

ELKHART COUNTY ZONING CODES AND DEFINITIONS

CODES COVER: *ELKHART COUNTY, ELKHART, GOSHEN, & NAPPANEE

*Elkhart County covers Bristol, Middlebury, Millersburg, New Paris, Wakarusa, and Elkhart County
June 27, 2011

The Zoning information listed below was obtained from the county and cities on-line websites. A link to Elkhart City, Goshen City and Elkhart County is available on the MLS Homepage.

This document is also available in MLS Docs. Remember to verify zoning by calling the zoning departments listed below:

Goshen Planning & Zoning – 574-534-3600 – planning@goshencity.com

Elkhart Planning & Zoning - Sue Reynolds – Zoning Adm. 574-294-5471 ext 127 - sue.reynolds@coei.org

Elkhart County Planning & Zoning – Ann Prough – Zoning Adm. – 574-875-3335 - dps@elkhartcounty.org

City of Nappanee – 574-773-2112

Goshen City

ZONING DISTRICTS

DEFINITION

A-1	Agricultural District	
R-1	Residential District	Single Family
R-1S	Special Residential District	
R-2	Residential District	Two-Family
R-3	Residential District	Multi-Family
R-4	Residential District	Mobile Home Subdivision & Mobile Home Park
B-1	Commercial District	Neighborhood Commercial
B-2	Commercial District	Central Business (CBD)
B-3	Commercial District	General Commercial
B-4	Commercial Dist	Planned Shopping Center
M-1	Industrial District	Light Industrial
M-2	Industrial District	Heavy Industrial
PUD	Planned Unit Development	Overlay District
HPD	Historic Preservation District	Overlay District
FW	Floodway District	Overlay District
WCF	Wireless Communications Facilities	Overlay District
HD	Historic District	Overlay District

Elkhart City

R-1	Residential District	One Family
R-2	Residential District	One Family
R-3	Residential District	Two Family
R-4	Residential District	Multiple Family
R-5	Residential District	Urban District
MHP	Residential District	Mobile Home Park District
O	Business District	Office District
B-1	Business District	Neighborhood District
B-2	Business District	Community Business District
B-3	Business District	Service Business District
B-4	Business District	Regional Business District

CBD	Business District	Central Business District
OP	Business District	Office Park District
BP	Business District	Business Park District
M-1	Manufacturing District	Limited Manufacturing District
M-2	Manufacturing District	General Manufacturing District
PUD	Planned Unit Development	
DP	Development Plan	Overlay District
FP	Special Flood Hazard Area	Overlay District
WC	Wetlands Conservation	Overlay District
AC	Air Space Control Area	Overlay District

Elkhart County

A1C	Agricultural District	
A2C	Conservation District	
R1C	Residential District	Single Family
R2C	Residential District	Two Family
R3C	Residential District	Multiple Family
R4C	Residential District	Multiple Family & Professional Office
B1C	Business District	Limited Business District
B2C	Business District	General Business District
B3C	Business District	Business & Wholesale District
M1C	Manufacturing District	Limited Manufacturing District
M2C	Manufacturing District	General Manufacturing District
M3C	Manufacturing District	Restricted Manufacturing District

Nappanee City

R-1	Residential District	Low Density
R-2	Residential District	Medium Density
R-3	Residential District	High Density
R-4	Residential District	Office District
B-1	Business District	Limited Business District
B-2	Business District	General Business District
I-1	Industrial District	Industrial
HPOD	Historic Preservation	Overlay District
O	Open Space District	