

ORDINANCE NO. 2008-06-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Section 1: Change **UZO Section 2-4-1 R1U Intent** to read as follows:

To preserve and protect older developed parts of the community by providing areas for medium and relatively high **density single-family dwellings** on older platted lots in **urbanized sewerred areas** of the cities, incorporated towns, and unincorporated towns with sewer.

Section 2: Change **UZO Section 2-7-1 R2U Intent** to read as follows:

To preserve and protect older developed parts of the community by providing areas for medium and relatively high **density single-family** and **two-family dwellings** on older platted lots in **urbanized sewerred areas** of the cities, incorporated towns, and unincorporated towns with sewer.

Section 3: Change **UZO Section 2-9-1 R3U Intent** to read as follows:

To preserve and protect older developed parts of the community by providing areas for medium and relatively high **density single-family** and **two-family dwellings**, and appropriate numbers of **multi-family dwellings**, the latter at **density** levels less than or equal to the maximum established in 2-9-4 below, on older platted lots in **urbanized sewerred areas** of the cities, incorporated towns, and unincorporated towns with sewer.

Section 4: Add Appendix A-6 **Stockwell: Urbanized Sewered Area** to the Appendices (see attached).

Section 5: Amend **UZO Section 3-2 Permitted Use Table**, by adding: SIC 8322: Adult day care centers, parking group 46, to be allowed in all industrial and commercial zones by right, and with a special exception in R3, R3U, R3W and R4W.

Section 6: Change **UZO Section 1-10-2 Words and Terms Defined**, definition of Courthouse proximate as follows:

Courthouse proximate and upper Main Street area. That geographic area bounded by South Street, the Wabash River Flood Plain zone, Ferry Street and Fifth Street, and extending east from Fifth Street on both sides of Main Street to the alleys on the north and south sides of the street, to 11th Street except for the

building at the southwest corner of Main and 11th Streets, specifically 1021-1023 Main Street.

Section 7: Change footnote 52 of UZO Section 3-2 Permitted Use Table as follows:

Residential *uses* in the **Courthouse Proximate and Upper Main Street Area**, NBU and CBW **zones** shall be located above the non-residential ground floor, or located to the rear of a commercial storefront on the ground floor, except that one handicapped **accessible dwelling unit** may be located on the ground floor of non-elevator **buildings** in addition to non-residential **uses**.

This ordinance shall be in full force and effect from and after its passage.

(Adopted And Passed) ~~(Denied)~~ by the Board Of Commissioners of Tippecanoe County, Indiana, this 3rd day of March, 2008.

VOTE:

yes

Ruth E. Shedd
Ruth Shedd, President

yes

John Knochel
John Knochel, Vice President

yes

KD Benson
KD Benson, Member

ATTEST:

Jennifer Weston
Jennifer Weston, Auditor

A-6 STOCKWELL: URBANIZED SEWERED AREA

