

Character Area excerpts taken from:

*Standards and Procedures for Local Comprehensive Planning
“Local Planning Requirements”*

Chapter 110-12-1-.03

(iii) Recommended Character Areas. Identify recommended boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.09) covering the entire community, including the areas requiring special attention identified above and existing community sub-areas for which plans have already been prepared. Refer to the list of recommended character areas provided in the State Planning Recommendations for suggestions. The recommended character areas may be represented either as a separate map or as an overlay on the Existing Land Use Map.

Chapter 110-12-1-.09

(a) ‘Character Area’ means a specific geographic area within the community that:

- has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.

(ii) Areas Requiring Special Attention. Evaluate the existing land use patterns and trends within the jurisdiction of the local government (including areas that are likely to be annexed within the planning period) to identify any areas requiring special attention, including:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites);
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.