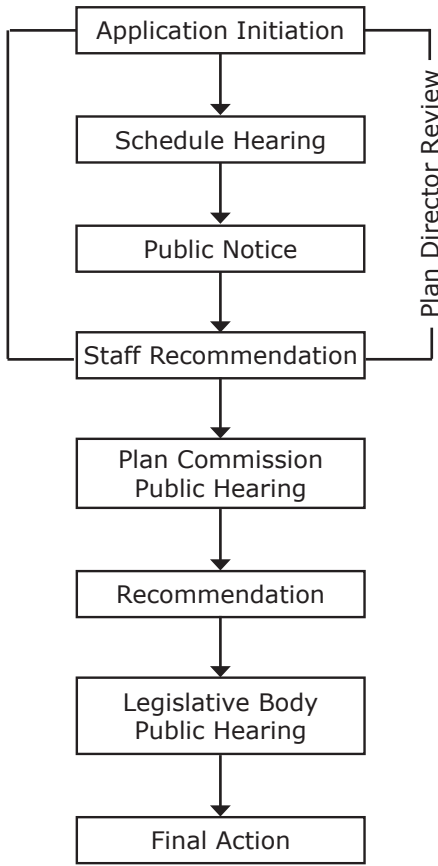
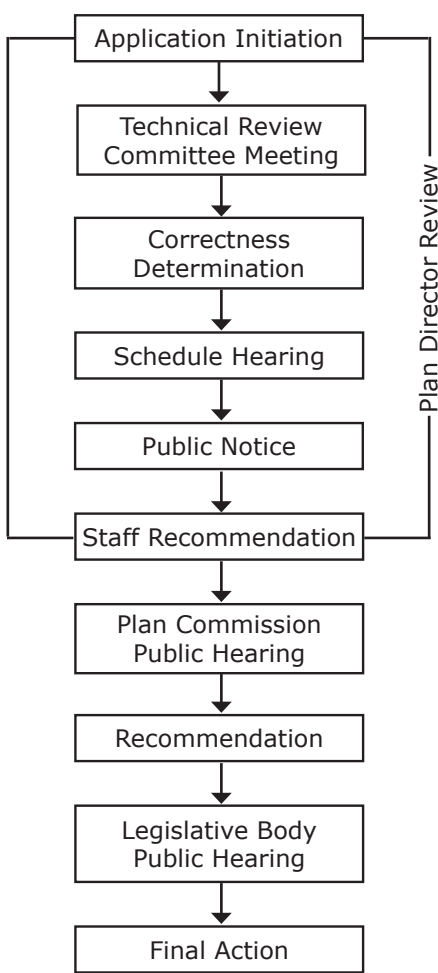


SUMMARY OF LAND USE PROCEDURES

ELKHART COUNTY PLANNING & DEVELOPMENT

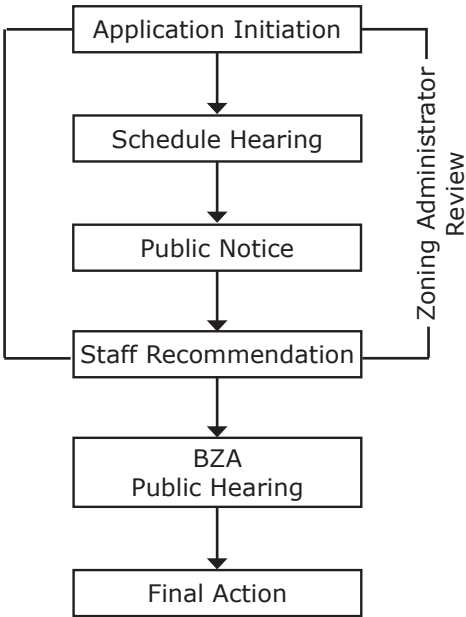
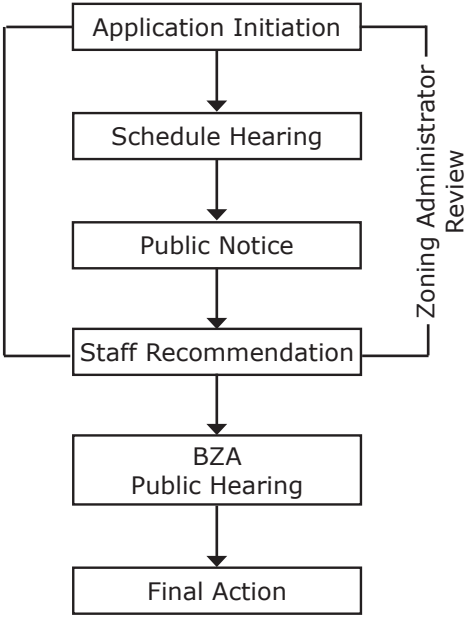
There are four general processes that may be considered to modify the set of permitted uses allowed on a given piece of property.

| REZONING | DPUDs |
|--|--|
| <p>PURPOSE: Rezoning property, in most cases, adds uses that may be conducted on a property.</p> | <p>PURPOSE: DPUDs are a unique, site-specific form of rezoning that can allow or prohibit certain uses, as well as require significant restrictions to lessen their impact. DPUDs allow flexibility to meet the spirit but not the letter of the Zoning Ordinance.</p> |
| <p>PROCESS: The Plan Commission holds a public hearing and then makes a recommendation based on evidence to the County Commissioners or a Town Council who make a final decision.</p> | <p>PROCESS: The Plan Commission holds a public hearing and then makes a recommendation based on evidence to the County Commissioners or a Town Council who make a final decision.</p> |
| <p>TIME FRAME: From filing deadline to final decision, the process will take at least 77 calendar days.</p> | <p>TIME FRAME: Same as rezoning, at least 77 calendar days. Note: GPUDs/DPUDs are technical and require a surveyor to apply. The surveyor's preparation takes additional time in advance of a submittal.</p> |
|  <pre> graph TD A[Application Initiation] --> B[Schedule Hearing] B --> C[Public Notice] C --> D[Staff Recommendation] D --> E[Plan Commission Public Hearing] E --> F[Recommendation] F --> G[Legislative Body Public Hearing] G --> H[Final Action] D --> Plan Director Review A </pre> |  <pre> graph TD A[Application Initiation] --> B[Technical Review Committee Meeting] B --> C[Correctness Determination] C --> D[Schedule Hearing] D --> E[Public Notice] E --> F[Staff Recommendation] F --> G[Plan Commission Public Hearing] G --> H[Recommendation] H --> I[Legislative Body Public Hearing] I --> J[Final Action] F --> Plan Director Review A </pre> |

SUMMARY OF LAND USE PROCEDURES

ELKHART COUNTY PLANNING & DEVELOPMENT

There are four general processes that may be considered to modify the set of permitted uses allowed on a given piece of property.

| SPECIAL USE PERMIT | USE VARIANCE |
|---|--|
| <p>PURPOSE: Not a rezoning, but a permit for a “special” set of uses established in the Zoning Ordinance that may be authorized if the BZA finds that there will be no adverse impacts on the proposed area.</p> | <p>PURPOSE: Not a rezoning, but the BZA has the authority to permit uses in a zoning district that are otherwise prohibited. The BZA may impose reasonable conditions to lessen the use’s impact.</p> |
| <p>PROCESS: The BZA holds a public hearing and then makes a final decision to allow or reject the request based on the evidence presented.</p> | <p>PROCESS: The BZA holds a public hearing and then makes a final decision to allow or reject the request based on the evidence presented.</p> |
| <p>TIME FRAME: From filing deadline to decision, Special Use Permits will take at least 30 calendar days.</p> | <p>TIME FRAME: From filing deadline to decision, Use Variances will take at least 30 calendar days.</p> |
|  <pre> graph TD A[Application Initiation] --> B[Schedule Hearing] B --> C[Public Notice] C --> D[Staff Recommendation] D --> E[BZA Public Hearing] E --> F[Final Action] D -- Zoning Administrator Review --> A </pre> |  <pre> graph TD A[Application Initiation] --> B[Schedule Hearing] B --> C[Public Notice] C --> D[Staff Recommendation] D --> E[BZA Public Hearing] E --> F[Final Action] D -- Zoning Administrator Review --> A </pre> |