



Plan Introduction

PLAN INTRODUCTION

The Town of New Carlisle has undertaken the development of a Comprehensive Plan in order to assess current status, future needs and wants and to plan for future development and growth within New Carlisle. The Comprehensive Plan will set forth long-range recommendations for the maintenance and enhancement of existing neighborhoods and commercial areas and advance strategies for the sustainable development and growth of the community.

PURPOSE OF THE COMPREHENSIVE PLAN

As the Town plans for its future, the Comprehensive Plan will serve as the Town's official policy guide for physical improvement and development. The Plan is comprehensive in scale and scope, addressing a wide range of issues that impact areas throughout the Town. The Plan should serve as a guide to land use and development; the movement of vehicles and pedestrians; revitalization of the Downtown; the provision of parks, schools and other public facilities; and preservations of environmental features and open space.

The Plan considers not only the current needs and opportunities in New Carlisle, but also presents a plan for new improvements and developments over the next fifteen to twenty years. The Plan establishes the ground rules for private improvements and developments while providing a foundation for decision-making based on community consensus and community visioning. *New Carlisle's Comprehensive Plan is designed to promote the Town's unique assets and should be used to achieve the collective vision of existing residents and business owners while serving to attract new families and desirable development.*

THE PLANNING PROCESS

The Town of New Carlisle's Comprehensive Plan is the product of a multi-step, community-driven planning process. The process was designed to produce a Comprehensive Plan that assesses and builds on existing conditions and influences, establishing a vision, and developing policies and recommendations to serve as a guide for community decision-making. The planning process was built on a foundation of community input and outreach and focused on both community-wide and area-specific recommendations.

ORGANIZATION OF THE PLAN

The Comprehensive Plan is divided into the following 14 chapters:

- **Chapter 1: Plan Introduction** – This first Chapter of the Plan provides a review of the community's existing land use and development; inventories existing transportation, community facilities and parks and open space; and summarizes demographics and market potentials, ensuring the Plan is built on a foundation of economic reality.
- **Chapter 2: Community Outreach** – This Chapter presents a summary of the outreach exercises conducted as part of the planning process, highlighting community issues and opportunities.
- **Chapter 3: Vision Statement** – This Chapter describes the community's desired future for the Town of New Carlisle in general terms. It provides a narrative sketch of how New Carlisle will become a better place in which to live and work over the next 20 years.
- **Chapter 4: Goals & Objectives** – This Chapter presents goals and objectives that provide specific actions for the Town and its Comprehensive Plan as it strives to achieve the vision established in the previous Chapter.
- **Chapter 5: Land Use & Development Plan** – The Land Use Plan illustrates and describes in general terms the type and location of future land uses within the Town of New Carlisle and its growth areas.

- **Chapter 6: Residential Areas Plan** – This Chapter provides detailed recommendations and policies targeted at the improvement of New Carlisle’s residential areas.
- **Chapter 7: Business Areas Plan** – This Chapter provides guidance for the commercial districts and employment centers located throughout the Town.
- **Chapter 8: Growth Areas Plan** – This Chapter establishes a strategy and rationale for growth and annexation in the unincorporated areas surrounding the Town.
- **Chapter 9: Transportation & Mobility Plan** – The Transportation & Mobility Plan is intended to ensure an adequate transportation network exists to accommodate the efficient movement of vehicles and pedestrians throughout the community.
- **Chapter 10: Community Facilities Plan** – This Chapter identifies the future need for community facilities and offers long-range recommendations for future facility locations and improvements to ensure that residents are adequately served by the Town and its service providers.
- **Chapter 11: Parks, Open Space & Sustainability Plan** – This Chapter provides recommendations intended to expand the park and trail system, protect and enhance New Carlisle’s natural areas, and ensure the long term stability of the Town.
- **Chapter 12: Image, Identity & Community Character Plan** – This Chapter provides a framework for improving the overall appearance and character of the Town and its neighborhoods and commercial areas.
- **Chapter 13: Key Focus Areas Plan** – This Chapter presents recommendations regarding land use, development and improvements for four key focus areas within New Carlisle and its growth areas.
- **Chapter 14: Implementation** – This Chapter presents specific actions, as well as potential funding sources, that the Town should pursue as it endeavors to implement the recommendations of the Comprehensive Plan.

COMMUNITY PROFILE

Existing conditions were inventoried and compiled to create a detailed Community Profile that establishes the basis for the Comprehensive Plan. The Community Profile is the product of community outreach and extensive data collection and analysis. It focuses on current conditions and influencing factors within the Town of New Carlisle and the Comprehensive Plan boundaries as shown on page 4.

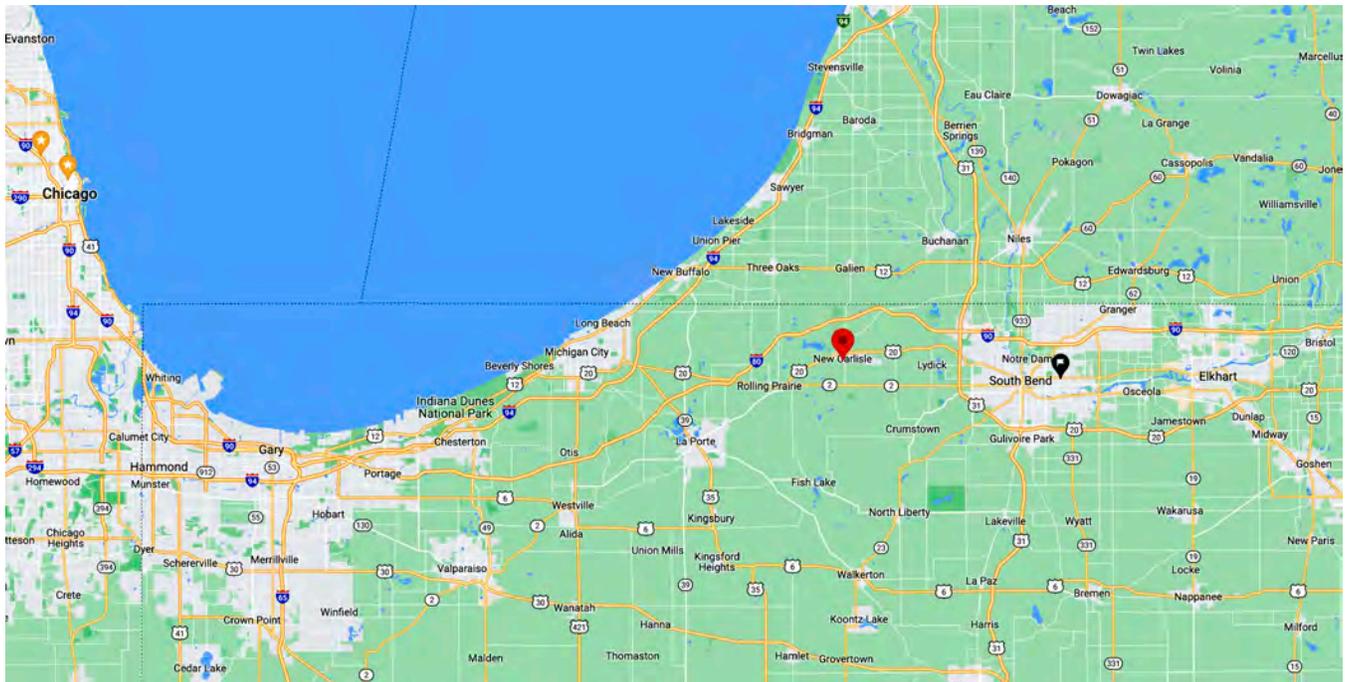
COMMUNITY SETTING

The Town of New Carlisle is a community of more than 1,900 in St. Joseph County located approximately thirteen miles west of South Bend. New Carlisle is a predominantly single-family housing community with a healthy mix of rental and multi-family housing. The community is well known for its rich history as well its quality schools. New Carlisle’s planning area comprises the areas within the Town of New Carlisle and portions of Olive Township.

The Town is well positioned for convenient access to and from the City of South Bend and LaPorte, in LaPorte County to the west. The Town of New Carlisle is served by two significant routes: US Route 20, which runs through the town as Michigan Street, and State Route 2, which is south of the town approximately 2 miles. Interstate 80/90 is north of the town with the closest interchange being on the west side of South Bend.

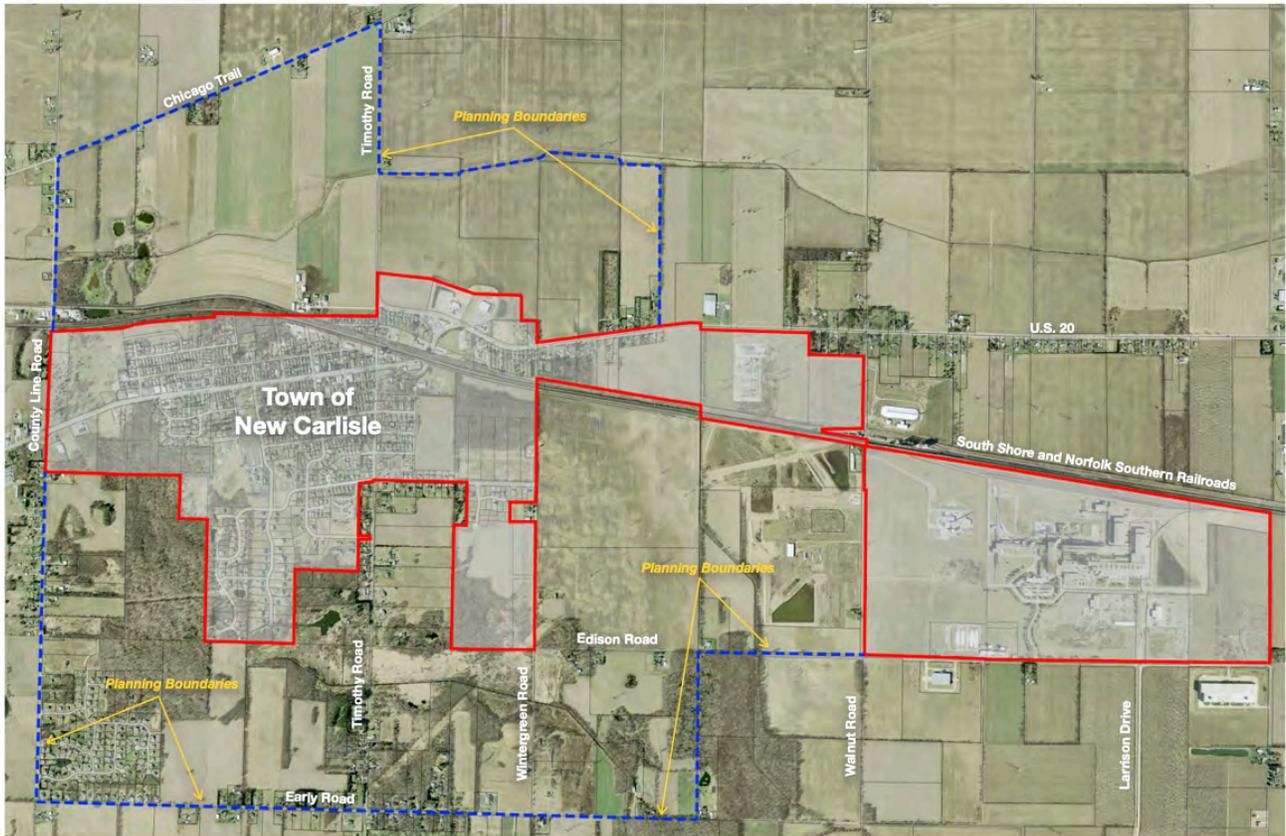
The Town is served by commuter rail system (NICTD’s South Shore Line) with a current station located at Hudson Lake in LaPorte County. The Norfolk-Southern Rail line also runs east-west through the town.

New Carlisle is located in an area that carries potential growth based on the anticipated industrial growth to the east of the Town. Such potential industrial growth may result in the Town experiencing housing growth needs for the workforce of this potential future land use. With greater residential growth it is anticipated that an increase in the amount of commercial development and public services will follow. This merits the need for New Carlisle to be proactive in the planning of such growth, thus, the need for an updated comprehensive plan.



NEW CARLISLE'S GROWTH LIMITS (ITS COMPREHENSIVE PLAN BOUNDARIES)

The following map illustrates the suggested limits of the Town's Growth Boundaries which will form the study area of this Comprehensive Plan. The existing Town's Corporate Limits are illustrated with the red line and the proposed Growth Limits are shown as the dashed blue lines.



HISTORY OF NEW CARLISLE

A Brief History of New Carlisle (taken from the 2007 Town's Comprehensive Plan)

Town of New Carlisle Founded

In 1835 Richard Risley Carlisle purchased 160 acres of land from a Potawatomi Indian named Lazarus Bourissa. The land known as Bourissa Hill was sold for \$2,000.00. Bourissa lived in a double pole log cabin and ran a trading post on the site where the Community Church now stands. Bourissa was given the land through a treaty with the United States dated October 16, 1826. He and several others were each given 160 acres because they had attended the Carey Mission, a school whose mission was to educate and help assimilate Native Americans to the white man's culture. The school was located along the St. Joseph River between Niles and Buchanan.

Richard Risley Carlisle

Richard Risley Carlisle is described as a dreamer and wanderer by many accounts. He was born in New Jersey and lived in Philadelphia before coming to Olive Township, where his relatives, the Egberts had settled. Carlisle had the town platted and named the streets after those in Philadelphia. Michigan, Arch, Front, Cherry, Chestnut and Race Streets were all part of the original plat. Carlisle was an eccentric man with athletic and theatrical skills that he exhibited in circus performances around the world. He was well known for his acrobatics and is one of only two people that have ever had a circus act named after him. It is reported that Carlisle did come back to New Carlisle once to visit but never again made the town his home. He died in 1874.

Olive Township and Its Early Settlers

Early settlers came to Olive Township from New York, Ohio, New Jersey, southern Indiana and Kentucky. They built log houses and worked hard to farm the land. The township at one time included several small towns such as Plainfield, Richardson, Warwick, Hubbard Town, and Hamilton—all north and east of New Carlisle. The coming of the railroad would affect these small towns in a big way. Hamilton was the biggest of all these towns besides New Carlisle and served as a stagecoach stop along the Chicago Trail, the road from Chicago to Detroit. When the railroad came in 1852, it bypassed Hamilton and went through New Carlisle allowing New Carlisle to grow and prosper, therefore causing the other towns to virtually disappear. New Carlisle was also a stagecoach stop along the Michigan Road. Hotel Carlisle was built in 1838 and served as a station along the stagecoach route. The hotel stood at the southwest corner of Michigan and Arch Streets and contained a dining room, saloon, barber shop, and gambling room.

Progress

New Carlisle grew even more with the coming of the railroad. New buildings were constructed to house businesses such as dry goods, grocery and drug stores, millinery and clothing stores, cabinet and furniture stores, banking establishments, doctor and dentist offices as well as barber shops. Other important businesses included a blacksmith shop, harness shop, livery stable, and flour and saw mills. For entertainment, an opera house was built in 1873 and served as a venue for theatrical performances as well as high school graduation ceremonies and other special events. Log houses built by the first settlers were eventually replaced by fine wood and brick residences. The availability of lumber - and a wide variety of building materials was now made possible by the railroad. Homes were built with many decorative elements reflecting the popular architectural styles of the period such as Greek Revival, Gothic Revival, Italianate, Queen Anne, Stick, Shingle, and later styles such as Craftsman and Prairie. New Carlisle is fortunate to have such a nice collection of historic homes, many of which are located in New Carlisle's National Register Historic District which was designated in 1992.

The first school was taught in a log house west of the Community Church and then in the Carlisle Temple, at the northeast corner of Michigan and Arch streets. The first schoolhouse was built in 1852 on the southwest corner of Front and Cherry Streets. The building was moved by Ransom Hubbard in 1881 so that he could build his Italianate Villa home on the site. The old schoolhouse was moved to Michigan Street and has served as a residence ever since. In 1860, a meeting was called

by the Northwest Conference of the Methodist Church who realized the importance of education. The meeting resulted in the establishment of the Carlisle Collegiate Institute. The first semester at the Institute commenced in September 1861. The two-story brick building was built where Memorial Park is now located and was enclosed by a picket fence with an arched gateway at the entrance. The school operated and housed primary and secondary grades until 1902 when a new high school building was commissioned and added onto the Carlisle Collegiate Institute. The original Collegiate Institute was torn down in 1922, leaving the building that was to become known as the New Carlisle High School. A new elementary school, called Olive Township Elementary was constructed south of New Carlisle High School in 1954. New Carlisle High School and nearby Rolling Prairie High School consolidated in 1968 and New Prairie High School was constructed a few miles west of town. The old high school continued to serve as a Junior High until it was torn down in 1981 and a new junior high was built next to New Prairie High School.

Carnegie Library

A public library was founded and sponsored by members of the Carlisle Clover Club in 1902. This club consisted of about 20 women who met for literary and social purposes. The group held several fundraisers to save money in order to purchase books. They worked for many years to build up a collection of books and were finally successful in receiving a grant from the Carnegie Foundation to build a library building. The library was built in 1921 with a \$9,000 grant from the Carnegie Foundation. In 2003, a new library was built across the street from the elementary school to serve the growing community. The Carnegie library building was rehabilitated for use as the New Carlisle Town Hall.

Churches

Several churches were built in New Carlisle to serve various denominations. The Methodist Church is the oldest church building and was constructed in 1858. The Gothic Revival/Italianate structure stands at the corner of Front and Cherry Streets and no longer serves as a church. A new Methodist Church building was built in 1968 on the corner of Timothy Road and Compton Street. The Community Church on the corner of Michigan and Cherry Streets was constructed in 1927 in the Romanesque Revival style. The building replaced the Christian Church, a frame structure that was built in 1870. The Episcopal Church was built in 1887 at the corner of Ada and Filbert Streets. The church was later moved to East Chicago to continue as a house of worship. The Olive Chapel church served settlers south of New Carlisle in what was called the “South Woods”. The church was constructed in 1869 and continues as a church today. The Pilgrim Holiness Church was built a mile south of town in 1902 and was later moved to New Carlisle at the corner of Arch and Ada Streets. The Pilgrim Holiness Church merged with the Wesleyans in 1968 and became the New Carlisle Wesleyan Church until it was sold and torn down in 2006. The new Wesleyan Church was built on Early Road in Olive Township.

Transportation

New Carlisle has always been well situated on major transportation routes. The town was originally developed on the Michigan Road, which was intended to be a straight route from the Ohio River to Lake Michigan, but that changed when surveyors reached the Kankakee Marsh and had to re-route the road to South Bend and then West through New Carlisle onward to Michigan City. New Carlisle served as a stagecoach stop for travelers of the Michigan Road. The first railroad came through New Carlisle in 1852 and in 1907 two electric interurban lines were established with a station on Zigler Street that accommodated passengers. In 1913 the Lincoln Highway – the first transcontinental highway from east to west – was conceived by a group of car enthusiasts and automobile manufacturers. With the popularity and necessity of the auto, people wanted better roads. The Lincoln Highway was part of the “Good Roads” movement. The original route of the highway passed through New Carlisle. The highway was later routed to U.S. 30 and Lincolnway became U.S. 20. New Carlisle’s signature viaduct wall was constructed in 1925 as a remedy to eliminate what had become known as the “death crossing.” New Carlisle continues to benefit from its situation between State Road 2 and U.S. 20 as well as easy access to the Chicago and South Shore Railroad which has a stop in nearby Hudson Lake.

History Conclusion

New Carlisle is a thriving small town with wonderful attributes such as beautiful schools, a new, state-of-the-art library, parks, ball fields, and a skate park. Beautiful homes on tree-lined streets and a thriving commercial district add to the character of the community. Annual events include festivals, musical entertainment, parades, sporting events, and a host of other activities that make the town a great place to live. New Carlisle offers a wide variety of associations, organizations and clubs that accommodate a variety of interests as well. The town has a unique history – one built on the solid foundation of the early settlers who first called New Carlisle home.

DEMOGRAPHIC & MARKET OVERVIEW

Changes in population, households and demographic composition will influence future land use and development and a range of issues within New Carlisle. This Chapter provides an overview of a market analysis that was conducted to establish a firm understanding of existing market conditions within the community and inform decision making with regard to land use and development. The following is a dashboard of the 2020 Census information for the Town.

Population

Based on Census 2020, New Carlisle had 1,891 residents.
74.0% of the population is age 18 and older.

Total population	1,891
Population 18 and older	1,400
Population under 18	491



Housing Units

89.6% of New Carlisle's housing units were occupied, while 10.4% were vacant.

Total housing units	839
Occupied housing units	752
Vacant housing units	87

Race and Ethnicity

White	1,714
Black	34
Asian	5
Other race	15
Two or more races	123



Note that Hispanic refers to an ethnicity, not a race. Hispanic residents can be of any race.

Hispanic	50
Non-Hispanic	1,841



Source: Indiana Business Research Center, using P.L. 94 redistricting data released by the U.S. Census Bureau on August 12, 2021

ADDITIONAL DEMOGRAPHIC INFORMATION

Another resource was used in documenting the following demographic, with projections, information. Source of this is www.MissionInsight.com which uses a variety of demographic resource engines. The reports reflect the Planning Area as defined by this planning study and not necessarily just the Town. The following are highlights from the **ExecutiveInsite Report**. The full reports can be found in the Appendix of this document.

This **ExecutiveInsite Report** has been prepared for Lehman & Lehman, Inc. Its purpose is to "tell the demographic story" of the defined geographic study area. **ExecutiveInsite Report** integrates narrative analysis with data tables and graphs. Playing on the report name, it includes 12 "Insites" into the study area's story. It includes both demographic and beliefs and practices data. **ExecutiveInsite** is intended to give an overview analysis of the defined geographic study area. Sources of the date used comes from: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

The demographic reporting is formatted to help you interpret data at a glance.

Change over time: Several trend tables have a column indicating a change over time. Generally, these tables begin with the last census, include the current year estimate, a five-year projection and if available, a 10 year forecast. The data in each cell represents a percentage change up or down.

Color Coding: Both the "Change over Time" and "Comparative Indexes" columns are color coded to easily spot any change and the direction of that change.

Change:	Increasing	Stable	Declining
Index:	Above Ave	Ave	Below Ave

Variable Definitions:

Indexes: Some variables will have a column called "Comparative Index." An index is an easy way to compare a study area with a larger area. For this report, all comparisons are with the state or states within which the study area falls. The indexes can be interpreted as follows.

- Indexes of 100 mean the study area variable is the same as its base area.
- Indexes greater than 100 mean the study area variable is above the base area. The higher the number, the greater it is above the base.
- Indexes less than 100 mean the study area variable is below the base area. The lower the number, the greater it is below the base.

Population:

The estimated 2021 population within the study area is 2,791. The 2026 projection would see the area remain stable at 8 to a total population of 2,799. The population within the study area is growing somewhat slower than the statewide growth rate. While the study area is projected to grow by 0.3% in the next five years, the state is projected to grow by 1.8%. The study area's estimated average change rate is 0.1%.

Population Per Household:

Population per Household: The relationship between population and households provides a hint about how the community is changing. When population grows faster than households, it suggests an increase in the persons per household. This can only happen when more persons are added either by birth or other process such as young adults in multiple roommate households or young adults returning to live with parents. In some communities this can occur when multiple families live in the same dwelling unit.

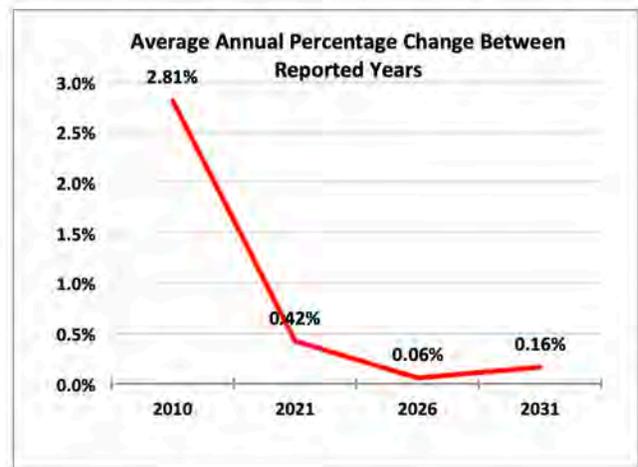
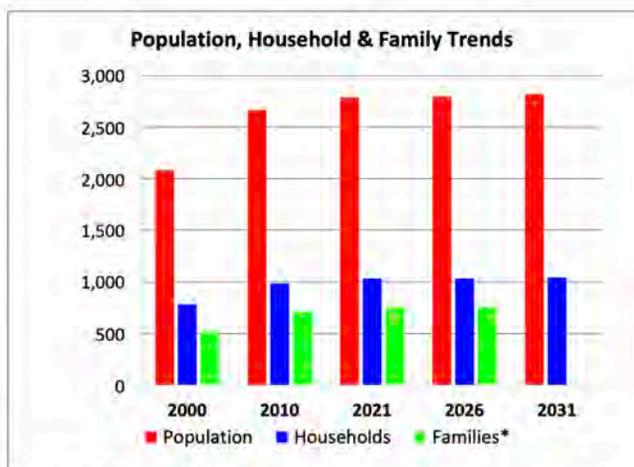
Households:

The households within the community are growing but not as fast as the population, thus the average population per household in 2010 was 2.70 but by 2026 it is projected to be 2.70. Compare this to the statewide average which for the current year is estimated at 2.59 persons per household.

Family Households:

Family households provide an additional hint about the changing dynamics of a community. If family household growth follows population growth, then it would be reasonable to assume that the increasing population per household comes from additional children. However, within the study area, this is not the case. Family households are not growing as fast as the population, suggesting the growth may be the result of growth of non-family adult households.

<i>Population/Households & Family Trends</i>	2000	2010	2021	2026	2031
Population	2,082	2,667	2,791	2,799	2,822
Population Change		585	124	8	23
Percent Change		28.1%	4.6%	0.3%	0.8%
Households	783	986	1,034	1,035	1,044
Households Change		203	48	1	9
Percent Change		25.9%	4.9%	0.1%	0.9%
Population / Households	2.66	2.70	2.70	2.70	2.70
Population / Households Change		0.05	-0.01	0.01	0.00
Percent Change		1.7%	-0.2%	0.2%	0.0%
Families	521	710	759	759	
Families Change		189	49	0	
Percent Change		36.3%	6.9%	0.0%	



NOTE: Family Household data is not projected out 10 years.

Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

AGE TRENDS

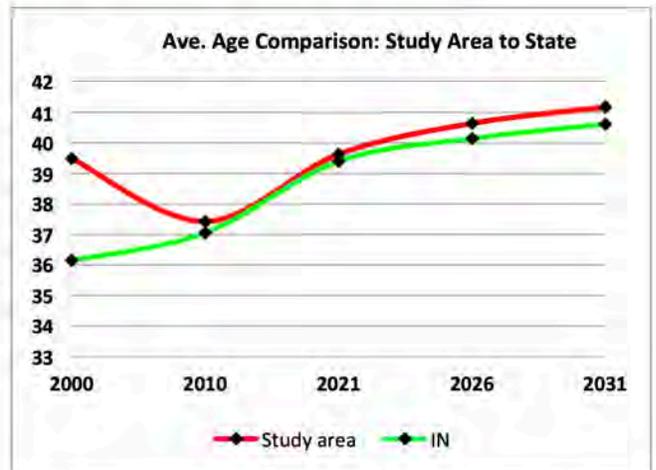
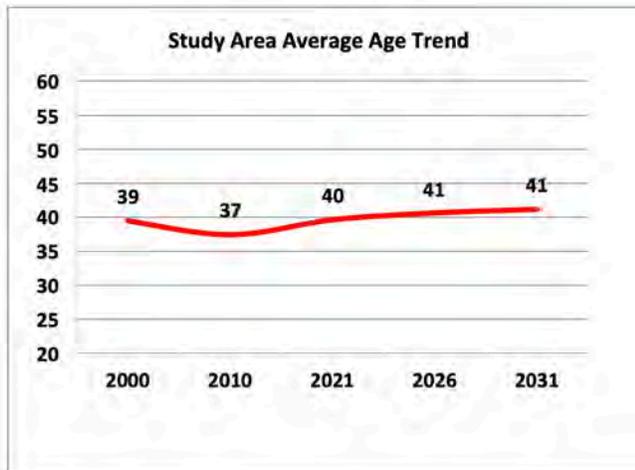
A community's age structure and how it is changing is an important part of its story. Overall, the American Population has been aging as the Baby Boomers progress through each phase of life. This has been abetted by episodes of declining live births. However, this picture may particularize differently from community to community. There are communities in the US where the average age is lower than some others. In other cases, there is a clear shift toward senior years as the Boomers enter their retirement years.

The Age Trend Insite explores two variables: Average age and Phase of Life.

Average Age Trends provides five important snapshots of a community from five data points; the 2000 census, the last census, the current year estimate, the five-year projection and the ten year forecast. These five numbers will indicate the aging direction of a community.

The Phase of Life Trends breaks the population into seven life phases that the population passes through in its life time.

AGE					
Average Age Trends	2000	2010	2021	2026	2031
Average Age: Study Area	39.48	37.42	39.62	40.64	41.17
Percent Change		-5.2%	5.9%	2.6%	1.3%
Average Age: IN	36.15	37.05	39.39	40.14	40.61
Percent Change		2.5%	6.3%	1.9%	1.2%
Comparative Index	109	101	101	101	101
Median Age: Study Area	38	37	39	40	38



Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

Summary of Average Age Findings:

The Average Age Trend chart shows both history and projection of the change in average age in the study area. The average age of the study area is stable and relatively unchanging. It is projected to rise over the next five years.

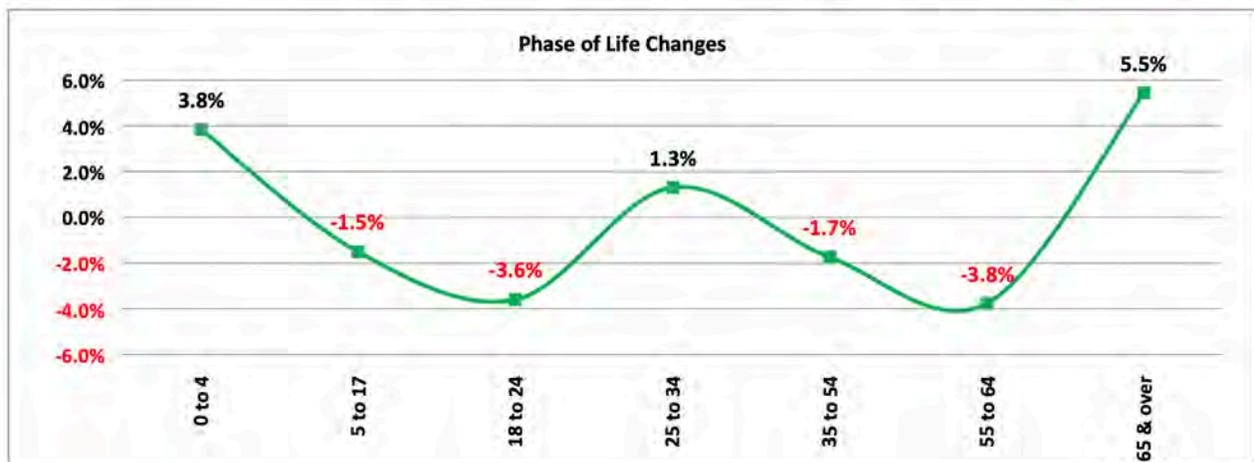
A comparison to the average age of the state helps to contextualize the significance of the average age of the study area and its history and projection. In the graph above, the study area and state are laid out side by side. The state's average age is estimated to be about the same as the study area.

PHASE OF LIFE

The Phase of Life analysis provides insight into the age distribution of a population across the different stages of life experience. It can reveal a community in transition.

Pay special attention to the color codes of the Change column (far right below). It will immediately indicate which phases are increasing or decreasing as a percentage of the population.

Phase of Life	2010	2021	2026	2031	2010%	2021%	2026%	2031%	Estimated 10 Year %pt Change 2021 - 2031
Before Formal Schooling									
Ages 0 to 4	172	80	84	192	6.5%	3.0%	3.1%	6.8%	3.8%
Required Formal Schooling									
Ages 5 to 17	565	442	415	418	21.2%	16.3%	15.3%	14.8%	-1.5%
College/Career Starts									
Ages 18 to 24	201	321	262	233	7.5%	11.8%	9.7%	8.3%	-3.6%
Singles & Young Families									
Ages 25 to 34	300	356	429	408	11.3%	13.1%	15.8%	14.5%	1.3%
Families & Empty Nesters									
Ages 35 to 54	781	648	608	626	29.3%	23.9%	22.4%	22.2%	-1.7%
Enrichment Years Sing/Couples									
Ages 55 to 64	269	408	370	319	10.1%	15.1%	13.6%	11.3%	-3.8%
Retirement Opportunities									
Age 65 and over	377	454	543	627	14.1%	16.8%	20.0%	22.2%	5.5%



Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

Summary of Phase of Life Findings:

Phase of Life changes reflect the age profile of a community. On average, it takes 2.1 children per woman to replace both mother and father. If the percentage of the population under 20 is declining as a percentage of the total it is likely that the community will see an increase in the more senior aged population possibly due to a decline in birth rates.

In this study area children 17 years of age and younger are increasing as a percentage of the total population. Considering the other end of the phases of life, adults 55 years of age and older are increasing as a percentage of the total population.

In summary it may be that the community is experiencing some growth of children of school age.

SCHOOL AGED CHILDREN TRENDS

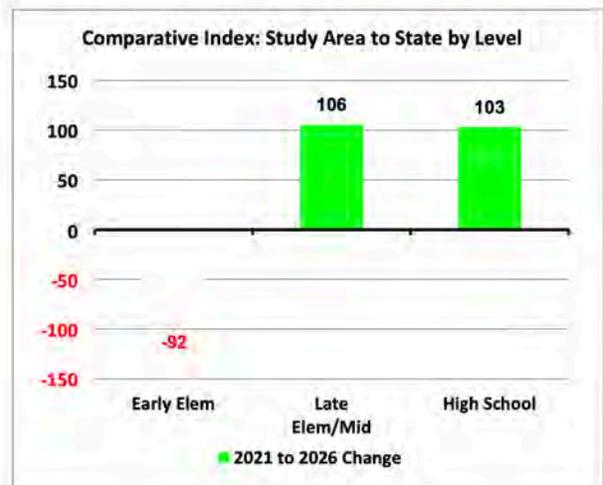
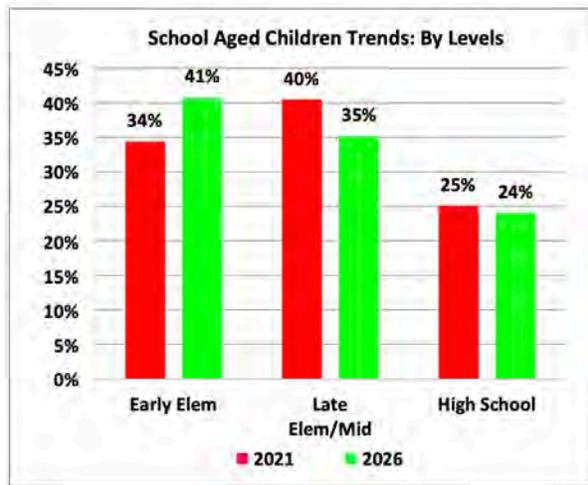
Children are the future! Understanding their specific population dynamics is critical for all planners of social and/or educational services. The “School Aged Children” variable is a subset of the “Required Formal Schooling” segment in the Phase of Life profile. It allows one to zoom in more closely on the children who are of formal schooling age.

The school aged population includes all school aged children including those enrolled in public and private schools, those home schooled and children in institutions.

The School Aged Children variable provides a snapshot of three levels of the population that comprise school age children. The three levels roughly correspond to the following.

- Elementary grades
- Intermediate/Middle School grades
- High School grades

School Aged Children	2010	2021	2026	2010%	2021%	2026%	Estimated 5 Year %pt Change 2021 - 2026
Early Elementary Ages 5 to 9	193	152	169	34.1%	34.4%	40.7%	6.3%
Late Elementary-Middle School Ages 10 to 14	234	179	146	41.3%	40.5%	35.2%	-5.3%
High School Ages 15 to 17	139	111	100	24.6%	25.1%	24.1%	-1.0%



Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

Summary of School Aged Children Findings:

Early Elementary children ages 5 to 9 are projected to increase as a percentage of children between 5 and 17 by 6.3%.

Late Elementary to Middle School aged children ages 10 to 14 are declining as a percentage of children between 5 and 17 by -5.3%.

High School aged children 15 to 17 are declining as a percentage of children between 5 and 17 by -1.0%.

Overall, children are aging through, but there is some evidence of a resurgence of children in the younger years.

HOUSEHOLD AND FAMILY INCOME TRENDS

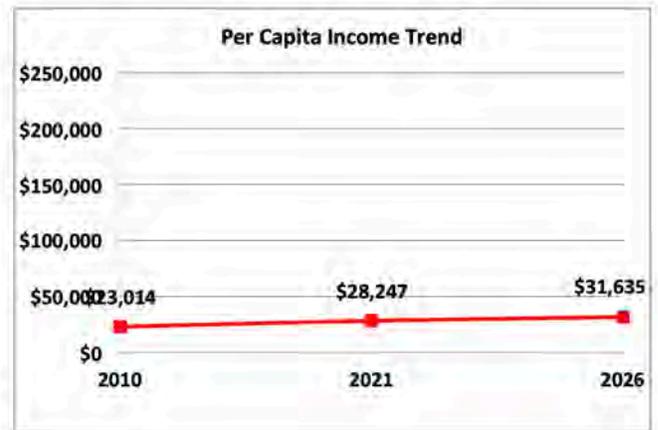
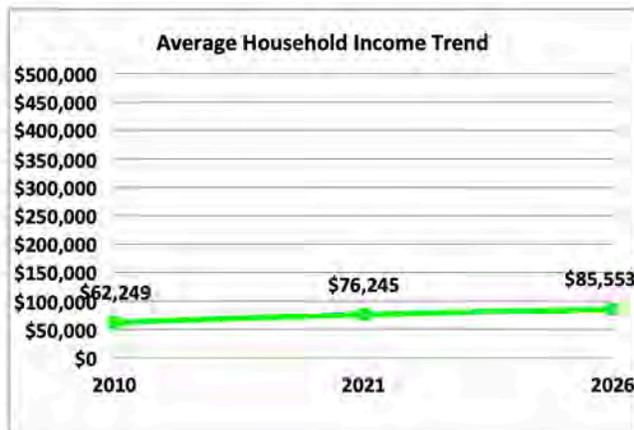
AVERAGE HOUSEHOLD INCOME AND PER CAPITA INCOME

Average Household Income and Per Capita Income indicate the level of financial resources within a community. Average Household income reflects the average income for each household, whether family or non-family.

In this study area, the estimated current year average household income is \$76,245. The average household income is projected to grow by 12.2% to \$85,553.

Per Capita Income is a measure of the average income of all persons within a household. For family households, this would include all children. It does not mean that each person actually contributes to the average income from work. It is calculated by dividing the aggregate household income by the population.

The estimated per capita income for the current year is \$28,247. The Per Capita Income is projected to grow by 12.0% to \$31,635.



Income Trends	2010	2021	2026	2010%	2021%	2026%	Estimated 5 Year %pt Change 2021 - 2026
Households							
Less than \$10,000	30	49	26	3.0%	4.7%	2.5%	-2.2%
\$10,000 to \$14,999	42	46	32	4.3%	4.4%	3.1%	-1.4%
\$15,000 to \$24,999	140	58	52	14.2%	5.6%	5.0%	-0.6%
\$25,000 to \$34,999	92	97	94	9.3%	9.4%	9.1%	-0.3%
\$35,000 to \$49,999	146	114	135	14.8%	11.0%	13.0%	2.0%
\$50,000 to \$74,999	213	237	175	21.6%	22.9%	16.9%	-6.0%
\$75,000 to \$99,999	142	154	174	14.4%	14.9%	16.8%	1.9%
\$100,000 to \$149,999	150	201	251	15.2%	19.4%	24.2%	4.8%
\$150,000 to \$199,999	23	65	56	2.3%	6.3%	5.4%	-0.9%
\$200,000 or more	8	13	41	0.8%	1.3%	4.0%	2.7%
Totals	986	1,034	1,036				

Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

FAMILY INCOME

Family income is a sub-set of household income. It excludes non-family households. Family households include two or more persons who are related and living in the same dwelling unit. Children are more likely to live in family households. Non-family households are households in which two or more persons live in the same dwelling unit but are unrelated.

The number of families with annual incomes above \$100,000 is projected to decline over the next five years. For the current year, it is estimated that 32.1% of all family incomes exceed \$100,000 per year. In five years that number is projected to be 31.7%.

Income Trends	2021	2026	2021%	2026%	Estimated 5 Year %pt Change 2021 - 2026
Families					
Less than \$10,000	13	12	1.7%	1.6%	-0.13%
\$10,000 to \$14,999	25	24	3.3%	3.2%	-0.13%
\$15,000 to \$24,999	36	35	4.7%	4.6%	-0.13%
\$25,000 to \$34,999	53	62	7.0%	8.2%	1.19%
\$35,000 to \$49,999	67	66	8.8%	8.7%	-0.13%
\$50,000 to \$74,999	179	178	23.6%	23.5%	-0.13%
\$75,000 to \$99,999	142	141	18.7%	18.6%	-0.13%
\$100,000 to \$149,999	175	174	23.1%	23.0%	-0.13%
\$150,000-\$199,999	56	55	7.4%	7.3%	-0.13%
\$200,000 or more	12	11	1.6%	1.5%	-0.13%
Totals	758	758			

Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

HOUSEHOLDS AND CHILDREN TRENDS

Diversity of child rearing environments is increasing along with the many other types of growing diversity in the US. To understand this, we begin with the types of households that exist in a community. There are...

- family households with children under 18
- family households without children under 18

The concern of this analysis is family households with children under 18. Of the types of family households with children there are...

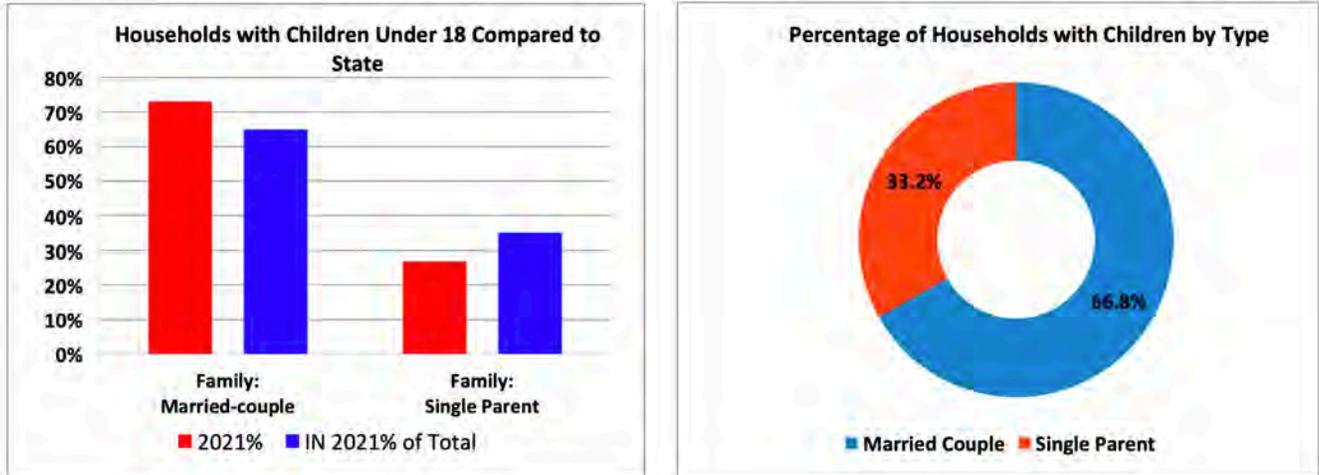
- Married couple families
- Single parent families (father or mother)

These two are reported for the study area in the table below.

Households	2010	2021	2026	2010%	2021%	2026%	Estimated 5 Year %pt Change 2021 - 2026
Households with Children under 18							
Married Couple	264	250	245	73.1%	66.8%	65.9%	-1.0%
Single Parent	97	124	127	26.9%	33.2%	34.1%	1.0%

Of the households with children under 18, married couple households are increasing as a percentage while single parent households are decreasing. The graph to the right illustrates this. Bars above the 0% point indicate a family type that is increasing while bars below 0% is decreasing. This provides insight into how family households and structures with children are changing in the study area.

A comparison to the state reveals to what extent this community is similar or dissimilar to the state as a whole. The study area's married couple households with children are dissimilar to the state's profile. The percentage of single parent households with children is less than the state.



Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

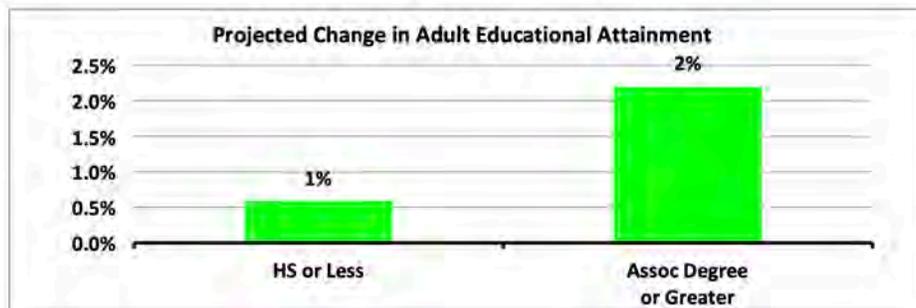
ADULT EDUCATION ATTAINMENT

The level of educational attainment of a community's adult population is an important indicator of its opportunities and challenges. This analysis will look at the Adult Educational Attainment from three perspectives.

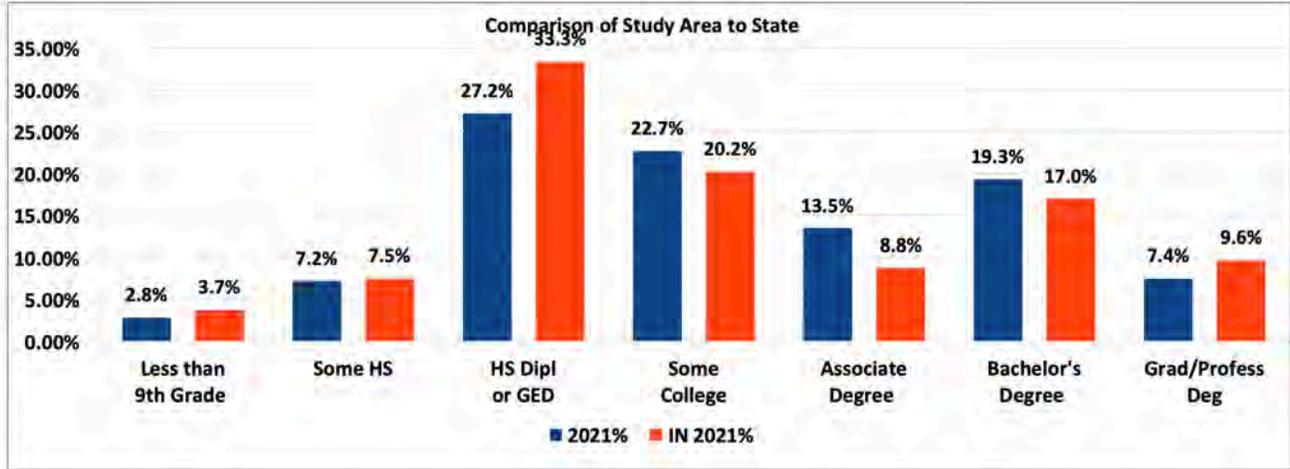
First, it looks to see if the level of educational attainment for adults is rising or not. Second, it compares the level of attainment to that of the state of IN. Finally, the table provides the percentages from 2010.

EDUCATIONAL LEVEL ATTAINMENT CHANGE

The educational attainment level of adults has declined over the past few years. It is projected to rise over the next five years by 2.2%.



EDUCATION LEVEL COMPARED TO THE STATE



	2010	2021	2026	IN 2021%	2021 Study Area-State Comp Index
Population by Educational Attainment: 25+					
Less than 9th Grade	1.7%	2.8%	3.1%	3.7%	75
Some HS	3.5%	7.2%	7.5%	7.5%	96
HS Dipl or GED	40.5%	27.2%	25.9%	33.3%	82
Some College	26.0%	22.7%	21.1%	20.2%	112
Associate Degree	12.9%	13.5%	15.4%	8.8%	154
Bachelor's Degree	8.4%	19.3%	18.6%	17.0%	114
Grad/Profess Deg	6.9%	7.4%	8.4%	9.6%	78

Note: The overall educational attainment of the adults in this community is greater than the state.

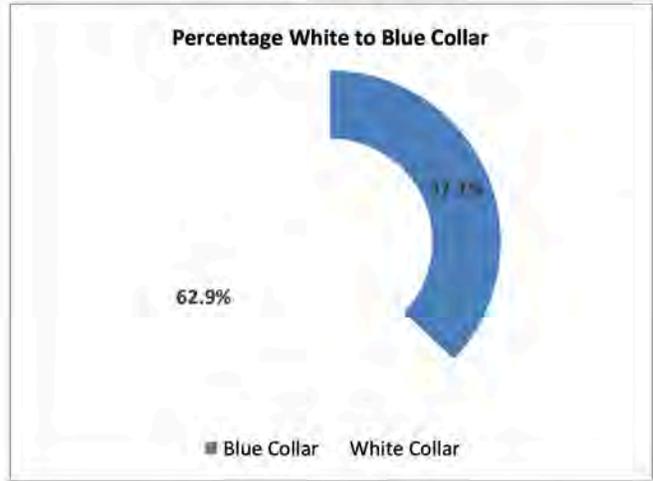
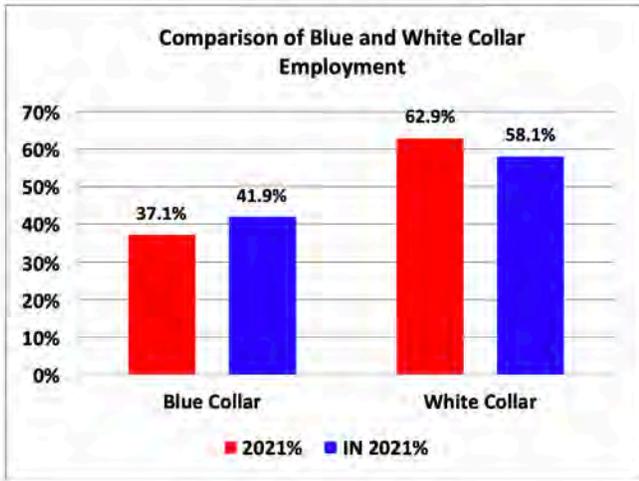
POPULATION BY EMPLOYMENT

Like educational attainment, an analysis of a community by its employment types and categories provides an important insight into its socio-economics. This analysis looks at two factors.

First is a report of the employed population 16 and over by the traditional “blue collar” and “white collar” occupations and compares these to the state. Second, it looks at the community by the seven standard census bureau occupations and compares them to the state.

EMPLOYED POPULATION: BLUE COLLAR OR WHITE COLLAR

On the following chart, the study area is compared to the state of IN. This study area is close to the state average for White Collar workers. It is close to the state average for Blue Collar workers.



EMPLOYED CIVILIAN POPULATION BY OCCUPATION

	2021	IN 2021	Comp. Index	Interpretation
Employed Civilian Pop 16+ by Occupation				
Bldg Maintenance & Cleaning	1.8%	3.5%	51	Well below the state average.
Construction	10.9%	8.4%	129	Well above the state average.
Farming, Fishing, & Forestry	0.1%	0.4%	33	Well below the state average.
Food Preparation Serving	4.7%	5.7%	82	Well below the state average.
Healthcare Support	1.9%	2.9%	67	Well below the state average.
Managerial Executive	16.5%	13.8%	119	Well above the state average.
Office Admin	15.8%	11.3%	140	Well above the state average.
Personal Care	2.1%	2.5%	84	Well below the state average.
Production Transportation	15.8%	19.6%	80	Well below the state average.
Prof Specialty	19.4%	20.5%	94	At about the state average.
Protective	1.6%	1.7%	95	At about the state average.
Sales	9.3%	9.5%	98	At about the state average.

Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

GENERATIONS

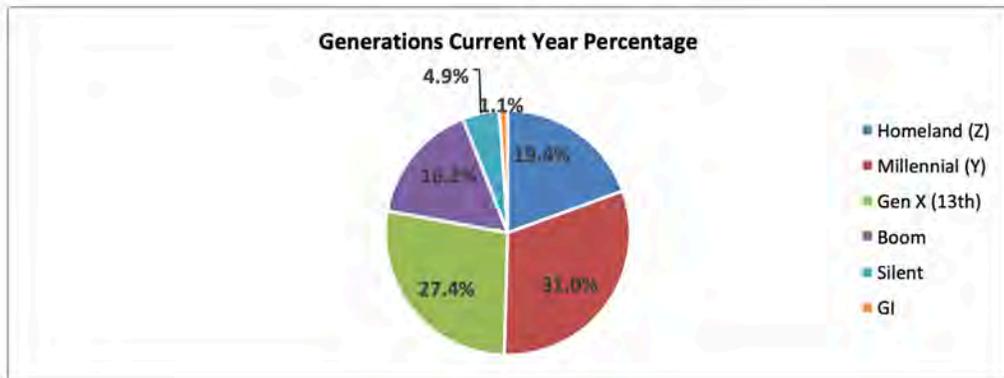
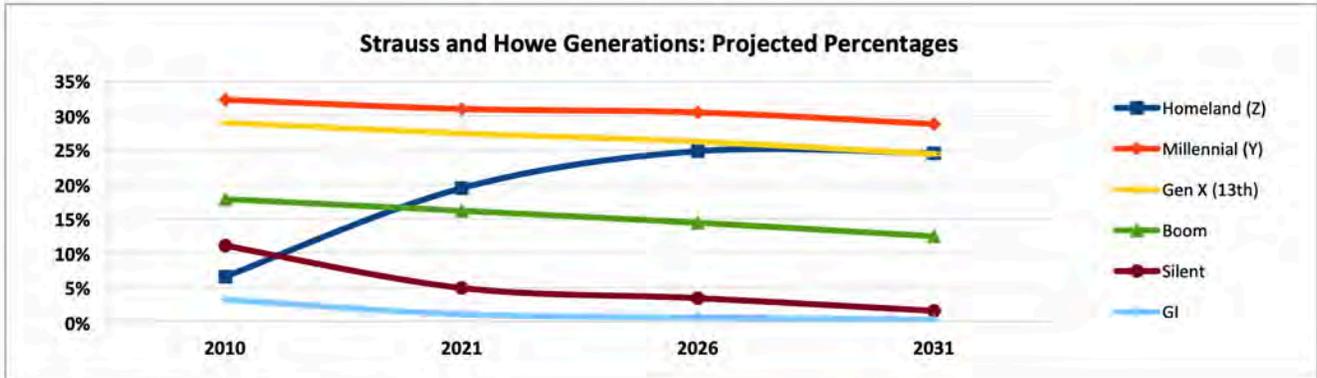
A powerful way to envision demographics is by following a generation through its phases of life. This is because there are, in a general sense, common life experiences at each phase of life. But even more interesting is to understand a generational cohort group that has a unique sense of belonging to others born and coming of age together. More than mere age bracketing, a generation develops a sense of identity as a group based upon their coming of age experiences—how they were parented and major world defining events, such as 9/11. Using the Strauss and Howe model of generations one is able to see a more three-dimensional view of a generational group, bringing mere age demographics to life.

According to the Strauss and Howe model, members of a generation share three qualities. *

- An age location in history
- Some common beliefs and behaviors, including basic attitudes about risk taking, culture and values, civic engagement, and family life
- A common perceived membership in a generation, e.g., Boomers, Gen X, Millennials etc.

(* <http://www.lifecourse.com/about/method/phases.html>)

Name	S & H Type	Initial Birth	Final Birth	2010		2021		2026		2031	
Homeland (Z) Artist		2005	2025	173	6.6%	536	19.4%	686	24.8%	693	26.7%
Millennial (Y) Hero		1982	2004	853	32.3%	854	31.0%	842	30.5%	813	31.3%
Gen X (13th) Nomad		1961	1981	765	29.0%	756	27.4%	725	26.2%	690	26.5%
Boom Prophet		1946	1960	471	17.8%	445	16.2%	398	14.4%	351	13.5%
Silent Artist		1925	1945	292	11.1%	135	4.9%	94	3.4%	44	1.7%
GI Hero		1901	1924	85	3.2%	30	1.1%	17	0.6%	8	0.3%
Totals:				2,639	100.0%	2,756	100%	2,762	100%	2,599	100.0%

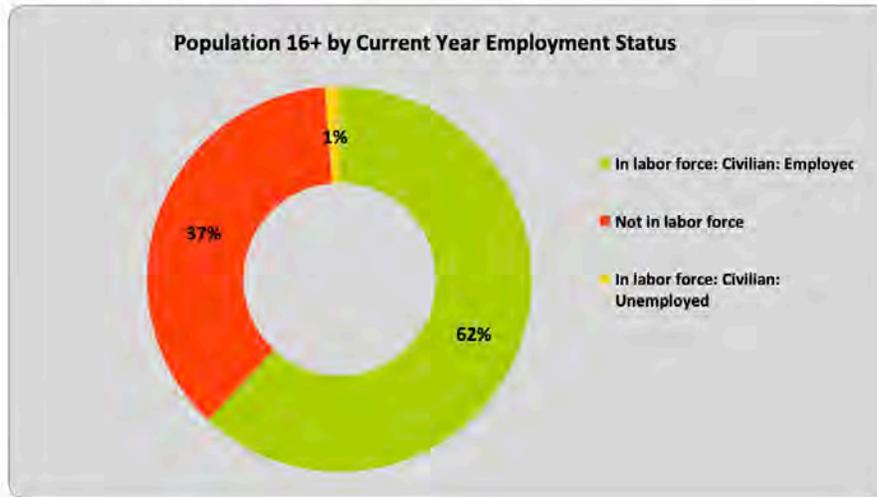


Sources: US Census Bureau, Synergos Technologies Inc., Experian, DecisionInsite/MissionInsite

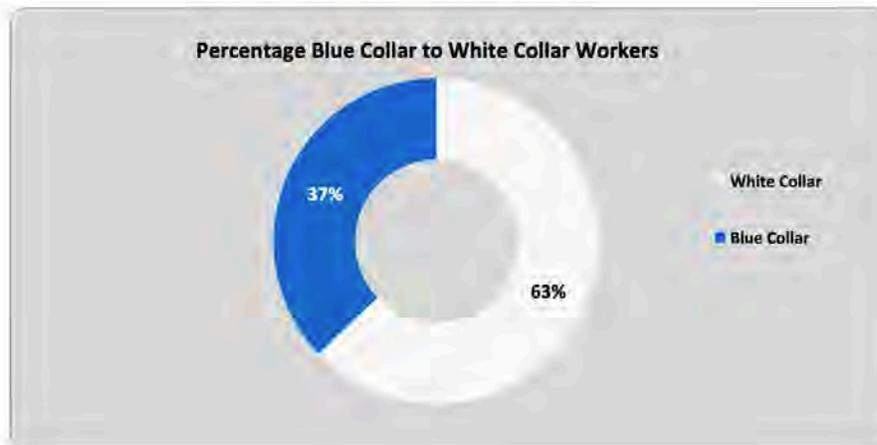
EMPLOYMENT PROJECTIONS

The Work theme expresses several different ways of looking at the work people do within the study area.

Employment Status of Population 16 and Older: 2021



	Study Area	State of IN	Comp Index CY
Pop 16+ by Employment Status	2021	2021	
In labor force: Civilian: Employed	1,398 61.97%	3,391,556 61.53%	101
In labor force: In Armed Forces	0 0.00%	4,059 0.07%	0
Not in labor force	830 36.79%	1,984,894 36.01%	102
In labor force: Civilian: Unemployed	28 1.24%	131,113 2.38%	52
Blue and White Collar Workers 2021	2,256 100.00%	5,511,622 100.00%	
Employed Pop 16+ Blue/White Collar			
Blue Collar	519 37.12%	1,422,586 41.94%	88
White Collar	879 62.88%	1,968,970 58.06%	108
	1,398 100.00%	3,391,556 100.00%	



HOUSING MARKET OVERVIEW

Housing encompasses the number of housing units historically, presently and to some extent in the future within the study area.

Trends in Housing Since 2010

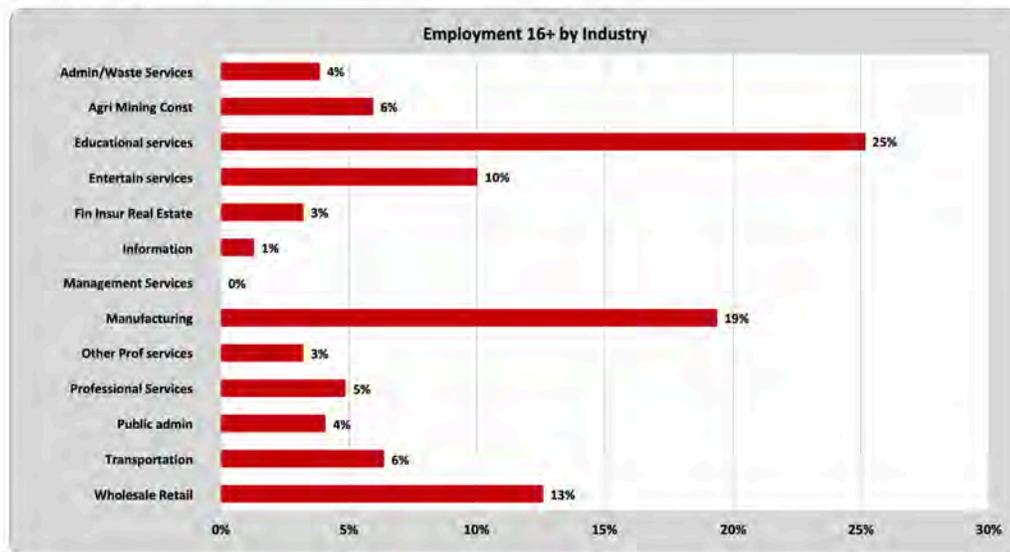


	2010	2021	2026
Housing Units	1,072	1,113	1,218
Family Households Change		41	105
Percent Change		3.82%	9.43%

	2010		Study Area		2026		5 Yr Chg	IN 2021	Comp Index CV
	Units	%	Units	%	Units	%			
Housing by Occupancy									
Occupied	986	91.98%	1,034	92.90%	1,146	94.17%	1.26%	90.06%	103
Vacant	86	8.02%	79	7.10%	71	5.83%	-1.26%	9.94%	71
Totals:	1,072	100.00%	1,113	100.00%	1,217	100.00%		100.00%	
Housing by Type of Occupancy									
Owner Occupied	729	73.94%	761	73.67%	852	74.35%	0.68%	70.07%	105
Renter Occupied	257	26.06%	272	26.33%	294	25.65%	-0.68%	29.93%	86
Totals:	986	100.00%	1,033	100.00%	1,146	100.00%		100.00%	

	Study Area 2021		State of IN 2021		Comp Index C1
Housing Units by Dwelling Type					
1 Unit Attached	10	0.90%	118,975	4.06%	77
1 Unit Detached	996	89.57%	2,274,494	77.55%	113
2 Units	27	2.43%	92,173	3.14%	77
3 to 19 Units	9	0.81%	141,521	4.83%	77
20 to 49 Units	2	0.18%	73,337	2.50%	7
50 or More Units	7	0.63%	72,835	2.48%	25
Mobile Home or Trailer	61	5.49%	158,808	5.41%	101
Other	0	0.00%	620	0.02%	0
Totals:	1,112	100.00%	2,932,763	100.00%	
Owner Occupied Housing Values					
Less than \$20,000	6	0.79%	42,810	2.32%	38
\$20,000 to \$39,999	3	0.39%	44,446	2.41%	16
\$40,000 to \$59,999	2	0.26%	59,344	3.22%	8
\$60,000 to \$79,999	19	2.50%	96,419	5.22%	48
\$80,000 to \$99,999	57	7.49%	140,178	7.59%	99
\$100,000 to \$149,999	148	19.45%	367,727	19.92%	98
\$150,000 to \$199,999	141	18.53%	332,418	18.01%	103
\$200,000 to \$299,999	283	37.19%	393,650	21.33%	174
\$300,000 to \$399,999	56	7.36%	176,425	9.56%	77
\$400,000 to \$499,999	28	3.68%	89,911	4.87%	76
\$500,000 to \$749,999	10	1.31%	64,324	3.48%	38
\$750,000 to \$999,999	4	0.53%	24,569	1.33%	15
\$1,000,000 or more	4	0.53%	13,565	0.73%	72
Totals:	761	100.00%	1,845,786	100.00%	
Housing by Year Built					
1939 or Earlier	248	22.28%	502,044	17.12%	130
1940 to 1949	53	4.76%	169,819	5.79%	82
1950 to 1959	162	14.56%	336,069	11.46%	127
1960 to 1969	49	4.40%	324,599	11.07%	40
1970 to 1979	111	9.97%	409,577	13.97%	71
1980 to 1989	34	3.05%	292,633	9.98%	31
1990 to 1999	224	20.13%	437,176	14.91%	135
2000 to 2009	224	20.13%	394,142	13.44%	150
2010 or Later	8	0.72%	66,704	2.27%	32
Totals:	1,113	100.00%	2,932,763	100.00%	

Employed Pop 16+ by Industry: 2021



	Study Area		State of IN		Comp Index CY
Families: Workers					
1 worker	224	29.55%	571,787	32.42%	91
2 workers	295	38.92%	751,410	42.60%	91
3 or more workers	131	17.28%	186,012	10.55%	164
No workers	108	14.25%	254,712	14.44%	99
Totals:	758	100.00%	1,763,921	100.00%	
Workers 16+: Travel Time to Work					
	2021		2021		
Less than 5 minutes	83	6.23%	114,817	3.51%	178
5 to 9 minutes	121	9.08%	383,533	11.73%	77
10 to 14 minutes	152	11.41%	498,873	15.25%	75
15 to 19 minutes	121	9.08%	559,271	17.10%	89
20 to 24 minutes	232	17.42%	492,893	15.07%	116
25 to 29 minutes	152	11.41%	222,226	6.79%	168
30 to 34 minutes	285	21.40%	393,618	12.03%	178
35 to 39 minutes	36	2.70%	98,835	3.02%	89
40 to 44 minutes	43	3.23%	112,660	3.44%	94
45 to 59 minutes	71	5.33%	210,637	6.44%	83
60 to 89 minutes	8	0.60%	123,204	3.77%	10
90 or more minutes	28	2.10%	60,157	1.84%	114
Totals:	1,332	100.00%	3,270,724	100.00%	

RETAIL MARKET OVERVIEW

The retail market section of this study will discuss the needs for and potential of downtown retail opportunities as well the potential of new retail markets around the Town.

The potential for a downtown Market Study for New Carlisle area can serve as a catalyst in having impact of retail growth and development.

OFFICE MARKET OVERVIEW

The office market section of the study will provide projections and trends of this market in the Town and surrounding area anticipated from the forecasts of future development.

INDUSTRIAL MARKET OVERVIEW

This section will include the projections and data from MACOG and the surrounding development.

TRANSPORTATION

The transportation section will describe the impact of the surrounding development impact that includes current INDOT projects and those possible transportation components of the surrounding development.

EXISTING ZONING, LAND USE & DEVELOPMENT PATTERNS

A diverse mix of land uses collectively defines the Town of New Carlisle as a desirable place to live, work and relax. Inventorying existing land uses in New Carlisle provides insight into how the Town has grown and developed over time and provides a base of understanding for what types of development will be appropriate in the future. For example, environmentally sensitive areas or established residential neighborhoods may be desirable to preserve in the future. Underperforming commercial areas, vacant sites or agricultural land may be appropriate areas for development or redevelopment.

Retaining an appropriate mix of land uses in the community is key to ensuring that the Town grows and maintains itself in an economically and environmentally sustainable manner. Moreover, planning for land use at a local level impacts the fiscal health of both municipal and county governments and the ability to provide utilities and services in a responsive and cost effective manner.

This Chapter of the Plan includes a review of current zoning and an inventory of the existing land uses and development patterns within the Town of New Carlisle and The Comprehensive Plan planning area. The inventory is based on research undertaken utilizing MACOG's data and includes parcels within the planning area.

CURRENT ZONING

Following adoption of the Comprehensive Plan, the Town intends to engage in the process of rewriting and updating its zoning ordinance. The Town of New Carlisle's existing ordinance establishes ten (10) different zoning districts which all contribute to the regulation of both land use and development in the Town. The location and boundaries of these districts is outlined in the Town Zoning Map. The districts are separated into two main zoning categories, residential and non-residential, with a number of districts within each category.

RESIDENTIAL ZONING DISTRICTS

Within the residential zoning category, there are three districts: R-1, R-2, MF and PUD. The uses within the residential districts range from small-sized, single-family dwellings to multi-family dwellings including condominiums, townhouses, and large scale apartment projects. Residential districts also accommodate accessory structures and related recreational, religious, and educational facilities.

§ 152.080 R1 - **SINGLE FAMILY DISTRICT.** (A) Intent. The R1 Single Family District is established to protect, promote and maintain the development of single-family dwellings as well as to provide for limited public and institutional uses that are compatible with a residential neighborhood.

§ 152.081 R2 - **SINGLE FAMILY AND 2 FAMILY DISTRICT.** (A) Intent. The R2 - Single Family and 2 Family District is established to protect, promote and maintain the development of single-family dwellings and 2 family dwellings in the town as well as to provide for limited public and institutional uses that are compatible with a residential neighborhood.

§ 152.082 MF - **MULTIFAMILY DISTRICT.** (A) Intent. The MF - Multifamily District is established to protect, promote, and maintain the development of multifamily dwellings and to provide for limited public and institutional uses that are compatible with a multifamily residential neighborhood. The development standards are designed to promote the establishment of multifamily dwelling projects with on-site amenities.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

The purpose of a PUD is to promote the progressive development of land and construction thereon. Planned Unit Developments are large-scale developments incorporating a variety of residential uses, which may be combined with related recreational, business/commercial, or industrial uses. A PUD should be a separate entity with a distinct character in harmony with surrounding development.

PLANNED UNIT DEVELOPMENT DISTRICT § 152.165 INTENT. (A) The Planned Unit Development (PUD) District is designed and intended to: encourage creativity and innovation in the design of developments; provide for more efficient use of land; permit special consideration of property with outstanding natural or topographical features; facilitate use of the most appropriate construction techniques in the development of land; and provide for any individual land use not otherwise specified elsewhere in this chapter. The PUD District encourages imaginative uses of open space, promotes high standards in design and construction, and furthers the purposes of the Comprehensive Plan. (B) The PUD District is not intended for the development of residential subdivisions or other developments which are provided for as a matter of right within any district of this chapter. (Ord. 1221, § 6(a), passed 1-26-2010)

BUSINESS AND COMMERCIAL ZONING DISTRICTS

There are four (4) Business District Zones in the Town... OFFICE BUFFER DISTRICT (OB), LOCAL BUSINESS DISTRICT (LB), COMMUNITY BUSINESS DISTRICT (CB), and TOWN CENTER DISTRICT (TC).

§ 152.115 OB - **OFFICE BUFFER DISTRICT.** (A) Intent. The OB - Office Buffer District is established to promote the development of small-scale office, professional, business, governmental, and quasi-governmental uses. Since the types of permitted uses in the OB District are typically less commercial in appearance and are architecturally more harmonious with residential structures, this district can serve as a buffer between Residential Districts and more intense Commercial or Industrial Districts. The OB District may also serve as a gradual and reasonable transition between major thoroughfares and Residential Districts. The OB District development standards are established to assure small-scale developments.

§ 152.116 LB - **LOCAL BUSINESS DISTRICT.** (A) Intent. The LB - Local Business District is established to provide for small businesses located outside of the town center and which provide for the full range of convenience uses necessary to meet the daily needs of nearby residential neighborhoods. Permitted uses within the LB Districts are regulated in character to assure harmonious development with the nearby Residential Districts served and are limited in size and scale to promote pedestrian access and neighborhood use.

§ 152.117 CB - **COMMUNITY BUSINESS DISTRICT.** (A) Intent. The CB - Community Business District is established to provide a location for high volume and high intensity commercial uses. Activities in this district often include outdoor sales or outdoor operations. Developments within the CB District shall be coordinated to facilitate vehicular and pedestrian access from nearby Residential Districts.

§ 152.118 TC - **TOWN CENTER DISTRICT.** (A) Intent. The TC - Town Center District is established to promote the development of the original central village core of the town. The regulations are intended to encourage all the elements of a traditional village center, including storefront retail; professional offices; and dwelling units located either in townhouse developments, in the upper stories of mixed-use buildings or in connection with a grade level business. The development standards in this district are designed to: encourage a pedestrian oriented design throughout the district; and maintain an appropriate pedestrian scale, massing, and relationship between buildings and structures within the district.

INDUSTRIAL ZONING DISTRICTS

Within industrial zoning, there are two (2) districts: LIGHT INDUSTRIAL DISTRICT (LI) and GENERAL INDUSTRIAL DISTRICT (GI).

§ 152.140 LI - **LIGHT INDUSTRIAL DISTRICT.** (A) Intent. The LI - Light Industrial District is established to provide for development of office/warehouse, warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which are clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. Permitted uses in this district tend to generate heavy traffic, require extensive community facilities, and may require limited amounts of outdoor storage. The LI District is also intended to function as a transitional district between the more intense general Industrial Districts and other less intense districts.

§ 152.141 GI - **GENERAL INDUSTRIAL DISTRICT.** (A) Intent. The GI - General Industrial District is established to provide for development of manufacturing and processing facilities or facilities which may require substantial amounts of outdoor storage or outdoor operations. Permitted uses in this district tend to generate heavy traffic and require extensive community facilities. Permitted uses in this district may require extensive amounts of outdoor storage or outdoor operations. The permitted uses provided for in this district should be separated from Residential Districts or low intensity commercial/mixed use districts by less intense Industrial Districts.

NOTE OF ZONING CLASSES NOT PART OF THE CURRENT TOWN'S ZONING ORDINANCE

While the comprehensive plan for the Town is developed there will be the opportunity to refine the Town's current zoning district classifications and related zoning ordinance. With the new proposals of land use and development there will be opportunity to consider new zoning districts. Below are some zoning classifications the Town might want to consider:

FLOOD HAZARD DISTRICT (FH)

The purpose of the Flood Hazard District is to guide development in floodplains and flood hazard areas. This overlay district shall coincide with those areas established by and under the jurisdiction of the Indiana Department of Natural Resources (IDNR). The Flood Hazard District may stand by itself or may be combined with any district which the Town deems appropriate. Generally speaking, all buildings constructed in this district shall be two feet above regulatory flood profile as established by the IDNR. Where the Flood Hazard District overlaps with any other district, the uses permitted by right or by special exception use in the other district shall be constructed to have a flood protection grade at least two feet above regulatory flood profile as established by the IDNR.

HISTORIC OVERLAY DISTRICT (HOD)

This overlay district promotes the general welfare, education and recreational pleasure of the public by maintaining the areas or individual structures and associated premises, which have been officially designated by the Town as having historic significance. For properties within the historic overlay district, the standards of the underlying zoning district shall apply, however certain characteristics such as lot widths, setbacks, and height can be increased/or decreased subject to approval by a Town designated Design Review Committee.

AGRICULTURAL DISTRICT (AG)

The purpose of this district is to permit the full range to agricultural activities and other uses customarily conducted in agricultural areas. While there are no such zoning districts within the Town's corporate boundaries the County carries their Agricultural District in the areas adjacent to the Town that are part of the Town's Growth Plan boundaries.

The Town has multiple zoning districts. The Town’s corporate limits contains a total of 1,284 acres. The following table notes those zones and the percentage of each zoning district within the Town:

Zoning District	Percentage of Zone within Town	Notes
Zone R1 – Single Family	39.15%	
Zone R2 – Single Family & 2 Family	1.75%	
Zone MF – Multi Family	2.26%	
Zone A – Agriculture (County)	0.00%	Zone A is only found outside the corporate limits
Zone CB – Community Business	1.97%	
Zone OB – Office Buffer	0.02%	
Zone LB – Local Business	5.52%	
Zone L – Light Industrial (County)	0.00%	Zone L is only found outside the corporate limits
Zone LI – Light Industrial	11.09%	
Zone GI – General Industrial	37.78%	
Zone TC – Town Center New Carlisle	0.46%	
Zone M – Manufacturing (County)	0.00%	Zone M is only found outside the corporate limits
Zone PUD – Plan Unit Development	0.00%	

Current Zoning of the Town

Current Zoning Map

LEGEND

- Zone R1 - Single Family
- Zone R2 - Single Family & 2 Family
- Zone MF - Multi-Family
- Zone CB - Community Business
- Zone OB - Office Buffer
- Zone LB - Local Business
- Zone LI - Light Industrial
- Zone GI - General Industrial
- Zone TC - Town Center New Carlisle
- Zone PUD - Planned Unity Development
- Zone A - Agricultural (St. Joe County)
- Zone L - Light Industrial (St. Joe County)
- Zone M - Manufacturing (St. Joe County)
- Parcels
- Roads
- RR Centerline
- Corporate Boundary
- Comprehensive Planning Boundary

