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158.01 - General Provisions

- (A) Short Title: All standard ordinance information of the “General Provisions” included in the Elkhart County Development Ordinance shall apply unless state otherwise in this Bristol Supplemental Development Ordinance. Refer to Section 158.01 “General Provisions” of the Elkhart Co. Development Ordinance.
- (B) Purpose: The purpose of the Bristol Supplemental Development Ordinance is to be a supplemental document to the Elkhart County Development Ordinance. Any new construction or improvements to an existing lot within the Bristol town limits shall follow the Bristol Supplemental Development Ordinance, referring to the Elkhart County Development Ordinance when applicable.

158.02 - Definitions and Measurements

- No changes or additions to this section. Refer to Section 158.02 “Definitions and Measurements” of the Elkhart Co. Development Ordinance.

### 158.03- Standard Districts

- No changes or additions to this section. Refer to Section 158.03 “Standard Districts” of the Elkhart Co. Development Ordinance.

### 158.04- Special Purpose & Overlay Districts

#### (H) - “Town Limits”

- Development in any lot within the existing Town limits and any future incorporated Town limits shall adhere to the Bristol Supplemental Development Standards.
- All standard ordinance information included in the Elkhart County Development Ordinance shall apply unless stated otherwise in this Bristol Supplemental Development Ordinance. Refer to Section 158.03 “Standard Districts” of the Elkhart Co. Development Ordinance.

- “A-1 Agricultural District”

#### Section 2 - Uses

- j) No Agricultural (A) districts to be permitted within the Town boundary of Bristol, including all incorporated land acquired by the Town of Bristol after the adoption of this Supplemental Ordinance.

- “R-1 Single-Family District”

#### Section 2 – Uses

- j) Agriculture is not a permitted use within R-1 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within R-1 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within R-1 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within R-1 zoning.

#### Section 3 - Building Location & Form

- A “Mini Home” use within Zone R-1 does not have a maximum lot coverage.

- “R-2 Two-Family District”

Section 2 – Uses

- j) Agriculture is not a permitted use within R-2 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Smoke shops and tattoo parlors are not permitted uses within R-2 zoning as part of the Bristol Supplemental Development Ordinance.
- l) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within R-2 zoning.

Section 3 – Building Location & Form

- A “Mini Home” use within Zone R-2 does not have a maximum lot coverage.

- “R-3 Multiple-Family District”

Section 2 - Uses

- j) Agriculture is not a permitted use within R-3 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Smoke shops and tattoo parlors are not permitted uses within R-3 zoning as part of the Bristol Supplemental Development Ordinance.
- l) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within R-3 zoning.

Section 3 – Building Location & Form

- A “Mini Home” use within Zone R-3 does not have a maximum lot coverage.

- “R-4 Residential Mixed-Use District”

Section 2 – Uses

- j) Agriculture is not a permitted use within R-4 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within R-4 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within R-4 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within R-4 zoning.

- n) Multi-level developments with retail/commercial space on ground floor, and mixed-use living on the upper floors, are encouraged.

### Section 3 – Building Location & Form

- Height Requirements: 2 story max. No proposed building shall be higher than the 122 E Vistula St, Bristol, IN 46507 property or height measurement of 28’

### Section 6 – Buffering and Screening

- a) Streetscape requirements = XX

- “B-1 Neighborhood Business District”

#### Section 2 – Uses

- j) Agriculture is not a permitted use within B-1 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within B-1 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within B-1 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within B-1 zoning.

- “B-2 General Business District”

#### Section 2 – Uses

- j) Agriculture is not a permitted use within B-2 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within B-2 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within B-2 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within B-2 zoning.

- “B-3 Heavy Business District”



## Section 2 - Uses

- j) Agriculture is not a permitted use within B-3 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within B-3 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within B-3 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within B-3 zoning.

- “M-1 Limited Manufacturing District”

## Section 2- Uses

- j) Agriculture is not a permitted use within M-1 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within M-1 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within M-1 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within M-1 zoning.

- “M-2 Heavy Manufacturing District”

## Section 2 – Uses

- j) Agriculture is not a permitted use within M-2 zoning as part of the Bristol Supplemental Development Ordinance.
- k) Manufactured homes on a temporary foundation are not a permitted use within M-2 zoning as part of the Bristol Supplemental Development Ordinance.
- l) Smoke shops and tattoo parlors are not permitted uses within M-2 zoning as part of the Bristol Supplemental Development Ordinance.
- m) In the case that marijuana facilities are legalized in the State of Indiana, it will not be a permitted use within M-2 zoning.

(I) - “Industrial District”

- The boundary for “South Division Industrial District” shall be bounded to the north by the railroad tracks (north of Kesco Dr.), to the southern boundary of the Town limits along Division St. All parcels fronting this boundary of Division St. in Bristol, IN. shall adhere to all guidelines depicted in this Bristol Supplemental Development Ordinance. Refer to Section 158.04(I) - 1.1 for boundary map.
- All standard ordinance information of the Standard District, “M-2 Heavy Manufacturing,” included in the Elkhart County Development Ordinance shall apply to the “Industrial District” unless stated otherwise in this Bristol Supplemental Development Ordinance. Refer to Section 158.03 “Standard Districts” of the Elkhart Co. Development Ordinance.

#### Section 3 – Building Placement & Form

- Front Setback adjustment from 120’ to XX’

#### Section 6 – Buffering and Screening

- a) All new development depicted in this section shall be screened on its frontage by a Class 1 – Type B landscape buffer as outlined in the chart of section 158.06 – Buffering and Screening, Section (E), subsection 3.

#### Section 9 – Lighting

- a) All proposed lighting in this development district shall be Dark Sky Compliant and follow the Dark Sky Ordinance #XXX as part of the Town of Bristol Development Standards.

#### (J) - “Downtown” District”

- a) The boundary for “Downtown District” shall be bounded by the following locations: Town library to the west, the St. Joseph River to the north, the railroad track crossing Vistula St. to the east, and St. Joseph St. to the south. All parcels within this boundary shall adhere to all guidelines depicted in this Bristol Supplemental Development Ordinance. Refer to Section 158.04(J) - 1.2 for boundary map.
- b) Streetscape requirements = XX
- c) Setback requirements = XX

#### (K) - “Urban Service Boundary”

- d) The boundary for “Urban Service Boundary” shall be bounded by the following locations: SR19 to the west, IN80/90 Toll Road to the north, CR27 (XXX and others) to the east, and CR14 and CR112 to the south. All parcels within this boundary shall adhere to all guidelines depicted in this Bristol Supplemental Development Ordinance. Refer to Section 158.04(K) - 1.3 for boundary map.

- No changes or additions to this section. Refer to Section 158.05 “Uses” of the Elkhart Co. Development Ordinance.

#### 158.06- Buffering and Screening

- No changes or additions to this section. Refer to Section 158.07 “Access, Parking & Loading” of the Elkhart Co. Development Ordinance.
- Refer to Sections 158.03 and 158.04 when working within the Town of Bristol limits.

#### 158.07- Access, Parking & Loading

- No changes or additions to this section. Refer to Section 158.07 “Access, Parking & Loading” of the Elkhart Co. Development Ordinance.
- Refer to Sections 158.03 and 158.04 when working within the Town of Bristol limits.

#### 158.08 - Signs

- Refer to the Town of Bristol Sign Ordinance #XXXX for the amendment to Elkhart County Development Ordinance section 158.08 “Signs”.

#### 158.09 - Flood Hazard Areas

- No changes or additions to this section. Refer to Section 158.09 “Flood Hazard Areas” of the Elkhart Co. Development Ordinance.

#### 158.10- Administration

- No changes or additions to this section. Refer to Section 158.10 “Administration” of the Elkhart Co. Development Ordinance.

#### 158.11- Procedures

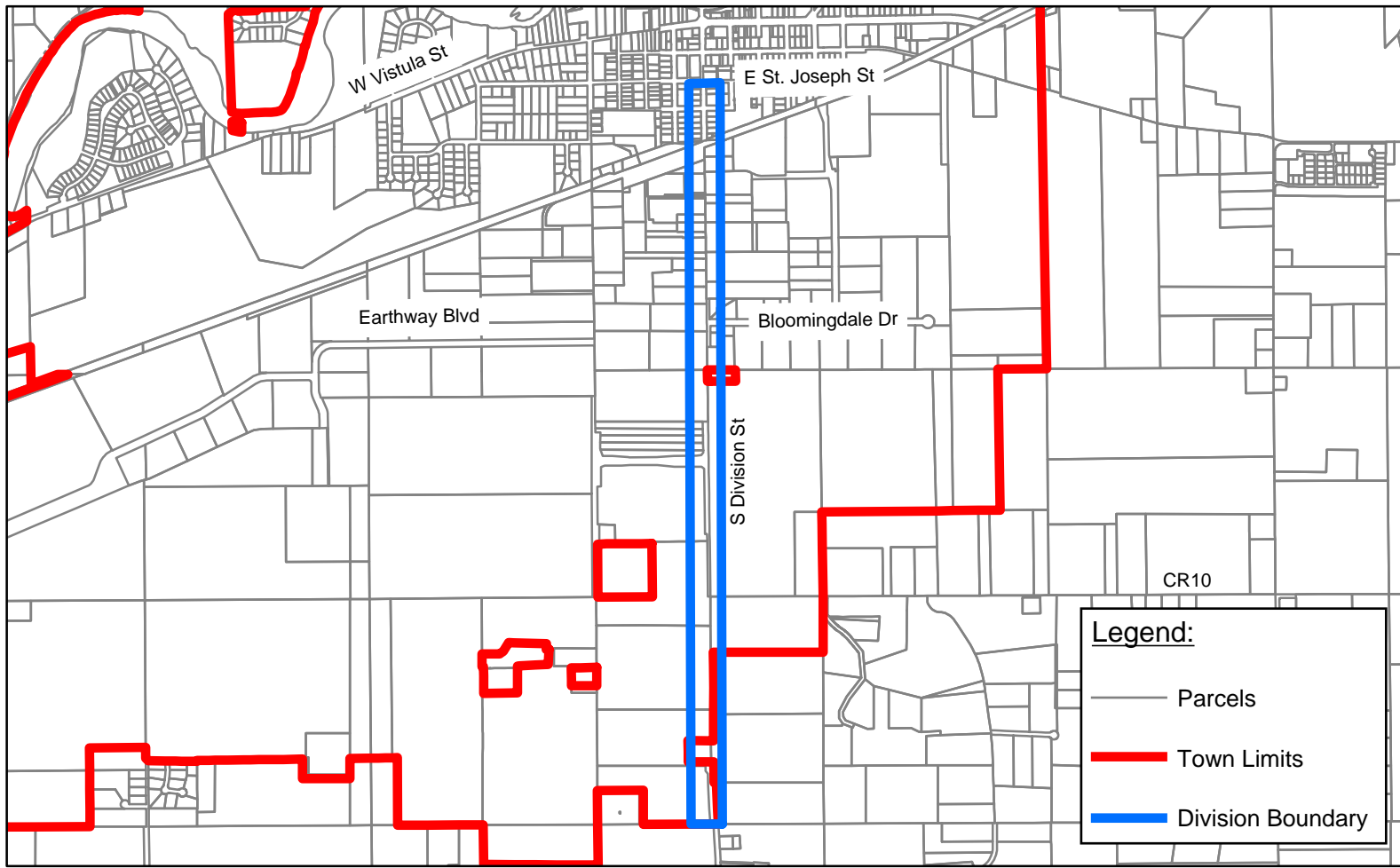
- No changes or additions to this section. Refer to Section 158.11 “Procedures” of the Elkhart Co. Development Ordinance.

#### 158.12- Nonconformities

- No changes or additions to this section. Refer to Section 158.12 “Nonconformities” of the Elkhart Co. Development Ordinance.

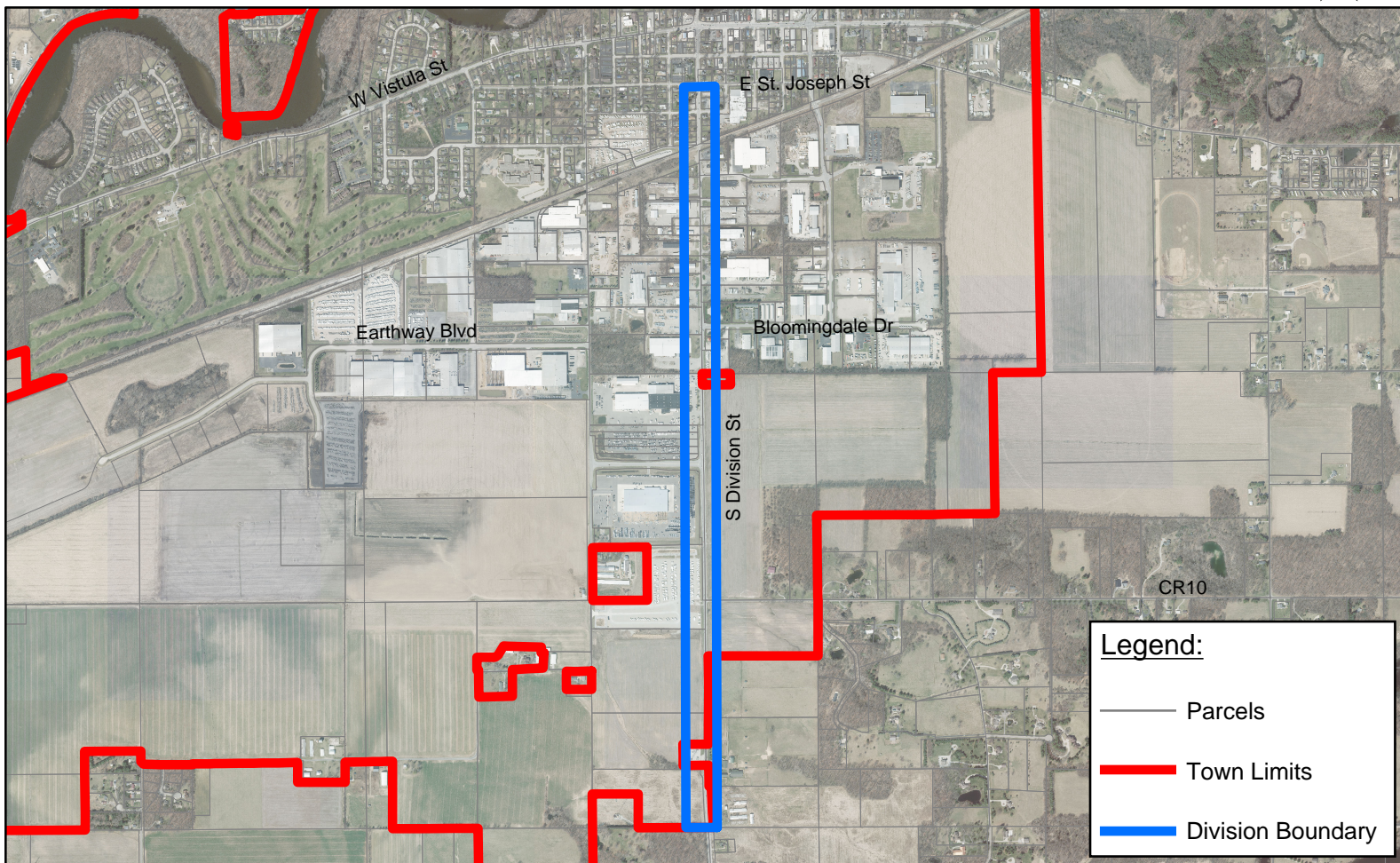
158.13– Enforcement

- No changes or additions to this section. Refer to Section 158.13 “Enforcement” of the Elkhart Co. Development Ordinance.



TOWN OF BRISTOL - SOUTH DIVISION SPECIAL USE BOUNDARY

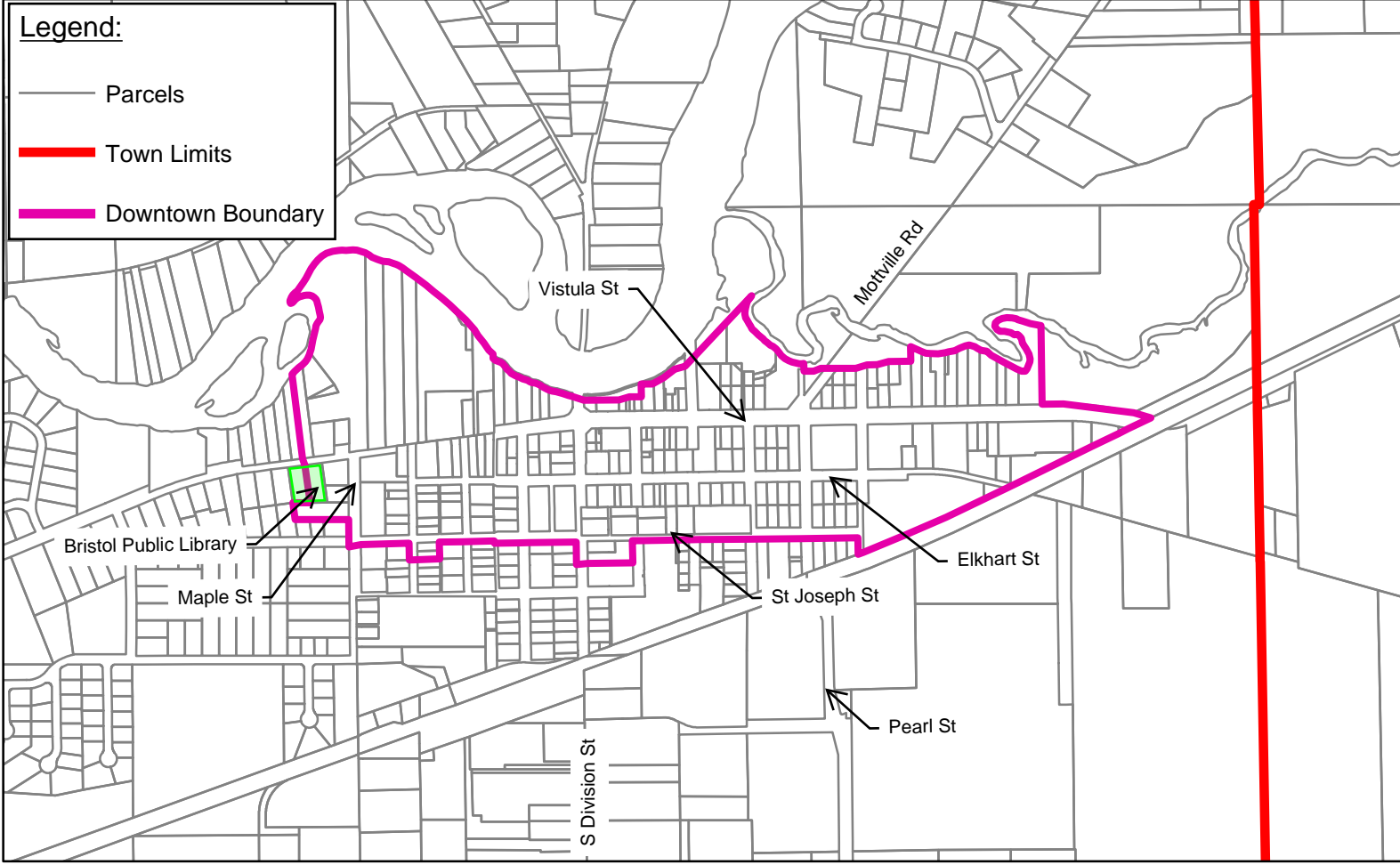
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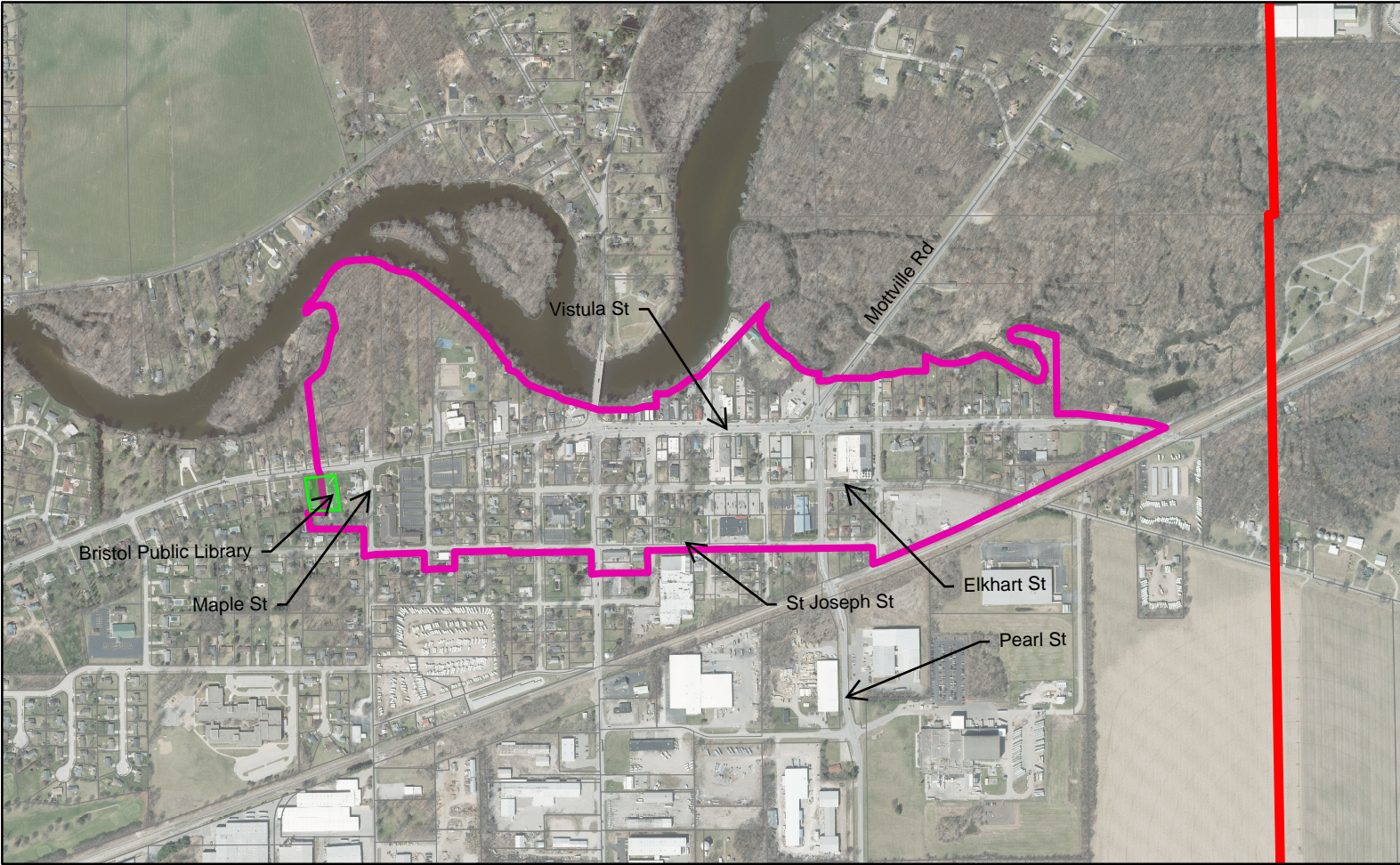
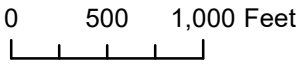
Legend:

- Parcels
- Town Limits
- Division Boundary

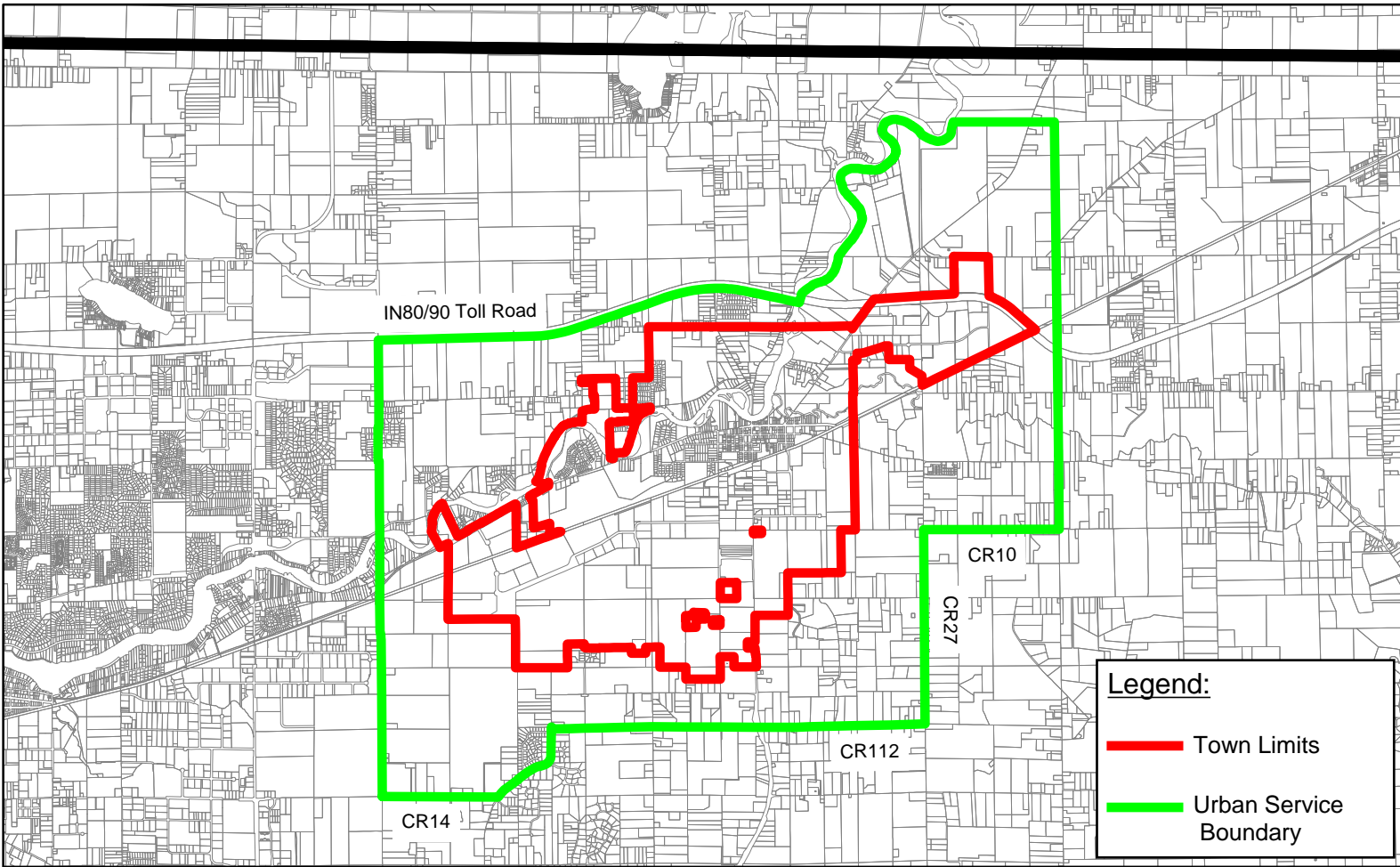




TOWN OF BRISTOL - DOWNTOWN SPECIAL USE BOUNDARY







TOWN OF BRISTOL - URBAN SERVICE BOUNDARY

