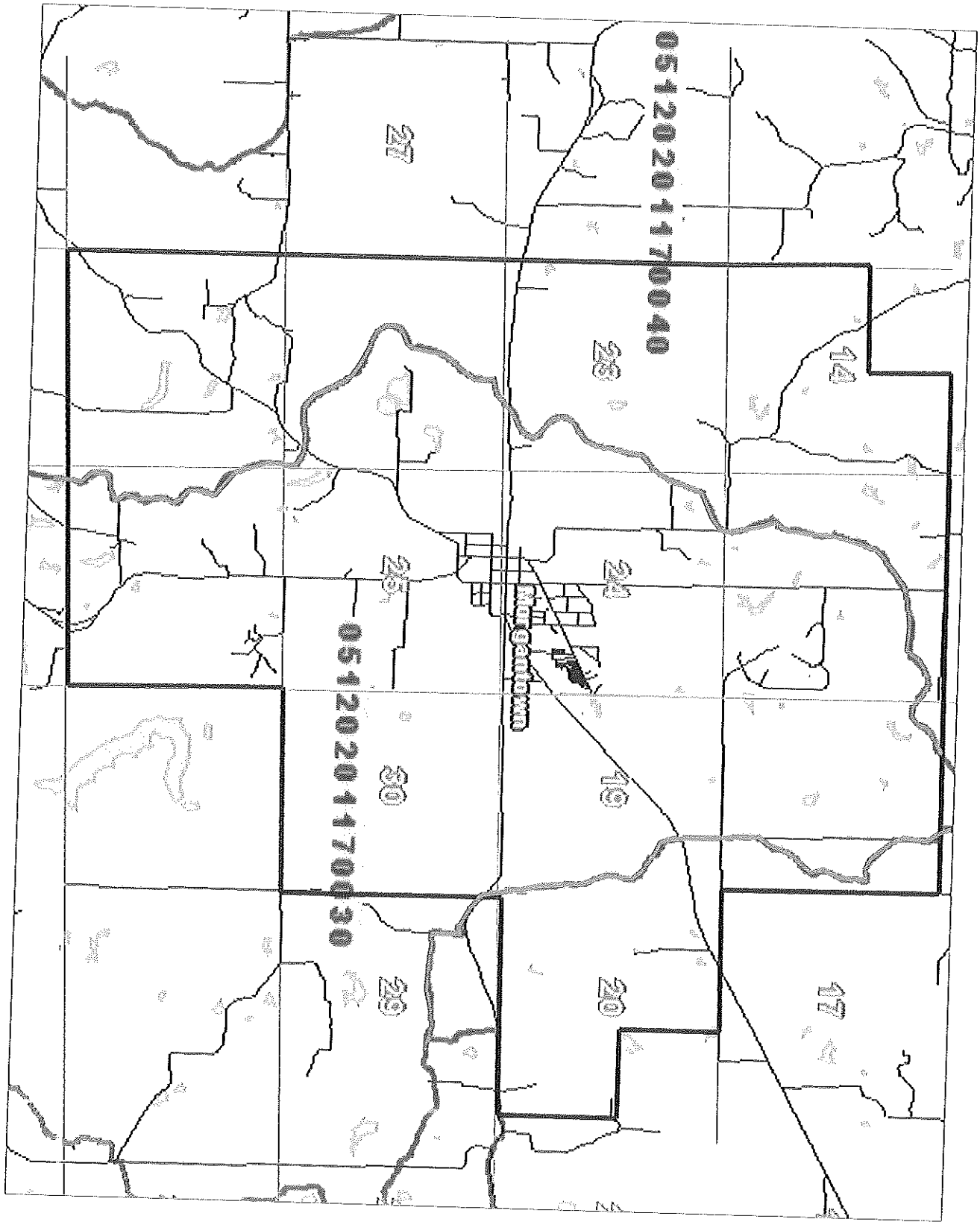
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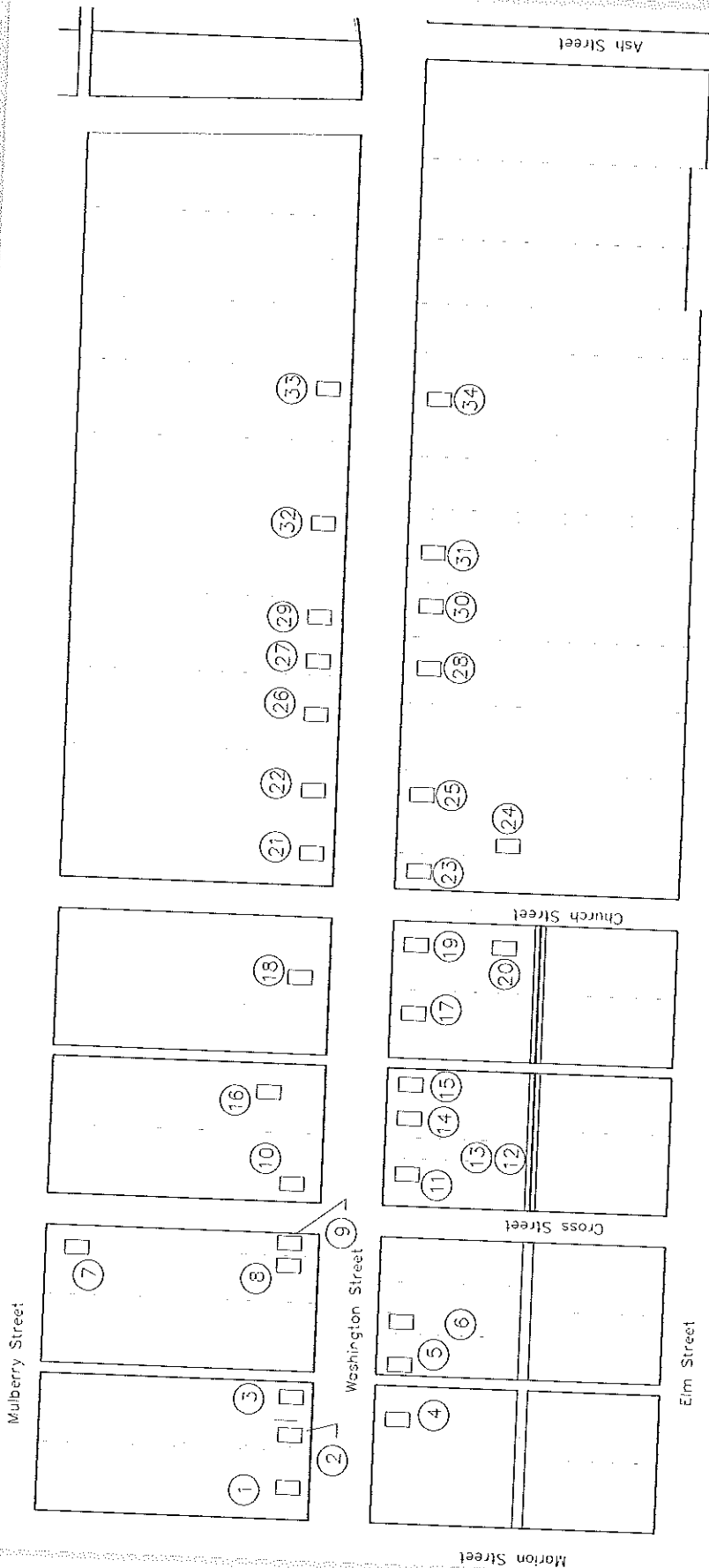


WATERSHED AREAS

This map is conceptual in nature and should not be relied upon for any purpose. Consult the proper agencies for exact and accurate information.



HISTORIC BUILDINGS



- 1. First Merchants Bank
- 2. Old Vault Building and small building
- 3. Frenchies Pub
- 4. Kathy's and Rolfe Antiques
- 5. Linda Marie's
- 6. Morgan town Hardware
- 7. O.O. Elkins Ice House
- 8. Cullen House
- 9. Town Hall
- 10. Griffitt House
- 11. Addy's Fabric Shop
- 12. Old Woods Garage
- 13. Empty
- 14. Clock Shop
- 15. Critser's Flower Shop
- 16. Old Lake Garage
- 17. Barber Shop, Library, Cripple Crow and Me
- 18. Poyner Chevalot
- 19. Former Wisby Hotel
- 20. Former Wisby Garage
- 21. Margantown United Methodist
- 22. MUMC Parsonage
- 23. Former Telephone exchange
- 24. White Garage
- 25. Serendipity- Large Brick House
- 26. Miller House
- 27. Large White House
- 28. Large House w/Small Front Attachment and Building Behind House
- 29. Smaller Brick House
- 30. Small House Back Off Street
- 31. Brick House
- 32. Large 2-Story Brick House
- 33. Former Christian Church
- 34. Large 2-Story Brick House



Woodsboro, Maryland