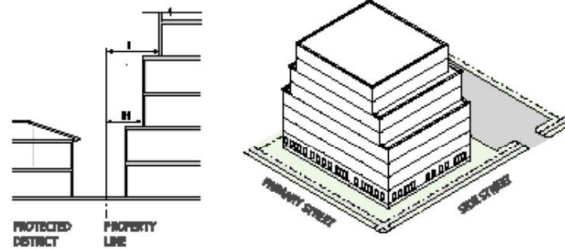


Elkhart County
Planning & Development:
Planning/Building/GIS/Code
Enforcement/Redevelopment

ZONING ORDINANCE

*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.*



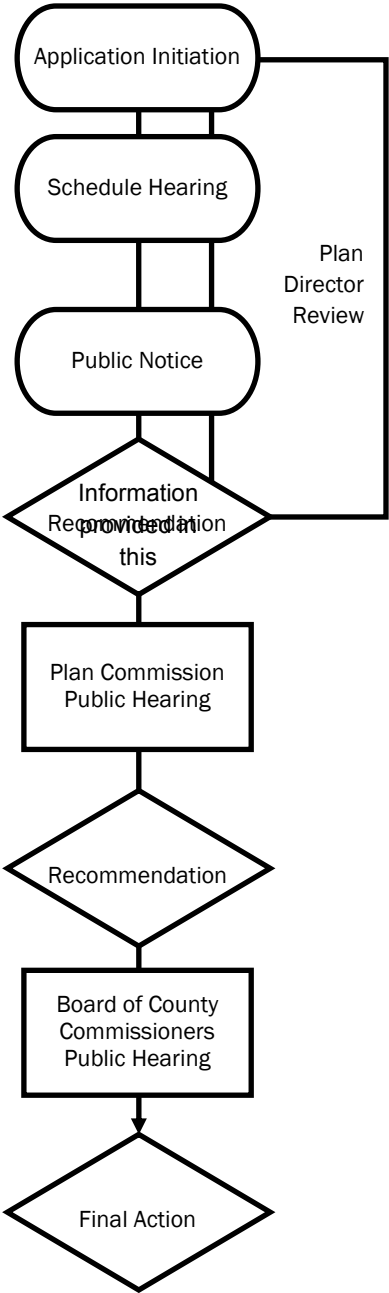
Phone (574) 971-4678
Hours: Monday 8:00am–5:00pm and
Tuesday–Friday 8:00am–4:00pm
dps@elkhartcounty.com
<http://elkhartcountyplanninganddevelopment.com/index.htm>

Elkhart County Planning & Development

- ◆ Zoning ordinance regulates the type of uses permitted on a tract of land; determines the intensity of the land use; and minimum lot size in all agricultural, commercial, residential, and industrial zones.
- ◆ For example: zoning allows your land to be used for housing on a certain minimum lot size when it is classified as a Residential Zoning District such as R-1, R-2, or R-3.

Residential Districts	
Agricultural	A-1
Single-Family Residential	R-1
Two-Family Residential	R-2
Multiple-Family Residential	R-3
Residential Mixed Use	R-4
Nonresidential Districts	
Neighborhood Business	B-1
General Business	B-2
Heavy Business	B-3
Limited Manufacturing	M-1
Heavy Manufacturing	M-2
Special Purpose and Overlay Districts	
Office and Business Park	E-3
General Planned Unit Development Overlay	GPUD
Detailed Planned Unit Development Overlay	DPUD
Wellhead Overlay	W-
Farmland Preservation	A-3
Concentrated Animal Feeding Protection	A-4

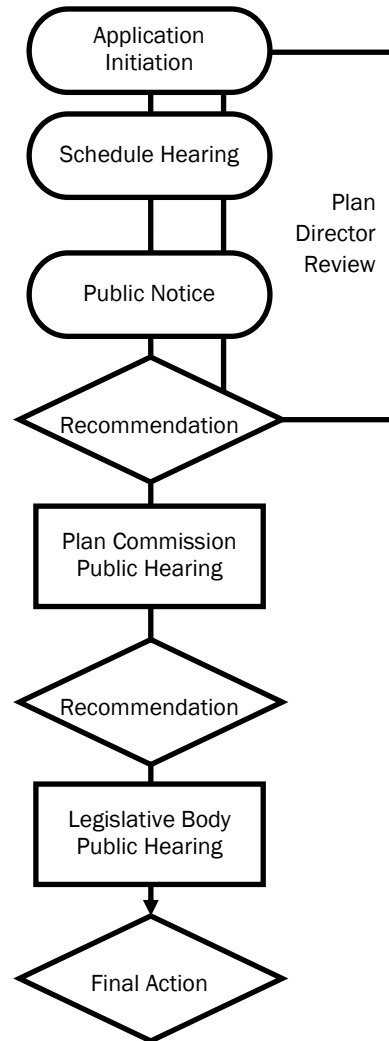
Article 3 Development Review Procedures,
Sec. 3.2 Zoning Ordinance Text Amendment
Flow Chart:



Elkhart County Planning & Development

Article 3 Development Review Procedures,
Sec. 3.3 Zoning Map Amendment (Rezoning)

Flow Chart:

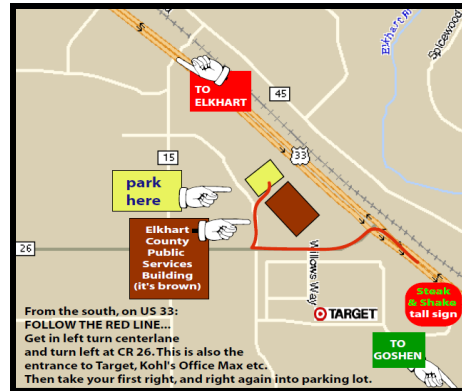


Elkhart County Planning & Development



- ◆ The Rezoning flow chart illustrated to the left represents the Elkhart County Planning & Development process for rezoning of land within Elkhart County, Indiana.
- ◆ In determining whether to approve, approve with commitments, or deny a Zoning Map Amendment, the applicable review bodies must pay reasonable regard to the following criteria:
 - A. The Comprehensive Plan
 - B. Current conditions, structures and uses on the subject property and in its surroundings
 - C. The most desirable use of the subject property
 - D. The conservation of property values
 - E. Responsible growth and development.

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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