

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

**BUILDING
WITH A BASEMENT**

*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.*



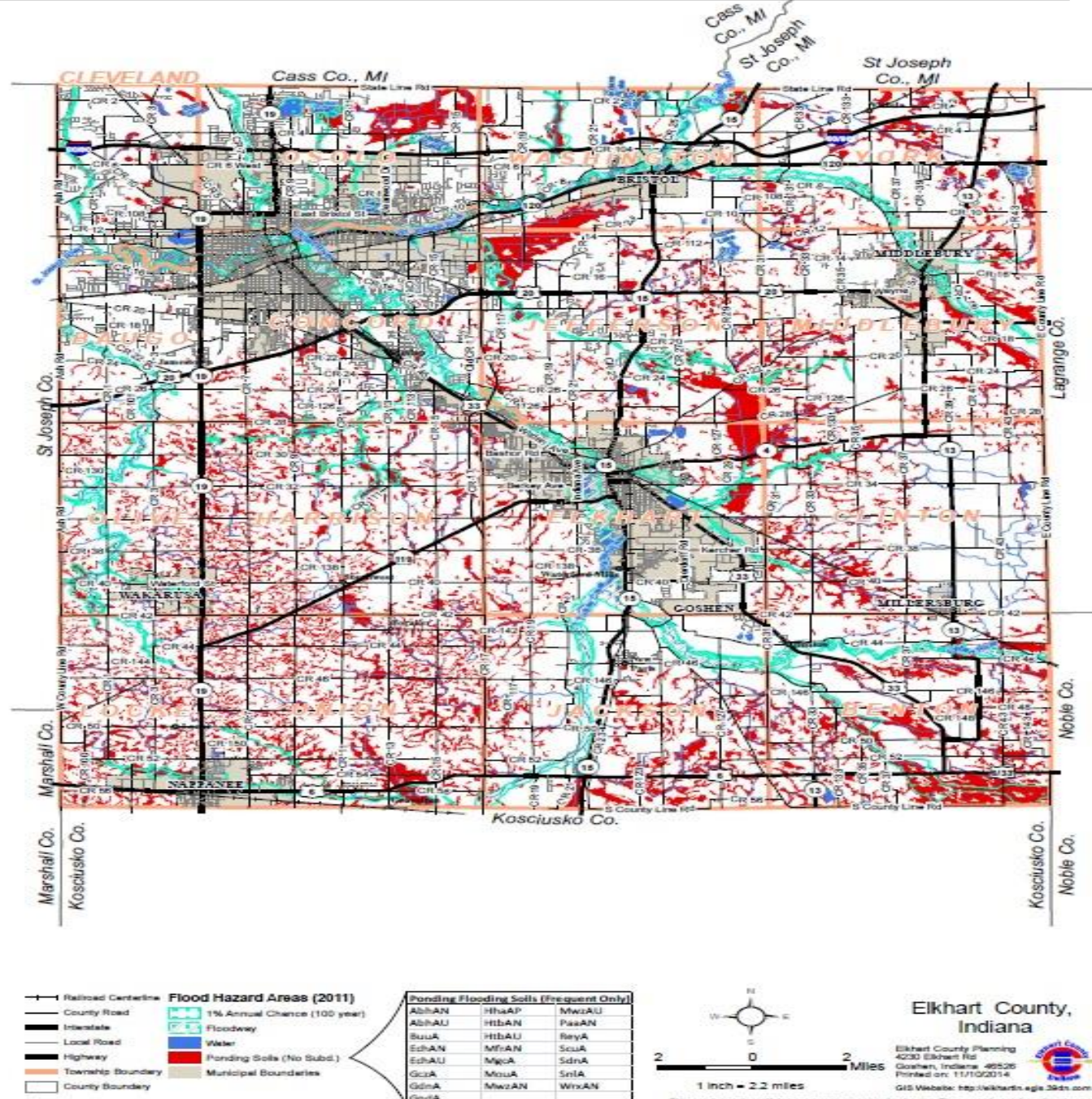
Phone (574) 971-4678
Hours: Monday 8:00am- 5:00pm and
Tuesday- Friday 8:00am- 4:00pm
dps@elkhartcounty.com
<http://elkhartcountyplanninganddevelopment.com/>

Elkhart County Planning & Development

PONDING SOILS MAP DEPICTED AT RIGHT AND ON FILE WITH THE ZONING ADMINISTRATOR

ELKHART COUNTY, IN ZONING ORDINANCE SEC. 4.4.7 RESIDENTIAL DEVELOPMENT ON PONDING SOILS

- Residential primary structures that received a building permit prior to Feb. 2, 2015 are exempt from Ponding Soils restrictions
- The Ponding Soils Map shows soils that are likely to enable flooding of residential areas
- A hydrologic or geotechnical engineer may demonstrate that the Ponding Soils Map has an error for amending
- Soils designated as **%Ponding+** on the Ponding Soils Map must either:
 - Provide certified documentation of an error in the map for their land
 - Use Variance approval
 - Construct their home with a slab-on-grade floor and footings at frost depth
- Only non-ponding soils for residential structure construction are permitted



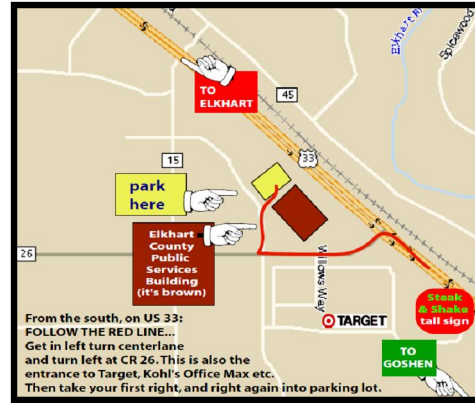
ARTICLE 4
DISTRICT DEVELOPMENTAL STANDARDS
SEC. 4.4
RESIDENTIAL DEVELOPMENTAL STANDARDS

MINIMUM STANDARDS FOR
SINGLE-AND-TWO-FAMILY
DWELLINGS:

• FOUNDATION

- Must be set or constructed on an excavated area
- Must have either a crawl space or basement constructed in accordance with County building codes
- Floor joists of the dwelling must be completely enclosed with permanent perimeter enclosure
- The support system for all load bearing foundations must be permanently affixed

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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