

Elkhart County

These standards include the standards for the Concentrated Animal Feeding Protection (A-4) district where they are stricter than the Agricultural district standards because the district is solely for CAFOs and land must be rezoned to this district in order for a CAFO to be permitted.



Farmland Coverage
58.31% land in farmland

2014 Population
201,971 ↑

Top Employing Industries
Manufacturing, Retail Trade

County Type
Urban County

Ordinance Regulates
CAFOs only

Definition
1,500 animal units as specified in the ordinance per species. More than 1,500 head of cows, 3,750 of finishing hogs, 15,000 turkeys or 150,000 other poultry see ordinance for more animal types.

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Concentrated Animal Feeding Protection District (A-4)	Special Exception
REZONE REQUIRED: YES	

ADDITIONAL STANDARDS

Use standards for CAFOs only beyond zoning district's standards unless otherwise specified.

SETBACKS

Right of Way (ft)	None
Property Line (ft)	None

BUFFERS

Zoning Districts (ft)	None
Municipal Boundary (ft)	None
Residential Use (ft) <i>Exception for farm house</i>	None
Religious Institution (ft)	None
School (ft)	None
Recreational Areas (ft)	None
Business (ft)	None
Other Buffered Uses (ft)	None

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

- Pre-application permit required
- Site plan required
- Development plan review
- Other Processes
- Site scoring system

OTHER

Proof of IDEM Permit Required	No
Existing Violation Clause	None
Odor Control Standards	None
<i>Manure Management</i>	
Manure Application Standards	None
Manure Storage Standards	None
Animal Mortalities Standards	None
Transportation/Driveway & Parking Standards	None
Well/Water Standards	None
Screening/Shelterbelt Standards	None
Minimum Lot Size ¹ (acres)	40
Other	Signed acknowledgement from all adjacent property owners. Hold harmless the owner of the CAFO from claims due to dust, noise, odors, etc if following all regulations and attach to deed. No dwelling is permitted in A4 except that associated with the farm

RELATED STANDARDS

Reciprocal Buffer	<input type="checkbox"/>
County Has Agricultural Clause	<input checked="" type="checkbox"/>

COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	41
Approximate Livestock Count (2012)	5,982,051

ELKHART COUNTY FACTS

2014 Population Density (people/mi ²)	436.0
Housing Unit Density (houses/mi ²)	167.6
PCPI (2014)	\$37,344
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	44%
Share of Land	85%

FOOTNOTES

1. Unless contiguous to an existing A-4 zoning district

COUNTY CONTACT INFORMATION

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ORDINANCE

Information presented as of 8/15/2015. For more details about Elkhart County's land use ordinances on CFO/CAFOs, please visit <https://ag.purdue.edu/Documents/ordinance>.