

**Elkhart County
Planning & Development:
Planning/Building/GIS/Code
Enforcement/Redevelopment**

WHAT DO YOU NEED
TO KNOW TO MAKE A
DETAILED COMMERCIAL
DEVELOPMENT
ZONING READY?

*Our Mission at the Planning and Development
Division of Elkhart County, Indiana is to focus
on a long term commitment to economic vitality and
efficient use of land while reflecting the highest
professional standard with enduring regard for
our customers and the public trust.*



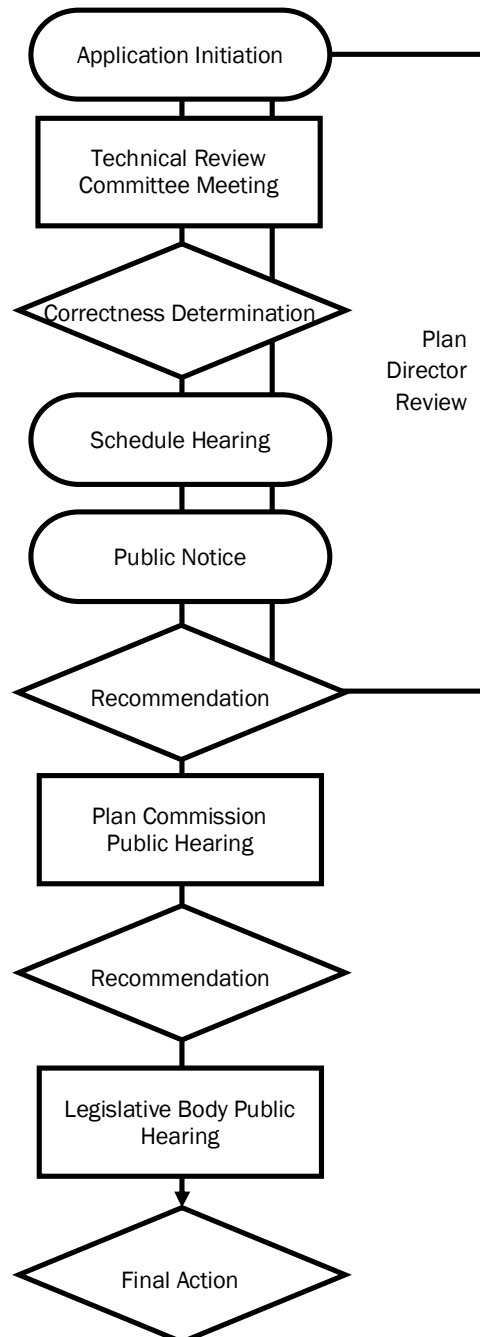
Phone (574) 971-4678
Hours: Monday 8:00am—5:00pm and
Tuesday—Friday 8:00am—4:00pm
dps@elkhartcounty.com
<http://elkhartcountyplanninganddevelopment.com/index.htm>

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Follow the steps illustrated on either the General Planned Unit Development (GPUD) or Detailed Planned Unit Development (DPUD) flow charts.

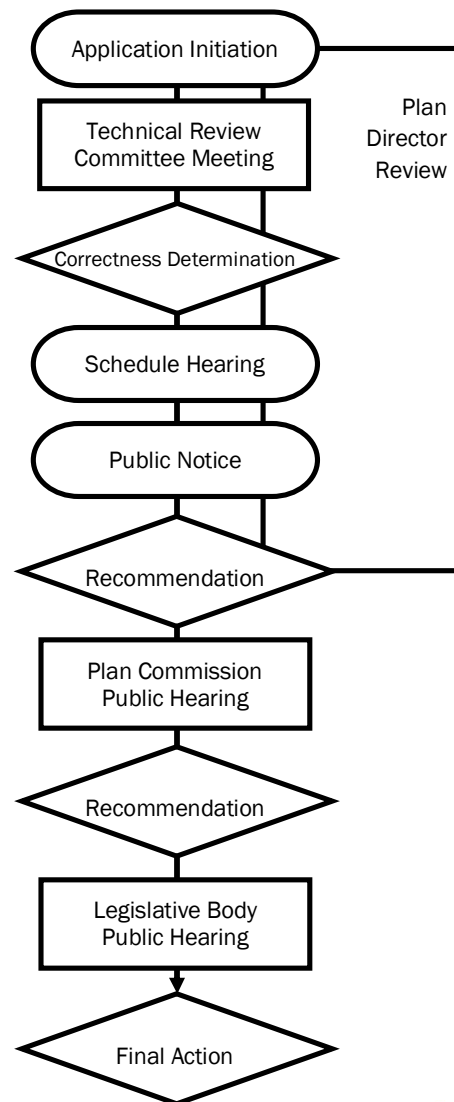
- ◆ A Planned Unit Development may be used to permit new or innovative concepts in land utilization, masterplanned community, or mixed use developments that other zoning districts do not easily accommodate.
- ◆ GPUD is the %big picture+concept of your project.
- ◆ A DPUD must be submitted within 7 years following the submission of your GPUD.
- ◆ DPUD provides site-specific compatibility and design standards.
- ◆ DPUD includes Site Plan and Plat.
 - ◆ Additional recommendations may be required to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, modifications related to:
 - Access and circulation; Signs;
 - Parking; Building design, location, height, orientation, or coverage;
 - Outdoor lighting; Landscaping;
 - Homeowners or property owners associations; Open Space;
 - Topography; and Screening

Article 3 Development Review Procedures
Sec. 3.4 General Planned Unit Development (GPUD)
Flow Chart:



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Article 3 Development Review Procedures,
Sec. 3.5 Detailed Planned Unit Development (DPUD)
Flow Chart:



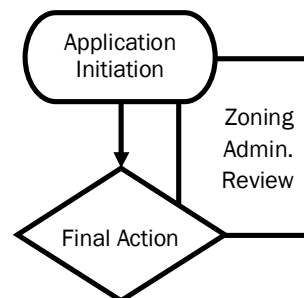
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Important Information for GPUD & DPUD:

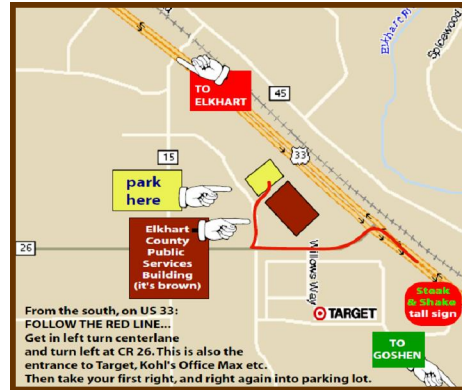
- ◆ It is important to note that approval of a GPUD does not constitute an approval of a DPUD.
- ◆ An approved DPUD Plat must be recorded by the applicant with the County Recorder's Office within 10 working days of receipt of the signed documents from the legislative body. The Plan Director may extend the deadline to record the Plat with a written request from the land owner.

An Improvement Location Permit is required prior to the:

1. Permanent erection, reconstruction, alteration, movement, conversion, extension or enlargement of a structure or improvement
2. Placement of a mobile or manufactured home on a property
3. Establishment of a new nonresidential land use or change of an existing nonresidential land use from one Use Category established in Sec. 5.2 to another



Information provided in this brochure either in visual or text form is according to the Elkhart County Zoning Ordinance effective as of February 2, 2015.



Aerial photograph of the Elkhart County, IN
Department of Public Services building

Elkhart County

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