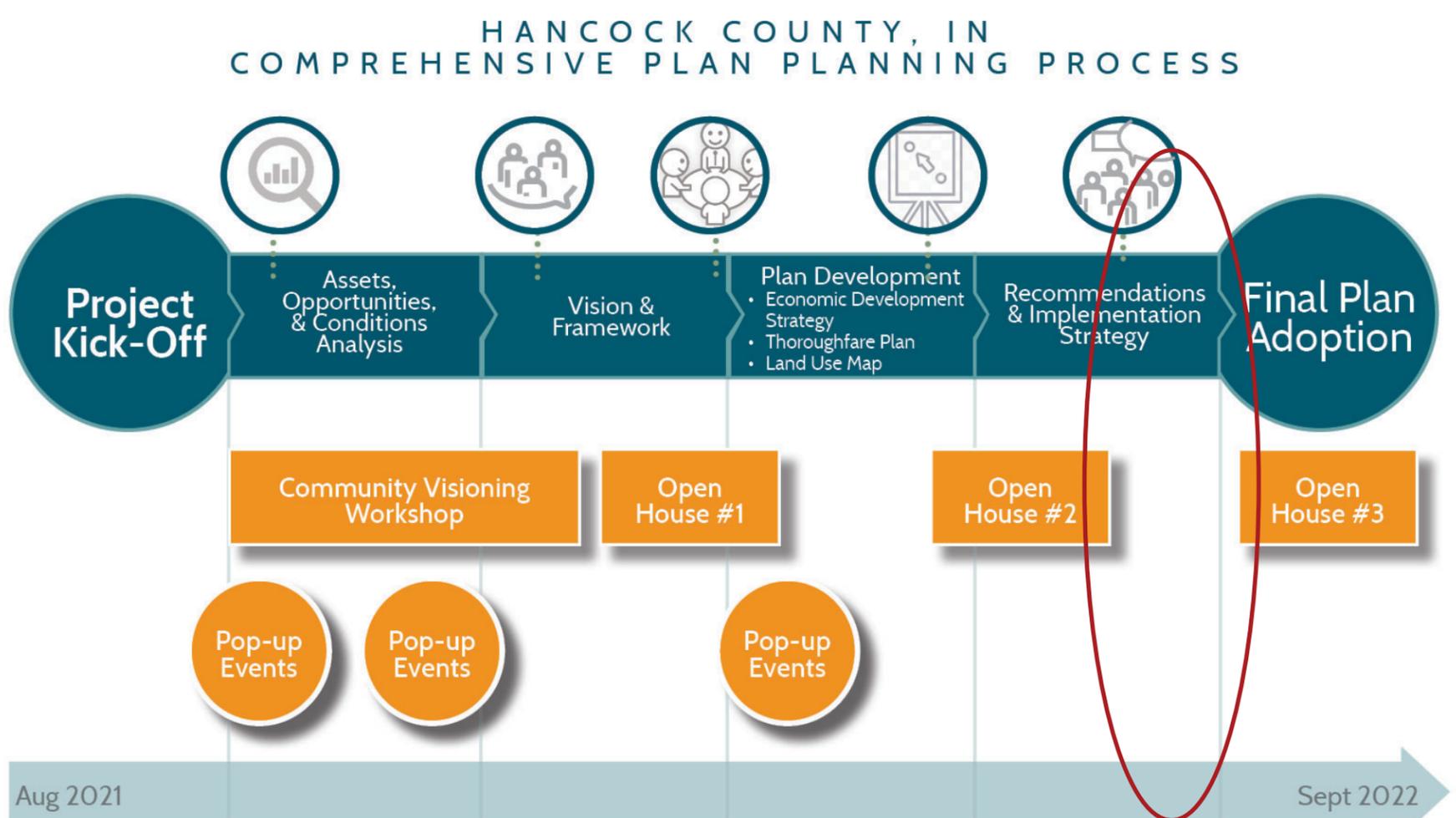


## What is a Comprehensive Plan?

- Comprehensive planning is the process that helps communities discern their goals and aspirations for how their community develops from a variety of different aspects such as housing, land use, transportation, parks, recreation, and infrastructure.
- Policy document that serves as the backbone of local government planning, and which informs a broad spectrum of policy tools ranging from development regulations to public facilities.

## What can it do?

- Lead to **consistent decision making** on land development issues.
- Local officials, residents, and developers can **refer to the Plan in making day-to-day decisions**.
- **Manage growth** so that it does not occur in a haphazard pattern.
- **Help the County spend money wisely and grow effectively** so that service costs do not result in a heavy tax burden on property owners.
- **Help preserve the rural aspects, character, and natural resources** of Hancock County.
- **Provide a sound basis to update land use regulations**, such as the zoning ordinance.





## TRADITIONAL NEIGHBORHOOD

Traditional Neighborhood design aims to enhance quality of life and community character through integrated multi-modal transportation options, diverse housing types, parks, schools, services, and jobs within walking distance of one another, preserving environmental systems, and reducing long-term demand for fiscal resources.

This can be accomplished by implementing the following guiding:

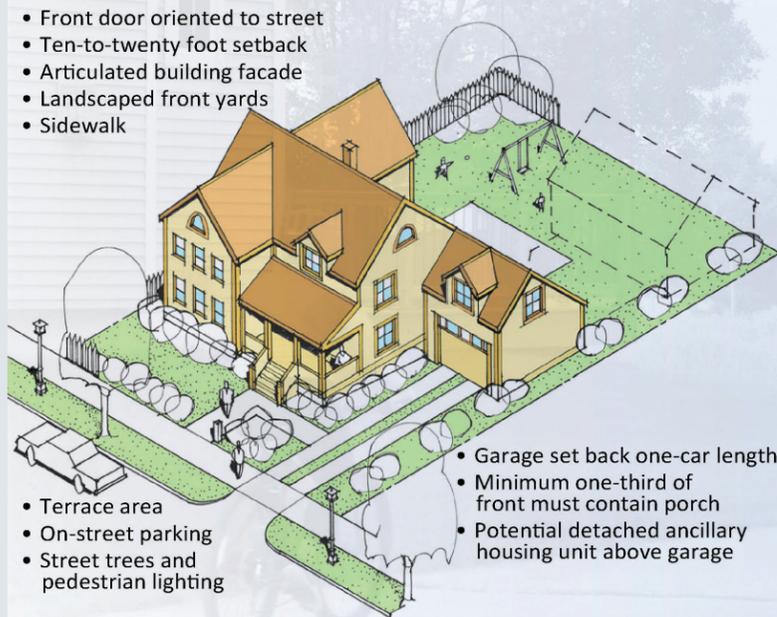
- Establishing community gathering places
- Providing housing variety
- Advancing equity and inclusion
- Blending land uses
- Promoting walkability
- Promoting connectivity
- Calming traffic
- Creating attractive and active streetscapes
- Highlighting natural areas
- Incorporating public health and sustainability



- Street trees and pedestrian lighting
- Minimized building setbacks
- Pedestrian-scaled features
- Landscape front yards

- Balconies, bays, porches
- Front door oriented to street

Streetscape

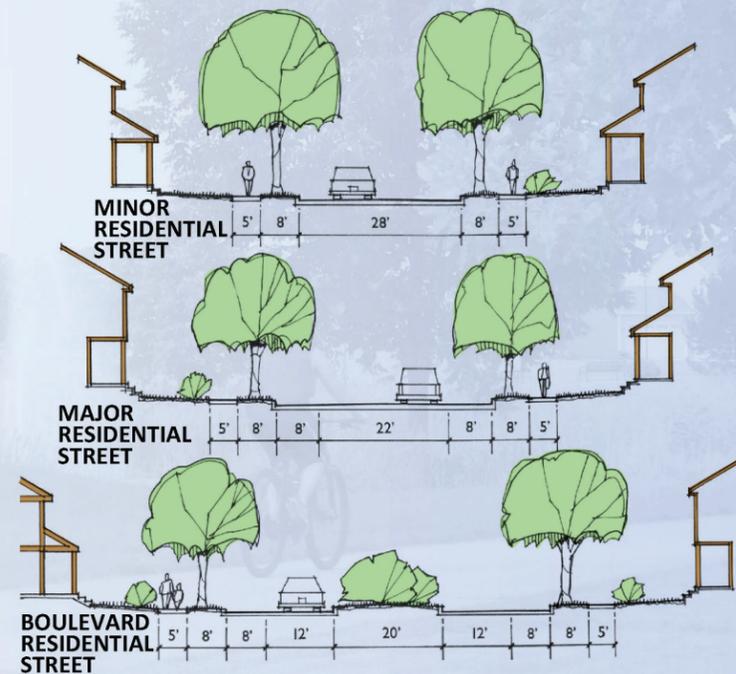


- Front door oriented to street
- Ten-to-twenty foot setback
- Articulated building facade
- Landscaped front yards
- Sidewalk

- Terrace area
- On-street parking
- Street trees and pedestrian lighting

- Garage set back one-car length
- Minimum one-third of front must contain porch
- Potential detached ancillary housing unit above garage

Single Family Parcel



Street Cross-Sections



- Porches, bays, balconies
- Ten-to-twenty foot setback
- Articulated building
- Landscaped front yards

- Rear parking
- Play area

- Sidewalk
- Terrace area
- On-street parking
- Street trees and pedestrian lighting

- Front doors oriented to street
- Facade rhythm reflecting adjacent single-family

Multi-Family Parcel

### PLAN RELATIONSHIP

*How does Traditional Neighborhood Design relate to FutureHancock?*

To pursue the goals and objectives described in the Hancock County Comprehensive Plan, **design standards are recommended for all development.**

Standards may be **achieved through Subdivision and Zoning Ordinance changes,** the adoption of manuals, or a combination of both.

Design standards **must complement, be integrated with, and align with Traditional Neighborhood Development Principles** resulting in a coherent and complete approach to creating and curating highly functional, livable, sustainable, and attractive neighborhoods and places.

## PLAN RELATIONSHIP

*How does Planned Neighborhood Design relate to FutureHancock?*

Plan Neighborhood is a land use category used in the Future Land Use Map.

The Planned Neighborhood land use category is intended to **include large, compact, master planned tracts** with a **wide range of integrated and compatible uses** that provide a **variety of housing types, basic services, supporting public facilities, and recreation/open spaces.**

Use of Traditional Neighborhood design and concepts is strongly encouraged.



# PLANNED NEIGHBORHOODS

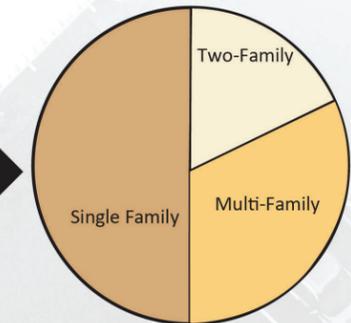
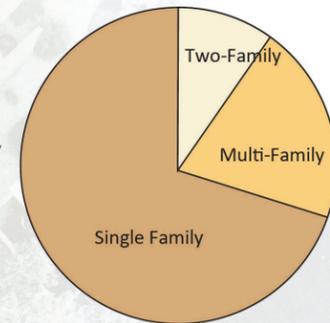
**Planned Neighborhoods provide attractive places to live, play and take care of day-to-day service needs.**

Planned Neighborhoods support predominately single-family housing mixed with two-family homes, multi-family housing, institutional uses, parks, and neighborhood office and retail uses.

Characteristics of Planned Neighborhoods include:

- Mix of housing types and densities
- Mix of lot sizes: small lot (6,000 sf), mid-size (8,000 sf), and large lot (10,000 sf)
- Diverse ages & incomes
- Homes within a comfortable walk of parks and services
- Opportunity to center around plazas, parks, public spaces
- Streets connected internally and to larger community
- Neighborhood-wide multi-use path system with interconnected sidewalks, bike lanes, and routes
- Natural areas protected and made central to development
- Integration of neighborhood focal points such as schools, churches or shopping

CURRENT  
COMMUNITY  
HOUSING  
MIX



PLANNED  
NEIGHBORHOOD  
HOUSING  
MIX



A Single Family Homes



B Townhomes



C Two-Family



D Multi-Family – Apartments & Condos



E Neighborhood Mixed-Use

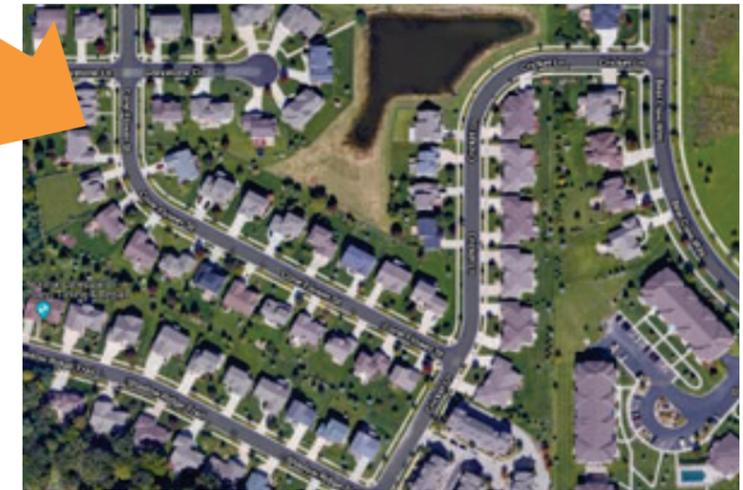
## HANCOCK COUNTY SMART GROWTH POLICIES

Smart Growth is a planning and land use strategy that avoids urban sprawl by promoting compact, mixed use development patterns, creating more environmentally and financially sustainable development.

- Provide a mix of land uses and include adequate buffering between uses of differing intensity
- Take advantage of compact and green/sustainable building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices and develop them concurrently with new development
- Make development and incentive decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

### “SMART GROWTH DEVELOPMENT”

- More efficient use of land
- A mixture of land uses located closer together
- Increased connections between streets and neighborhoods



### “CONVENTIONAL SUBURBAN DEVELOPMENT”

- Less efficient use of land
- Land uses are separated and farther apart
- Designed primarily for driving from place to place



## **BENEFITS OF SMART GROWTH**

- Saves an average of **38%** on upfront road, sewer, water, and other infrastructure – could be as high as **50%**
- Saves an average of **10%** on ongoing service delivery
- Saves an average of **10%** on police, fire, and other costs
- Generates **10x more tax revenue per acre** than conventional suburban development

## PLAN RELATIONSHIP

*How does an Impact Fee Policy relate to FutureHancock?*

Developing an **Impact Fee Policy** is a *short-term high priority recommendation* in the 2022 Hancock County Comprehensive Plan.

### CHAPTER 4 - LAND USE STRATEGY RECOMMENDATION:

#### Develop a County Impact Fee Policy

Preparing for and enabling development can be an expensive endeavor for the County with the costs for infrastructure construction and maintenance, impacts on public safety staffing, and other public facilities and services. These costs often fall to the County; however, alternative financing strategies are available to lessen the burden and have potential developers shoulder some of the cost. The County should complete an Impact Fee Study and develop a policy for implementing development impact fees.

Development in Hancock County has an ever-increasing impact on the safety and efficiency of the county's roads. In order to make the road improvements required to accommodate new growth, a source of financing is required. Indiana State Law provides the opportunity for communities to enact Impact Fees on new development to fund infrastructure improvements.

#### What is an Impact Fee?

An Impact Fee is a fee charged to a developer based on the impact that a development will have on the community. The fees are charged to any development that would require a building permit, whether it is a grocery store or a single family home. If a community wished to fund transportation improvements, it would charge an impact fee for each new vehicle trip that a development adds to the roadway.

For example, if a single family home creates 10 new vehicle trips, the per trip fee would be multiplied by 10 to arrive at the total impact fee. The fees collected are then reserved in a special account that is later used to fund the desired improvements.

*Source: Hancock County Comprehensive Plan 2005*

## PLAN RELATIONSHIP

*How does a Policy of Development & Advancement of Agriculture Culture relate to FutureHancock?*

### CHAPTER 2 - CONSERVATION, AGRICULTURE, & NATURAL RESOURCES RECOMMENDATION:

Hancock County's agricultural heritage and its preservation and promotion are not just about the land, but about the people who make up Hancock County and its agricultural community. The following recommendations help to strengthen partnerships for the advancement of the agriculture community and its culture in Hancock County:

- a) Work with agricultural and environmental partners, including the County Sewer Water Conservation District, to promote and expand use of water conservation and protection farming best practices, including cover crops.
- b) Collaborate with partner organizations, including Hancock County Purdue Extension, Farm Bureau, 4-H, and Future Farmers of America (FAA) chapters, to encourage positive interaction and improved understanding between the agricultural community and Hancock residents and businesses.
- c) Facilitate cooperation between the farming community and non-farming residents, particularly in Hancock County's transportation system by promoting safe driving, widening roads to support farm implement travel, and reduce points of conflicts between farm equipment, trucks, and personal vehicles.
- d) Continue to support agricultural education in Hancock County schools.
- e) Capitalize on Hancock's proximity to major population centers, interstate highways, and rich agricultural land to encourage clustering of agricultural processing industries in the County.
- f) Support connecting local food and agriculture producers with consumers to ensure the economic viability of future agricultural operations. The County should work with its local and regional economic development partners to establish food- and agriculture-based economic development strategies to make Hancock County a destination for local food and tourism. These efforts could include promoting the following:
  - Farmers Markets
  - Community-Supported Agriculture Programs
  - Restaurants
  - Schools & Institutions
  - Value-added Food Producers
- g) Link natural resource preservation with recreational opportunities and tourism.
- h) Expand community gardens in the County.

### **HANCOCK COUNTY AGRICULTURE PARTNERS**

- Indiana Farm Bureau
- Purdue Extension
- Future Farmers of America
- Hancock County 4-H
- Hoosier Harvest Market
- Farmers Market at the Fairgrounds
- Local Food Providers

# FUTURE LAND USE PLAN INTRODUCTION

- The Future Land Use Map (FLUM) is a visual guide to future planning. It shows potential future land use change and potential future growth areas. It has a 30-year outlook – these changes are not expected to happen immediately, but over the long term
- Land uses shown on the FLUM and the comprehensive plan text are policy recommendations, not zoning or regulations that have the force of law
  - All properties can continue their current use, regardless of the color shown on the Future Land Use Map
- Where the FLUM and existing zoning conflict, existing zoning will continue to govern until changed
- Striped land use areas indicate a long-term land use in a future growth areas that are not expected to grow or change right away

USE POST-IT NOTES TO  
SHARE COMMENTS YOU  
HAVE ABOUT THE FLU  
IMPLEMENTATION POLICIES

- Land use categories are intentionally broad and provide general guidance on how the property should be used and zoned in the future
  - Specific uses listed in each category are exemplary and not meant to be an all-inclusive list
- Land uses shown on the FLUM (Future Land Use Map) are generalized and not intended to be parcel-specific or hard boundaries
  - Ultimate boundaries will be determined as rezonings occur
- Land uses shown on the FLUM and in the comprehensive plan text are policy recommendations, not zoning or regulations that have the force of law
- Where the FLUM and existing zoning conflict, existing zoning will continue to govern until changed
- Rezonings and land use approvals should be consistent with the FLUM and plan, but consistency is not mandatory under state law
- In almost all instances, the County should not rezone property on its own – rezonings should be driven by requests with specific development plans
- Growth should emanate out from existing developed areas and along backbone infrastructure – avoid leapfrog development
  - The County should work with each utility and infrastructure provider to prepare detailed expansion plans to determine where and when development is appropriate
- Within designated sewer service areas, the following should be coordinated with the respective providers:
  - Rezonings
  - Subdivisions
  - Extension of utilities
  - Road improvements
  - Providing development incentives
- New development on septic and well should be prohibited in designated sewer service areas
- Along transportation corridors, create more intensive nodes – avoid strip development
- Higher density residential development should be integrated with supporting commercial uses and amenities
- Significant buffering should be provided between residential and higher intensity non-residential uses

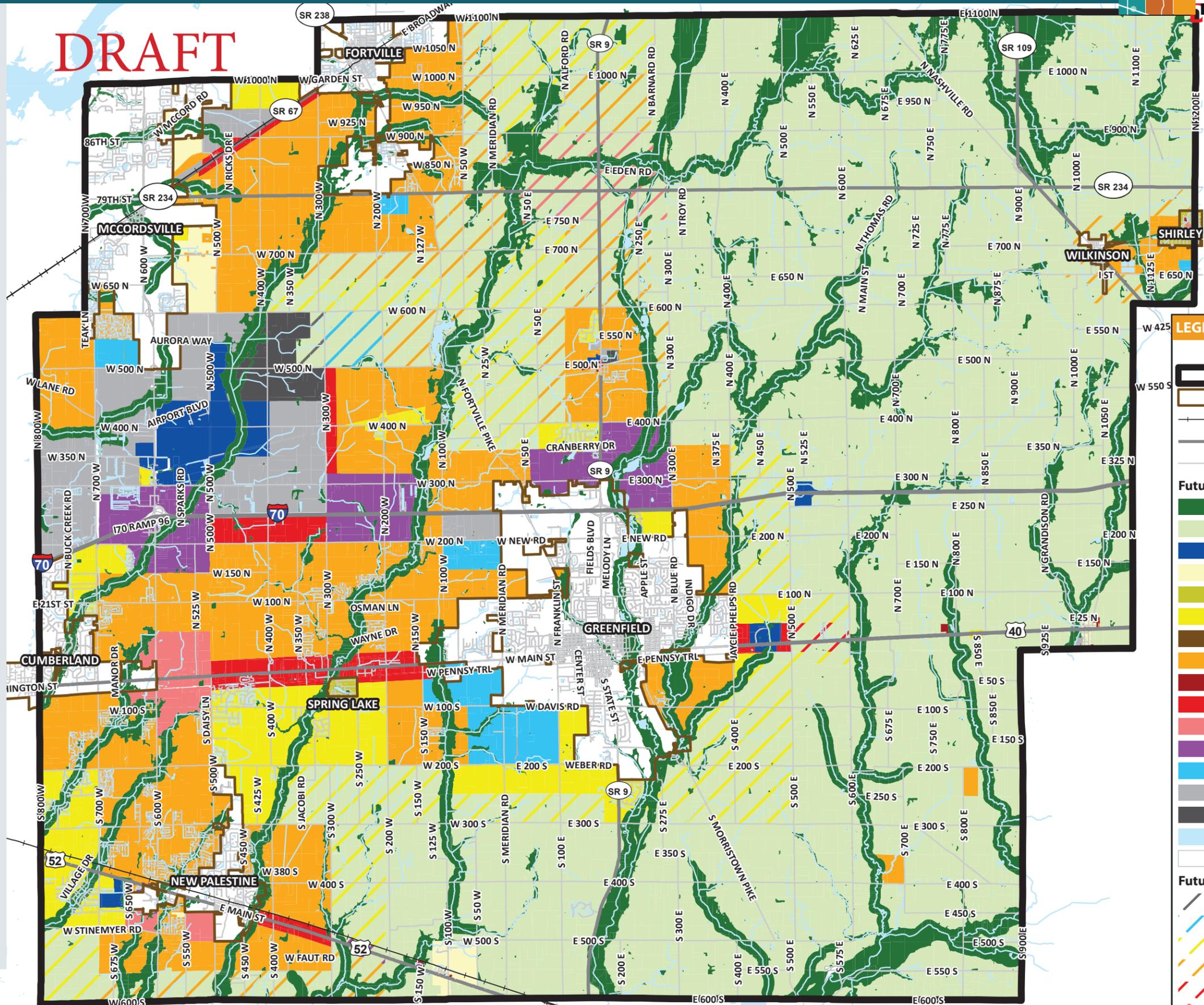
# 2022 FUTURE LAND USE MAP

# HANCOCK COUNTY COMPREHENSIVE PLAN



USE POST-IT NOTES TO  
SHARE COMMENTS ABOUT THE  
FUTURE LAND USE MAP

**DRAFT**



**LEGEND**

- Hancock County
- City Boundaries
- Rail
- Highway
- Other Road

**Future Land Use**

- Conservation/Open Space
- Agricultural/Rural
- Institutional
- Rural Residential
- Town Residential
- Suburban Residential
- Multi-Family Residential
- Planned Neighborhood
- Town Commercial
- Mixed-Use Corridors
- Village Center
- Regional Center
- Business Park
- Industrial
- Manufacturing
- Water
- Right-of-Way

**Future Growth Area**

- Manufacturing
- Business Park
- Suburban Residential
- Planned Neighborhood
- Mixed-Use Corridors
- Village Center
- Regional Center

Below is a list of high-level STRATEGIES identified within the Draft Comprehensive Plan. The complete list of strategies can be found in the Comprehensive Plan. The County intends to pursue each of these strategies over the next decade.

In the right column, please allocate your 3 dot stickers among the strategy or strategies that YOU think the County should prioritize.

Chapter	Strategies	My Priorities
<b>2</b> Conservation, Agriculture, & Natural Resources	Develop or Enhance County Regulations to Protect Natural Features and Improve the Natural Quality in Hancock County	
	Support and Encourage Agriculture Cultural Development and Advancement	
<b>3</b> Housing	Provide a Wider Mix of Housing Types, Sizes, and Costs Throughout the County	
	Promote Traditional Neighborhood Design Principles	
	Implement High-Quality Design Standards	
<b>4</b> Land Use & Growth Management	Coordinate with Hancock County Municipalities on Strategic Growth Areas	
	Develop a County Impact Fee Policy	
	Incorporate Public Safety and Public Facilities into the Development Review Process	
<b>7</b> Community Livability	Expand Community Engagement Opportunities	
	Develop Plans to Preserve and Enhance Community Character	
	Develop a County Park and Open Space System	
	Increase Public Health Awareness and Collaboration	
	Continue to Coordinate with Hancock County School Districts on Future Planning Decisions	
<b>8</b> Intergovernmental Cooperation & Implementation	Develop and Expand Opportunities for Intergovernmental Cooperation and Communication	
	Implement Thoroughfare Plan Recommendations	
	Implement Economic Development Strategy Recommendations	

Below is a list of the **GOALS** identified within the Draft Comprehensive Plan. The County intends to make future decisions consistent with each of these goals over the next decade.

In the right the right column, please allocate your 3 dots stickers among the **GOAL** or **GOALS** that RESONATES WITH YOU THE MOST.

Chapter	Goals	Resonates the Most
<b>2</b> Conservation, Agriculture, & Natural Resources	Protect the health, integrity, sustainability, and quality of natural resources and ecological systems for the benefit of present and future generations.	
	Work with county municipalities and other partners to preserve and protect agricultural uses from inefficient development in mutually agreed areas.	
<b>3</b> Housing	Provide an equitable, balanced, and sustainable diversity of housing types, densities, arrangements, and affordability levels to accommodate the needs, desires, and lifestyles of existing and future residents of all incomes, household compositions, and life stages.	
	Increase the amount, type, and availability of affordable and attainable housing options in the County.	
	Develop new neighborhoods that promote long-term fiscal sustainability in terms of utilities, infrastructure, and service provision.	
<b>4</b> Land Use & Growth Management	Promote a future land use pattern that accommodates a compact mix of uses, densities, land use types, and affordability levels, while preserving and enhancing natural resources, large agricultural areas, community character, and high quality of life.	
	Encourage development patterns that promote density and urban-style development in the future growth areas adjacent to municipalities and within Sewer Service Areas.	
<b>7</b> Community Livability	Continue to build on and improve the quality of life for Hancock County residents.	
	Establish Hancock County as a community of choice for the Indianapolis region that provides a range of attractive public and private amenities.	
	Proactively advance public health through planning, regional collaboration, targeted policies, and initiatives.	
<b>8</b> Intergovernmental Cooperation	Enhance intergovernmental collaboration and coordination to the benefit of all county residents.	
<b>9</b> Implementation	Implement the policies and strategies of the adopted Hancock County Comprehensive Plan to realize the goals and vision identified in the Plan.	
	Keep the Comprehensive Plan relevant and applicable to Hancock County and its needs and goals through timely updates.	

To advance the vision and goals of this Plan, specific actions will be required based on the strategies described in each individual chapter. This chapter provides a roadmap for the County with prioritized action items for implementation, including potential partners and timing.

## HANCOCK COUNTY COMPREHENSIVE PLAN POLICIES

**POLICY 1.** Provide education and training to staff and elected officials on incorporating Comprehensive Plan implementation into their decision making and policy review.

**POLICY 2.** Indicate items or topics relevant to Comprehensive Plan implementation on public meeting agendas.

**POLICY 3.** Incorporate Plan implementation into annual budget and capital improvement plans.

**POLICY 4.** Post and display up to date Comprehensive Plan document and materials on the Hancock County website, in County offices, and other community locations, such as public libraries.

**POLICY 5.** Develop an educational presentation on the Comprehensive Plan to share with the public and local stakeholder groups. County staff and elected officials should use this presentation to talk about the Plan with constituents and at other civic meetings, such as service clubs, Chamber of Commerce meetings, etc.

**POLICY 6.** Require that any request for a Zoning Map Amendment be accompanied by an analysis of the amendment's consistency with the goals, objectives, and policies contained in Comprehensive Plan and the recommended Future Land Use.

**POLICY 7.** Track and report progress on the implementation of the Plan to the Area Plan Commission via staff reports and presentations to the Area Plan Commission, Council, and County Commissioners at least twice a year. This should include a review of any previous Zoning Map Amendments that were deemed to be inconsistent with the goals, objectives, and policies contained in the Plan or varied from the recommend Future Land Use and the potential need to amend the text of the Plan and/or Future Land Use Map accordingly.

# ECONOMIC DEVELOPMENT STRATEGY INTRODUCTION

- The Hancock County Economic Development Strategy has come a critical point given the County's impressive growth trajectory over the last 10 years
- Today, the County is well positioned to tap into many opportunities, especially in the agrosciences sector
- Its asset support establishing aspirational economic/community agenda (schools, broadband, lifestyles, mobility, regional context, opportunity, workforce, growth, etc.)
- Hancock County can continue to be an Indiana leader for decade or more in population and economic growth
- **Key challenge** – how to ensure growth and development a value add to community's quality of life and long term economic sustainability
  - Growth and economic pressures will inevitably continue & the impact from future growth is not understood and until recently not planned for
  - There needs to be a better balance between reactive and proactive responses to future investment/change
  - Hancock County leadership must be clear on desired outcomes from growth or likely will not achieve desirable results
- If Hancock County is to fully take advantage of potential outcomes, it must match organizational capacity to economic development strategy
- In order to achieve that – the Hancock County Economic Development Strategy has been organized around six themes that need addressed with the overarching mission statement “To ensure future growth produces an exceptional environment for Hancock County residents and businesses to live, work, and prosper”

**USE POST-IT NOTES TO  
SHARE COMMENTS YOU HAVE ABOUT  
THE ECONOMIC DEVELOPMENT  
STRATEGY STRATEGIES**

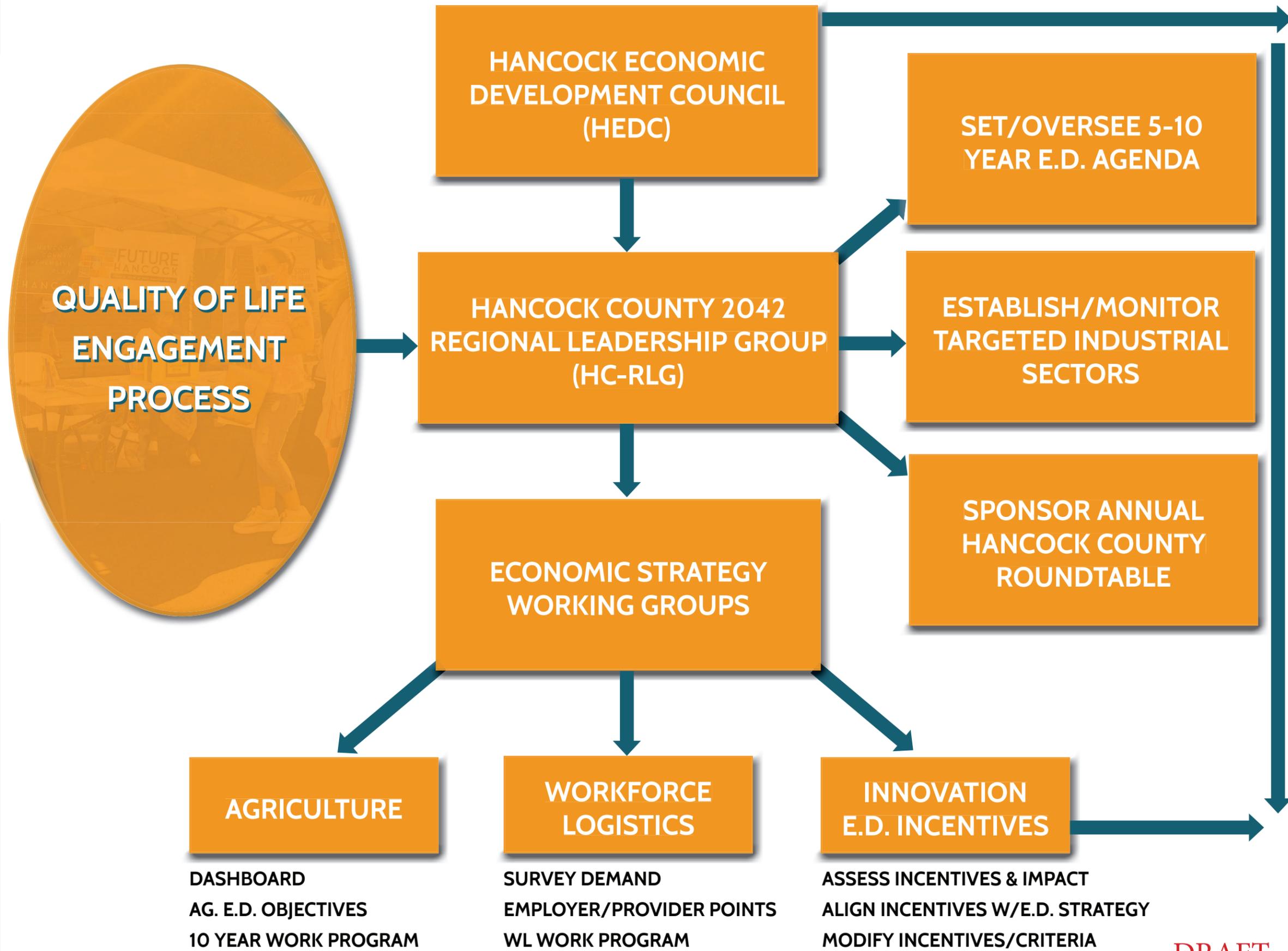
THEMES	STRATEGIES
1. Establish Hancock County as a Prominent Voice in the Region	1.1 - Organize Hancock County 2042 Regional Leadership Group (HCORLG)
	1.2 - Set 5- & 10-Year E.D. Agenda (using Themes and CEDS as guides)
	1.3 - Annual Hancock County Regional Roundtable
2. Agriculture as a Foundational Asset	2.1 - Establish Hancock County Agricultural Dashboard
	2.2 - Establish 10 Year Quantitative Objectives - Farm Activity
	2.3 - Formulate Policies/Programming/Incentives to Support 10 Year Quantitative Objectives
3. Diversify Business Base	3.1 - Confirm and Commit to Targeted Industrial Sectors
	3.2 - Establish 3-5 Year Goals and Benchmarks for Each Industrial Sector
	3.3 - Formulate Hancock County E.D. Targeted Industry Strategy - Align w Region and State
4. Comprehensive Workforce Logistics	4.1 - Define Workforce Provider Ecosystem and Potential Service Gaps
	4.2 - Overview of Workforce Demand - Present and Future
	4.3 - Outline Short & Long Term Responses to Address Workforce Challenges
5. Quality of Place as an Economic Development Incentive	5.1 - Build understanding and consensus on how quality of place supports positive growth outcomes
	5.2 - Establish County and Growth District Quality of Place and Amenity Priorities
	5.3 - Quality of Place/Amenities 10 Year Implementation Program
6. Innovative Use of Economic Development Incentives	6.1 - Assess Current Economic Development Incentives
	6.2 - Perform best practices review aligned with proposed E.D. Themes
	6.3 - Formalize E.D. Objectives and Incentives Required to Realize Them

The Hancock County Economic Development Strategy is organized around six key economic themes that emerged from interviews, focus groups, and community meetings held as part of the comprehensive planning process. The themes are intended to serve as core elements of Hancock County's economic development strategy moving forward. They speak to today's reality - economic development no longer is about "chasing smokestacks" or indiscriminately responding to just any business inquiry. A community's time, talent, and resources are finite. Substantive, community enhancing economic development must be purposeful. Often it is multi-faceted and must include collaboration and extensive partnerships to be executed well.

A draft mission statement serves as an organizing element for the themes. It suggests the big picture outcome that the economic development strategy should be aspiring to.

**USE POST-IT NOTES TO  
SHARE COMMENTS YOU HAVE ABOUT  
THE ECONOMIC DEVELOPMENT  
STRATEGY THEMES**





USE POST-IT NOTES TO  
SHARE COMMENTS YOU HAVE  
ABOUT THE ECONOMIC  
DEVELOPMENT STRATEGY  
IMPLEMENTATION STRUCTURE

# THOROUGHFARE PLAN INTRODUCTION

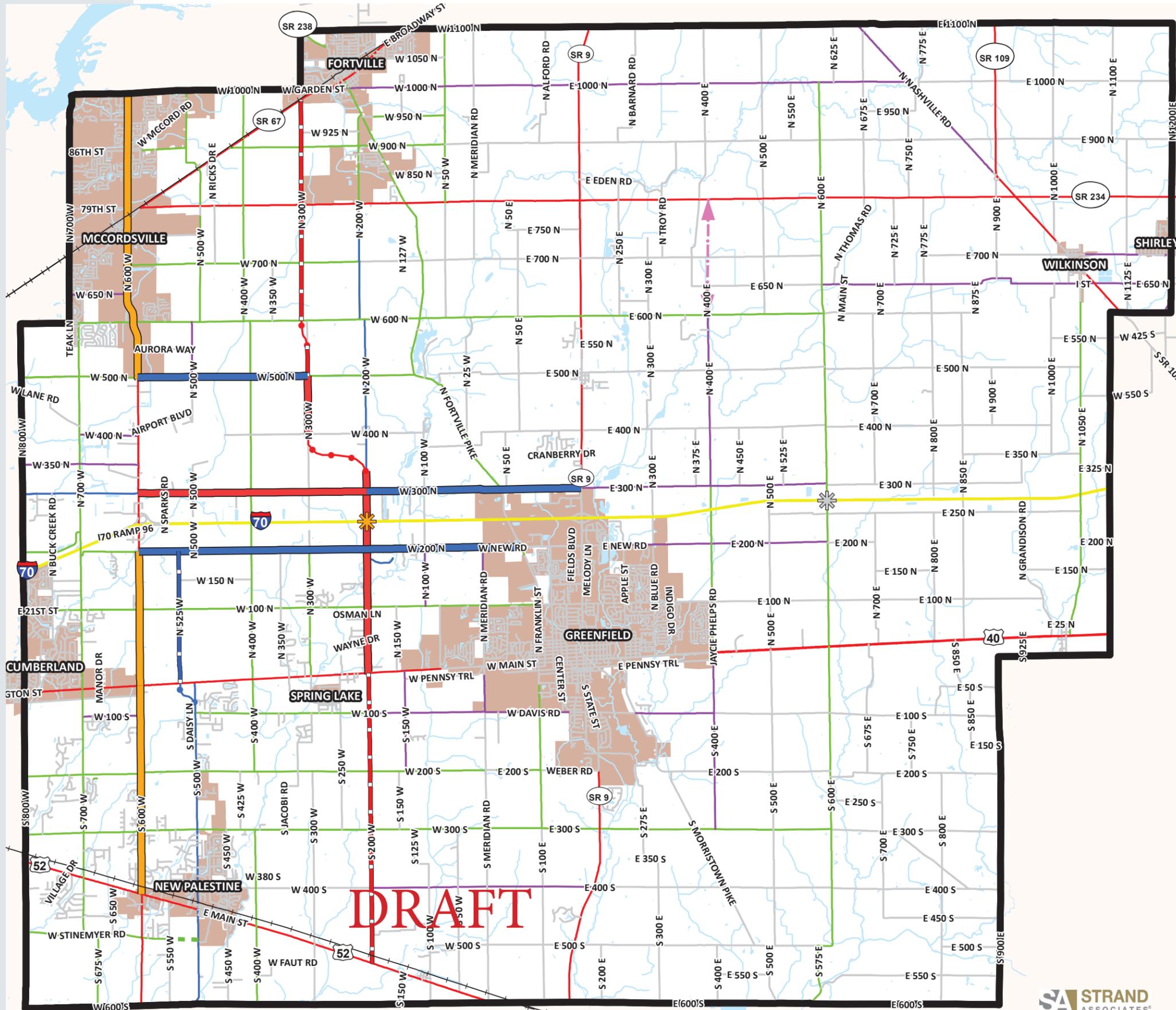
- The Thoroughfare Plan was developed based on the Future Land Use Map's land use recommendations and potential impacts on traffic. It is a long-term plan with much of the implementation expected to be 5-10 years out
- Following the Future Land Use Map suggests areas where growth is expected, which then helps determine where money is invested for roads
- The Thoroughfare Plan will support and implement the Mt. Comfort Corridor Visioning Project, it shows an interchange at I-70 and 200 W (although not yet state approved), and shows the designation of different county roads and what kinds of upgrades or classifications are most appropriate (minor or major arterial designations)
- The Thoroughfare Plan considers traffic impacts for both local, resident travel and industrial travel by trucks and freight
- The Thoroughfare Plan includes the Hancock County Trails Plan (2018) recommendations and adds additional trail recommendations and prioritization

# 2022 THOROUGHFARE PLAN MAP

# HANCOCK COUNTY COMPREHENSIVE PLAN



USE POST-IT NOTES TO SHARE COMMENTS YOU HAVE ABOUT THE THOROUGHFARE PLAN MAP



### LEGEND

- Hancock County
- Rail
- Existing Road Classifications**
  - Freeway
  - Major Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Local Road
- Road Type & Proposed Upgrade Level**
  - Add Turn Lanes, Major Arterial
  - Add Turn Lanes, Minor Arterial
  - New Road, Major Collector
  - Realign, Major Arterial
  - Realign, Minor Arterial
  - Widen, Major Arterial
  - Widen, Minor Arterial
  - Widen, See Mt. Comfort Corridor Plan
  - Improve Connectivity
- Planned Interchange
- Proposed Long-Term Interchange
- Surface Water
- City Boundaries

**DRAFT**

**DRAFT**

Created: July 11, 2022

2 Miles

VANDEWALLE & ASSOCIATES INC.  
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Data Sources: Hancock County, State of Indiana, US Census Bureau

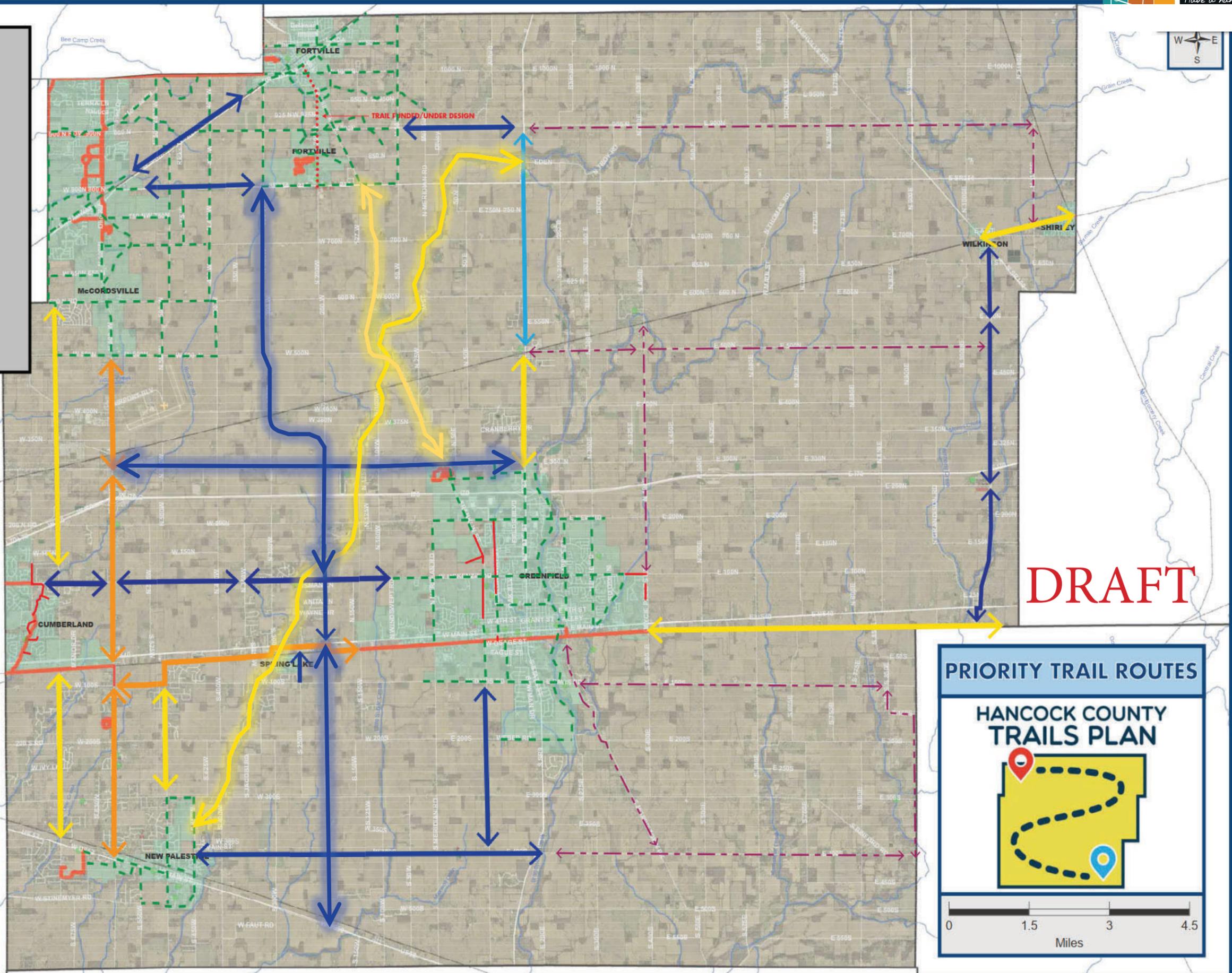
STRAND ASSOCIATES

**EXISTING FACILITIES**

- Existing Trails
- Planned Community Trails
- Shared Roadway

**PRIORITY ROUTE LEGEND**

- TIER 1 PRIORITY
- TIER 2 PRIORITY
- TIER 3 PRIORITY
- TIER 4 PRIORITY



**PRIORITY TRAIL ROUTES**

**HANCOCK COUNTY TRAILS PLAN**



0 1.5 3 4.5  
Miles

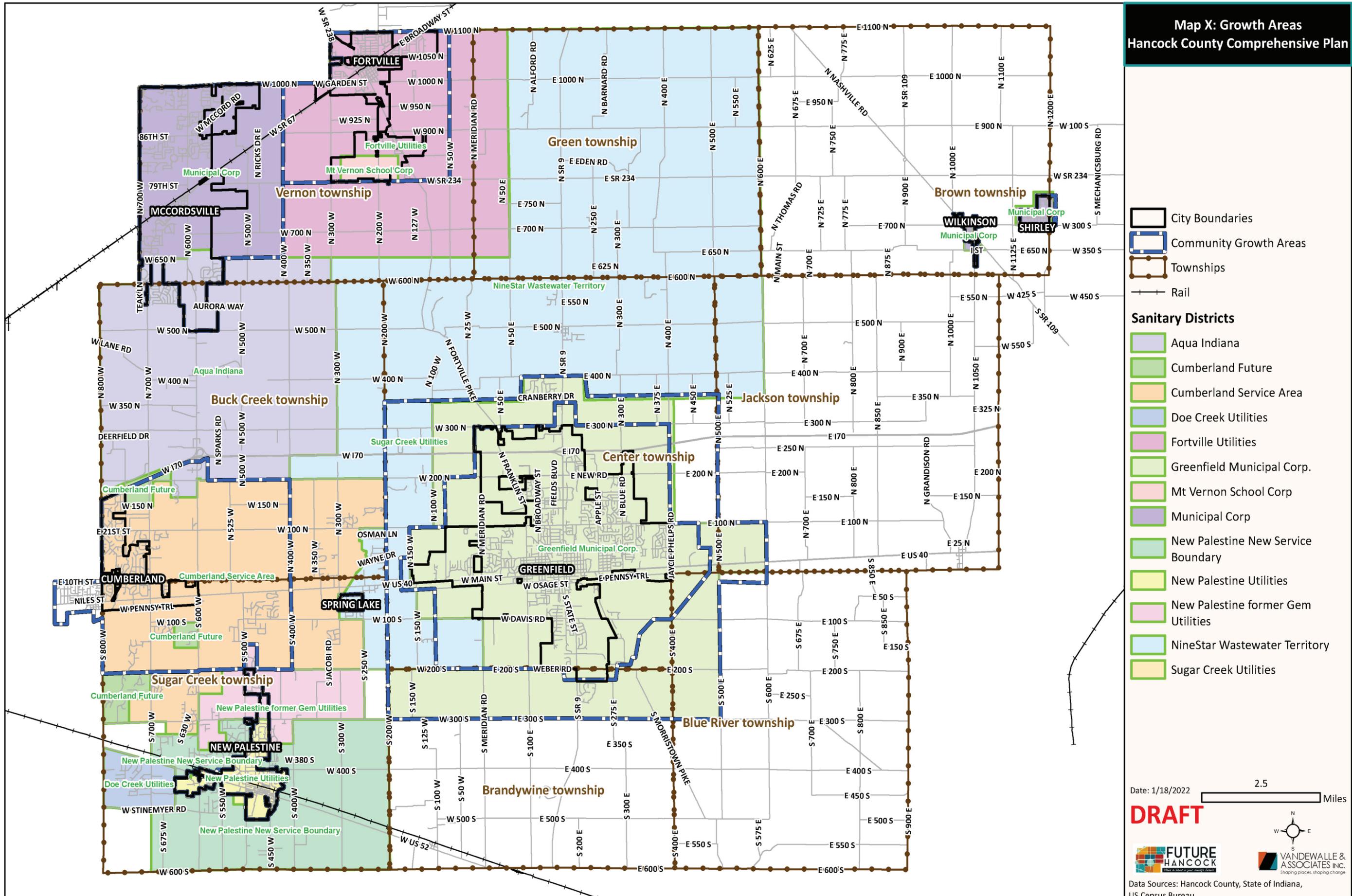


**STRAND ASSOCIATES**  
**Health by Design**  
**B&S BUTLER FAIRMAN SCHEFFERT CIVIL ENGINEERS**

EXISTING MAPS —  
FOR REFERENCE

# HANCOCK COUNTY EXISTING SANITARY SEWER SERVICE AREAS

Map X: Growth Areas  
Hancock County Comprehensive Plan



- City Boundaries
- Community Growth Areas
- Townships
- Rail

- Sanitary Districts**
- Aqua Indiana
  - Cumberland Future
  - Cumberland Service Area
  - Doe Creek Utilities
  - Fortville Utilities
  - Greenfield Municipal Corp.
  - Mt Vernon School Corp
  - Municipal Corp
  - New Palestine New Service Boundary
  - New Palestine Utilities
  - New Palestine former Gem Utilities
  - NineStar Wastewater Territory
  - Sugar Creek Utilities

Date: 1/18/2022 2.5 Miles

**DRAFT**



Data Sources: Hancock County, State of Indiana, US Census Bureau

# EXISTING HANCOCK COUNTY LAND USE MAP



## COMPREHENSIVE PLAN MAP X: EXISTING LAND USE

### LEGEND

- Hancock County
- City Boundaries
- Townships
- Rail
- Surface Water
- Existing Land Use**
- Agricultural
- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Mobile Home
- Commercial
- Commercial Vacant
- Governmental / Institutional
- Industrial
- Industrial Vacant
- Park and Open Space
- Utility
- Vacant Subdivided
- Right-of-Way

**DRAFT**

Created: January 20, 2022 2 Miles



Data Sources: Hancock County, State of Indiana, US Census Bureau

