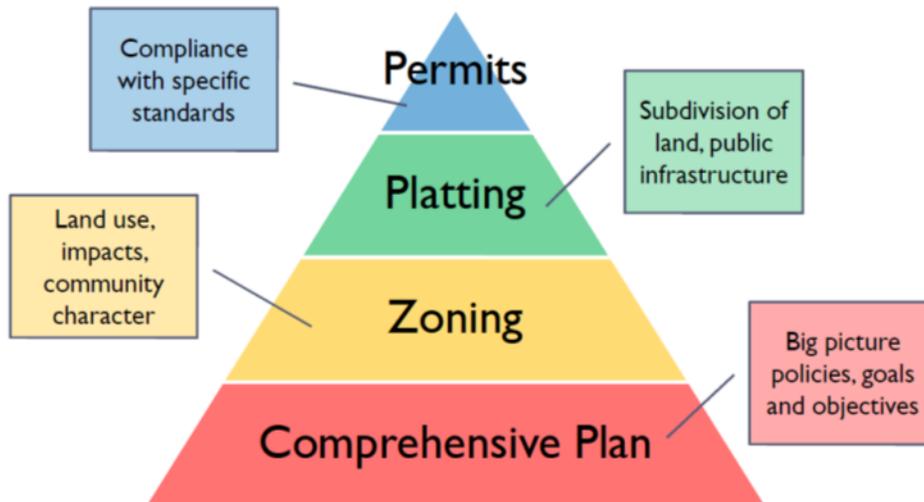


Zoning Basics

on a Single (Double-Sided) Page

A Zoning Ordinance implements the Comprehensive Plan



Zoning Regulates...

The **use** of privately owned land

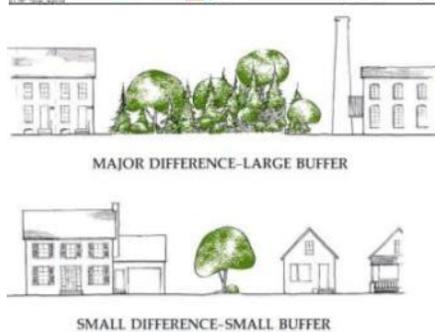
- Zoning map
- Use table
- Accessory and temporary uses
- Specific use standards
- Rules for nonconforming uses

The **impacts** of land use on other private and public properties

- Lot size, setbacks, height, lot coverage
- Buffers
- Driveways

Community character

- Landscaping
- Signs
- Parking
- Residential density



A Zoning Ordinance is not...

- **Subdivision Regulations**
Regulates new streets, utilities, sidewalks, public infrastructure and subdivision of land
- **Property Tax Policy**
Does not raise or lower the County's property tax rate
- **Annexation Policy**
A city's comprehensive plan addresses this
- **Capital Improvements Program**
Does not set policy for extension or improvement of public infrastructure
- **Building Code**
Does not regulate the interior structural soundness of buildings but can regulate exterior appearance



<http://bit.ly/VmkgXg>
for all related documents

Elkhart County Zoning Ordinance Draft Features

Ease of Use

- **Formatting**
Document will be easier to read with varying fonts, subject headings at top of each page, use of flow charts, clickable cross-references
- **Plain English**
Eliminate use of “heretofore”, “forthwith” and other “legalese” while remaining legally defensible
- **Graphics and Tables**
Rely on modern word processing capabilities to make the document easier to understand with pictures and tables

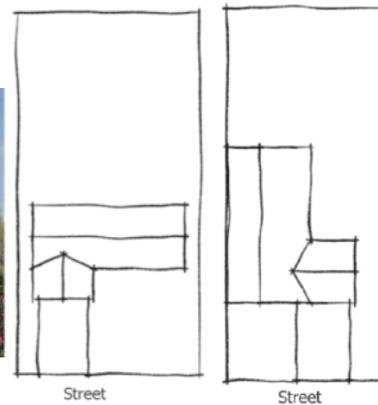
Sec. 1.8. Definitions Reference

- 1.8.1** [Article 10](#) contains the definitions used throughout [this Ordinance](#). Definitions related to sign types are contained in [Sec. 7.3](#).
- 1.8.2** Words, phrases and terms used in this Ordinance that are not defined in [Article 10](#) must be construed to have their usual and customary meanings indicated by a current dictionary of general use except where the context clearly indicates a different meaning.

Nonresidential Use	Zoning District		
	RR	R-1, R-2, R-3	R-4
Lot Size (min.)			
Area (sq ft)	1 ac.	15,000	10,000
Width (ft)	150	100	75
Setbacks (min ft.)			
Front	80	50	50
Side (interior)	30	10	5
Side (corner)	70	45	30
Rear	30	15	10
Height (max ft.)	40	30	30
Building Coverage (max. %)			
Interior	25	25	30
Corner	25	30	35
Parking Setback (min. sq. ft.)	50	50	35

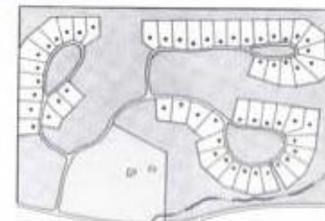
More Administrative and Fewer Discretionary Approvals

- Accessory Dwelling Units
- Uses that were Special Use Permits are allowed “by right,” subject to limitations
- Allow by right things that are constantly approved by Variance
- Variety of housing types by right
- Mixing of residential and small scale commercial uses in R-4



Cluster / Conservation Subdivisions

- How to handle residential subdivisions in rural areas?
- Smaller private area, more overall density, in exchange for greater set aside public area for nature or farming
- By right, subject to standards, rather than special approval



How can the Zoning Ordinance better reflect the values of your organization?