



Town Charter Development Overlay

Overlay Framework

- Purpose
- Uses
- Building Placement & Form
- Accessory Uses & Structures
- Access, Parking & Loading
- Buffering & Screening
- Sign Standards

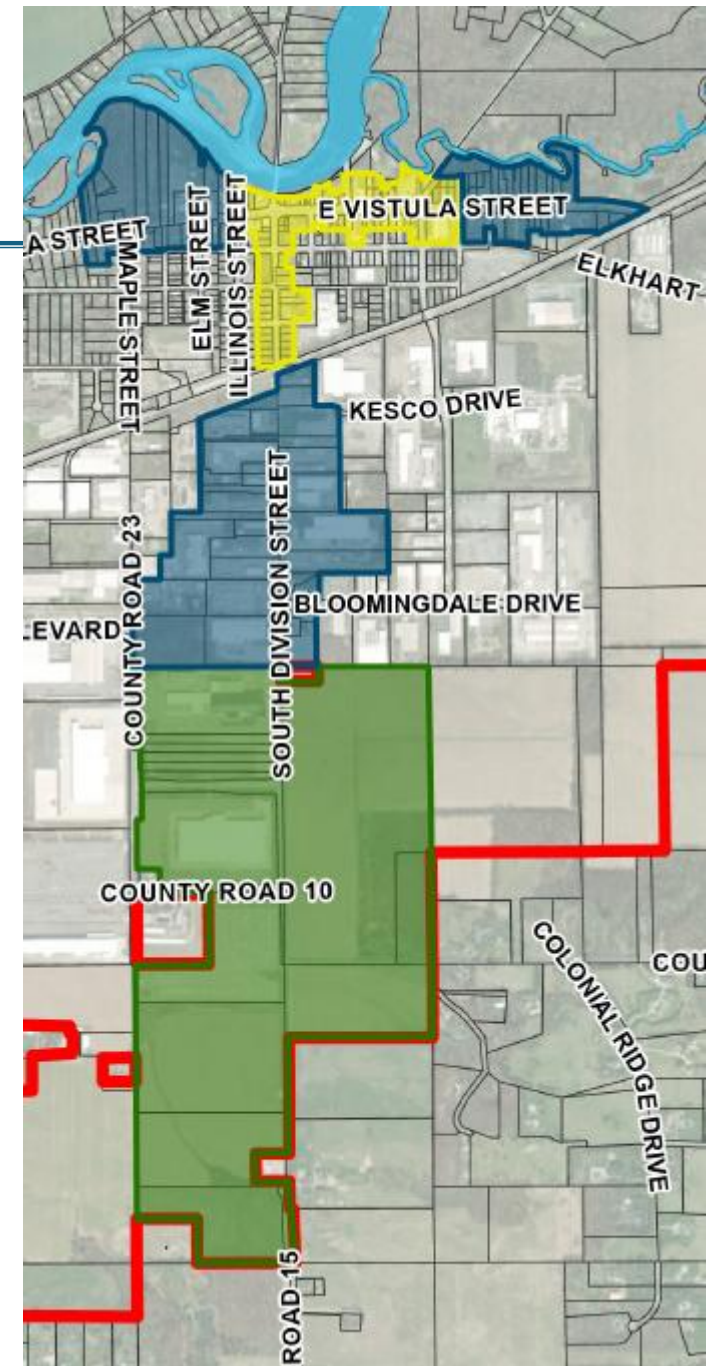
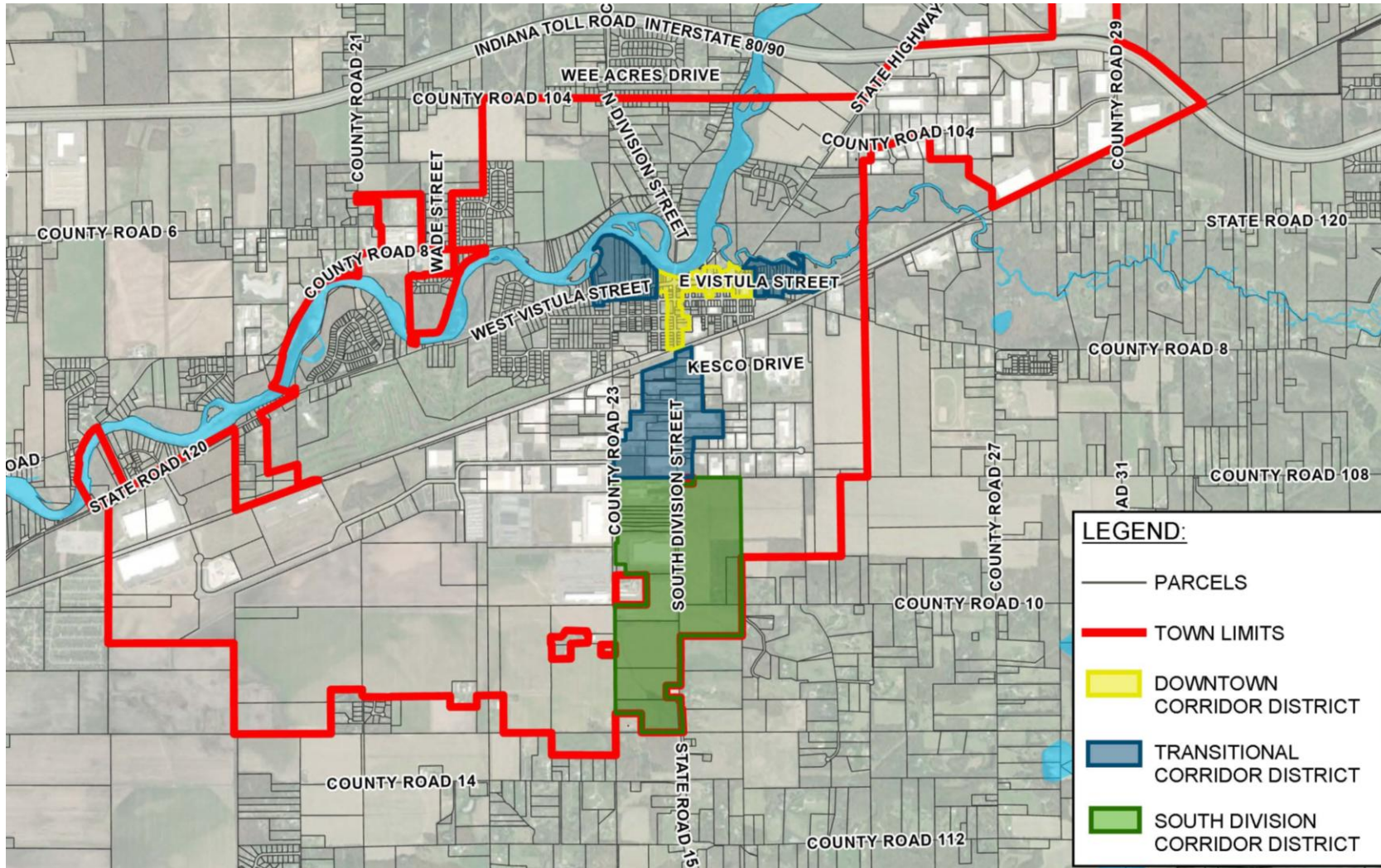


Purpose

- Allows for Town specific regulations
- Designed to help reflect to character of the Town
- Supplemental to the Elkhart County Development Ordinance
- Can be more restrictive or less restrictive than County Ordinance
- Encourages “well planned” development
- Can easily be updated every year to respond to changes in development



Districts



Uses

- Agricultural Uses – limited to M-1 and M-2
- Prohibits Uses within Corridors
 - Tattoo Parlors
 - Smoke Shops
 - Others?



Building Form & Placement

- Current: 55' from Centerline
- Proposed: 0' from property line in Downtown and Transitional
- Encourages development near the street to enhance character and create “vibrant, walkable destinations”
- Limit height in Downtown to match historic character

Front Setbacks		
Subdistrict	Minimum Front Setback*	Maximum Front Setback*
Bristol Downtown Corridor	0'	10'
Bristol Transitional Corridor	0'	15'
Bristol South Division Corridor	--	80'
Bristol Town Limits	--	--

-- As established for the appropriate zoning district.

See [Sec. 158.02\(C\)](#) for Measurements & Special Cases.

* Front Setbacks shall be measured from the property line or assumed right-of-way, whichever is further from the centerline of the street. Assumed right-of-way shall be measured as 1' behind the sidewalk, if present, or 1' behind the pavement edge where no sidewalk is present.



Accessory Uses & Structures

- Current: Same as building setback
- Proposed: In-line or behind the building on the site



Access, Parking & Loading



- Current: Parking based on use; setback based on
- Proposed:
 - No Parking Minimum Downtown
 - Limits to In-line or behind the building
 - Allows reduced setback along South Division for limited parking



Buffering & Screening

- Current: Limited and Vague
- Proposed:
 - Minimum planting size
 - Streetscape trees
 - Parking Area Buffer



Buffering & Screening

- Current: Limited and Vague
- Proposed:
 - Maximum 4' fence in front yard
 - Prohibit barbed wire in front yard



Buffering & Screening

- Current: Limited and Vague
- Proposed:
 - Maximum 4' fence in front yard
 - Prohibit barbed wire in front yard
 - No outside storage in front yard
 - Proper screening of storage
 - Lighting – Dark sky friendly



Signs Standards

- Current: Limited and Vague
- Proposed:
 - Create prohibited sign section
 - Limit use of EMCs
 - Discourage ground signs Downtown
 - Limit size and number of signs to avoid sign clutter
 - Strengthen non-conforming signs



Signs Standards

(e) Additional Development Standards*

	Maximum Area Per Sign	Wall Signs		Monument Signs	
		Maximum Area of Wall Signs	Maximum Number	Maximum Height	Maximum Number
Bristol Downtown Corridor	32 sq.ft.	5% of the facade area	Unlimited	Special Exception Required	
Bristol Transitional Corridor	32 sq.ft.	10% of the facade area	Unlimited	6'	1 per curb cut
Bristol South Division Corridor	64 sq.ft.	10% of the facade area	Unlimited	8'	1 per curb cut
Bristol Town Limits	120 sq.ft.	10% of the facade area	Unlimited	12'	1 per curb cut

*For zoning district where there is a conflict with the Overlay District, the more restrictive of the 2 shall prevail.



Overview



Summary

- Recognize unique character of the Town
- Introduces base standards for Town Limits
- Focus expanded regulations on the primary Corridors
- Gives framework for future standards
- Can be updated annually with the County Zoning
- Only applies to new development

