

ORDINANCE NO. 13-85 CM

An Ordinance Amending Chapters 2 and 4 and Section 7 of Part II of Ordinance Number 65-200, Being the Unified Zoning Ordinance of Tippecanoe County.

Be it ordained by the (County Commissioners of Tippecanoe County; the City Council of the City of Lafayette, Indiana; the City Council of the City of West Lafayette, Indiana; the Town Board of the Town of Battle Ground, Indiana; the Town Board of the Town of Dayton, Indiana) that Ordinance No. 65-200, Being the Unified Zoning Ordinance of Tippecanoe County, is hereby amended as follows:

Section 1. That Section 2.1 Kinds of Districts: Establishment of CHAPTER 2--DISTRICTS is hereby amended by adding thereto the following:

- (18) Select Agriculture Districts, designated "AA",
 are established to include substantial areas identified within the adopted Comprehensive Plan as having either highest or a combination of high and highest potential for agricultural use, where no urbanization has occurred, and which are to be reserved for the wide range of agricultural activities and the homes primarily of those engaged in such activities and of their families.

Section 2. That CHAPTER 2--DISTRICTS is hereby amended by adding thereto the following section:

ABE529

2.6 Boundaries: Select Agriculture Districts

Boundaries for the AA, Select Agriculture, districts have been drawn to include substantial areas having either highest or a combination of high and highest potential for agricultural use. These potentials have been determined by the application of the Land Use Potentials decision-making matrix, a quantitative and replicable methodology--Volume 1--used to generate the Phased Land Use Plan described in Volume 2 of the Comprehensive Plan for Tippecanoe County (adopted September 16, 1981). Upon a petitioner's application seeking to rezone AA-zoned land to thus permit other (non-agriculture-related) uses, the Commission's staff shall reapply this quantitative and replicable methodology, as it appears in Volume 1 of the Comprehensive Plan, in a site-specific manner to determine what proportion of the land for which rezoning is being sought actually has less than high potential for agricultural use. This information shall then be included with the usual information and analysis in the staff's written report to the Commission, for use by the Commission in making its recommendation.

Section 3. That the table in Section 3.1 Primary Uses of CHAPTER 3--AUTHORIZED USES is hereby amended by adding thereto the following column heading: AA; and by adding within that column an "X" for authorized uses of an "S" for uses requiring the grant of Special Exception, as follows:

"X"	<u>"S"</u>
Dwelling, single family	Artificial lake of three or more acres
Farm seasonal worker housing	Police station or fire station
Mobile Home	Telephone exchange or public utility substation
Private swimming pool	Cemetary or crematory
Manufactured home	
Farm	

Greenhouse (Not exceeding
1000 square feet)
Plant nursery
Transmission lines for gas,
electricity or other utilities
Roadside food sales stand
Home service
Commercial greenhouse
Governmental office
Public park or recreational
facility
Railroad right-of-way and
necessary uses

Commercial facility for breeding
and raising nonfarm fowl and
animals
Kennel
Sales barn for livestock resale
Radio or television tower
Public or commercial sewage
disposal plant
Wholesale produce terminal
Lodge or private club
Tourist home

and by the addition of "(8)" next to the "S" for Cemetery or
crematory" in the AA column, and "(9)" next to the "X" for
"Governmental office" in the AA column, footnoted as follows:

- (8) Exclusive of crematories or mortuaries.
- (9) Township trustees offices only.

Section 4. That paragraph (a) of Section 4.1 Height of
Structures of CHAPTER 4--USE REQUIREMENTS is hereby amended to
read as follows:

Except as otherwise provided by this section, or in Chapter
6, no structure may be erected or changed so as to make its
height greater than twenty-five feet if it is in an R1, R1A,
R1B, R2, or FC District, or thirty-five feet if it is in an
A, AA, R3, R4, AB, LB, GB, SC, or IR District; or one
hundred feet if it is in a CB or I District.

Section 5. That the tables in Section 4.2 Maximum Lot Coverage:
Residential Uses, Section 4.3 Minimum Floor Area: Residential
Uses, and Section 4.4 Minimum Lot Size: Residential Uses
(paragraphs (a) and (b) only) of CHAPTER 4--USE REQUIREMENTS are
hereby amended by replacing "FC" in the column headings with "AA
and FC."

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Section 6. That paragraph (d) of Section 7.1 Authorized Uses of PART II OF THE UNIFIED ZONING ORDINANCE (UNIFORM MOBILE HOME ORDINANCE) is hereby amended to read as follows

Individual mobile homes shall be permitted in zones (R3, R4, LB, GB)***, AB, IR, A, AA and FC.

*** Tippecanoe County only

Section 7. That the TABLE OF CONTENTS is hereby amended by adding thereto the following:

Sec. 2.6 Boundaries: Select Agricultural Districts . . . 15

Enacted by the Board of Commissioners of the County of Tippecanoe, Indiana, on this 5th day of August, 1985.

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF TIPPECANOE

Eugene R. Moore

Bruce V. Osborn
Bruce V. Osborn

Sue W. Scholer
Sue W. Scholer

ATTEST:

Sarah S. Brown
Sarah S. Brown, Auditor