

ORDINANCE NO. 2010-17-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 Table Of Contents, under heading **2 ZONE REGULATIONS** by adding the subheading "2-16 MRU – Medical Related Zones" after subheading "2-15 MR – Medical Related Zones", and renumbering all subsequent subheadings, to read as follows:

- 2-17 GB -- General Business Zones
- 2-18 HB -- Highway Business Zones
- 2-19 CB -- Central Business Zones
- 2-20 CBW -- Central Business Zones
- 2-21 I1 -- Industrial Zones
- 2-22 I2 -- Industrial Zones
- 2-23 I3 -- Industrial Zones
- 2-24 A -- Agricultural Zones
- 2-25 AA -- Select Agricultural Zones
- 2-26 AW -- Agricultural and Wooded Zones
- 2-27 FP -- Flood Plain Zones
- 2-28 PD -- Planned Development Zones
- 2-28-1 Intent
- 2-28-2 Origination of Proposals
- 2-28-3 Classification of Planned Developments
- 2-28-4 Pre-Submission Conference
- 2-28-5 Filing Requirements for a PD Rezoning Request with Draft Plan
- 2-28-6 Required Review Meeting
- 2-28-7 Preliminary Plan Application Requirements
- 2-28-8 Preliminary Plan Hearing and Disposition
- 2-28-9 Approval of Final Detailed Plans for PDCC Zones
- 2-28-10 Approval of Final Detailed Plans for PDRS, PDNR and PDMX Zones
- 2-28-11 Recording Approved Final Detailed Plans
- 2-28-12 Amending Recorded Final Detailed Plans
- 2-28-13 Lapsed and Abandoned Planned Developments
- 2-28-14 Covenants and Maintenance
- 2-29 RE -- Rural Estate Zones

Section 2: Change Chapter 1, section 1-4-2 **COMMERCIAL ZONES** by adding "MRU: Medical related" to the list of zones, to read as follows:

- | | |
|-----------------------------------|------------------------------|
| NB: Neighborhood business | GB: General business |
| NBU: Neighborhood business | HB: Highway business |
| OR: Office/research | CB: Central business |
| MR: Medical related | CBW: Central business |
| MRU: Medical related | |

Section 3: Change Chapter 1, section 1-10-2 **Words and Terms Defined** by amending the definitions of **COMMERCIAL ZONE**, **SIGN AREA ASSURANCE**, and **ZONAL BASE RATE**, to read as follows:

COMMERCIAL ZONE. An NB, NBU, OR, MR, MRU, GB, HB, CB or CBW *zone*.

SIGN AREA ASSURANCE. The least area of *signage* to which a *primary use* is entitled. It is equal to the *zonal base rate*, except for:

- (1) *primary use buildings* with more than 15000 sq.ft. of ground floor area in NBU and MRU *zones*; and
- (2) *primary use buildings* with more than 20000 sq.ft. of ground floor area in all other *commercial* and *industrial zones*,

where **SIGN AREA ASSURANCE** is equal to 0.2% of ground floor area of the *primary use building*.

ZONAL BASE RATE. The area of *signage* which is multiplied by various factors to determine the maximum sign area per *sign-lot*. The **ZONAL BASE RATE** is:

- (1) 6 sq.ft. in R1, R1A, R1B, R1U, R1Z, R2, R2U and RE *zones*;
- (2) 20 sq.ft. in R3, R3U, R3W, and R4W *zones* and for institutional *uses* (SIC 801-972) permitted under 3-2 below in *residential, rural* and *flood plain zones*;
- (3) 30 sq.ft. in NBU and MRU *zones*;
- (4) 40 sq.ft. in NB, MR, OR, GB, HB, CB, CBW, I1, I2 and I3 *zones*; and
- (5) 10 sq.ft. in A, AA, AW, and FP *zones*. (Amend. 27)

Section 4: Change Chapter 2, section 2-15 **MR -- MEDICAL RELATED ZONES**, to read as follows:

MR	2-15 MEDICAL RELATED ZONES	MR
2-15-1	INTENT:	To provide areas for medical related facilities and services.
2-15-2	PERMITTED USES AND STRUCTURES:	<i>Primary uses:</i> see 3-2 <i>Accessory uses:</i> see 4-1

MR	2-15 MEDICAL RELATED ZONES	MR
2-15-3	USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	<i>Primary uses:</i> see 3-2
2-15-4	MINIMUM LOT AREA:	Nonresidential use - 25,000 sq.ft. Multi-family dwelling - 2000 sq.ft. per each of the first 3 dwelling units , then 1000 sq.ft. per each dwelling unit above 3. See 4-3 for additional information
2-15-5	MINIMUM LOT WIDTH:	Nonresidential use - 100' Multi-family dwelling - 70' See 4-3 for additional information
2-15-6	LOT COVERAGE:	Maximum coverage by all buildings - 40% Minimum vegetative cover - 20%
2-15-7	MINIMUM FRONT, REAR, OR SIDE SETBACK ALONG STREET FRONTAGE: (Amend 8)	Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions
2-15-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	Residential use: Primary use building - 25' Accessory building or use - 10' Nonresidential use: Primary use building - 15' Accessory building or use - 15' (40' if abutting a residential zone or use) See 4-4 for additional information
2-15-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	Residential use: Primary use building - 6' Accessory building - 6' Nonresidential use: Primary use building - 0' Accessory building - 0' (30' if abutting a residential zone or use)
2-15-10	MAXIMUM BUILDING HEIGHT:	Multi-family dwelling - 35' Nonresidential use - 60' See 4-5 for exceptions

MR	2-15 MEDICAL RELATED ZONES	MR
2-15-11 MINIMUM OFF-STREET PARKING REQUIREMENTS: (Amend 8)	Residential use: <i>Single- and two-family:</i> 2 spaces per <i>dwelling unit</i> (see 4-6-4) (Amend 5) Multi-family (LAFAYETTE): 1.50 per <i>efficiency</i> and 1- <i>BR</i> unit 1.75 per 2- <i>BR</i> unit 2.00 per 3+ <i>BR</i> unit Multi-family (WL, TIPP.CO, DTN, BG, CH) 2 spaces per <i>dwelling unit</i> Nonresidential use: See 3-2, 4-6-3 and 4-6-11-b	
2-15-12 MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18	
2-15-13 ON PREMISE SIGNS:	See 4-8	
2-15-14 BUFFERING REQUIREMENTS:	See 4-9	

Section 5: Change Chapter 2 **ZONE REGULATIONS** by adding new section **2-16 MRU -- MEDICAL RELATED ZONES**, to read as follows:

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-1 INTENT:	To preserve and protect older developed parts of the community by providing areas for medical related facilities and services on older platted lots in <i>urbanized sewerred areas</i> of the cities, incorporated towns, and unincorporated towns with sewer.	
2-16-2 PERMITTED USES AND STRUCTURES:	Primary uses: see 3-2 Accessory uses: see 4-1	
2-16-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:	Primary uses: see 3-2	

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-4 MINIMUM LOT AREA:	<p>Nonresidential use - none Single-family dwelling - 4000 sq.ft. Two-family dwelling - 3000 sq.ft. per dwelling unit Multi-family dwelling - 2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3. See 4-3 for additional information</p>	
2-16-5 MINIMUM LOT WIDTH:	<p>Nonresidential use and single-, and two-family dwelling - 40' Multi-family dwelling - 70' See 4-3 for additional information</p>	
2-16-6 LOT COVERAGE:	<p>Maximum coverage by all buildings - 40% Minimum vegetative cover - 30%</p>	
2-16-7 MINIMUM FRONT, REAR, OR SIDE SETBACK ALONG STREET FRONTAGE:	<p>Residential use: Along a local street, place, collector street, secondary arterial, or a primary arterial - 15' Nonresidential use: Along a local street, place, or collector street - 0' Along a secondary arterial, or a primary arterial - 25' See 4-4 for exceptions</p>	
2-16-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:	<p>Residential use: Primary use building - 20' Accessory building or use - 6' Nonresidential use: Primary use building - 15' Accessory building or use - 10' See 4-4 for additional information</p>	
2-16-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:	<p>Residential use: Primary use building - 6' Accessory building - 4' Nonresidential use: 0' (10' if abutting a residential zone or use)</p>	

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-10 MAXIMUM BUILDING HEIGHT:	<p>Residential use - 35' (or to the original height if being repaired, restored or rehabilitated)</p> <p>Nonresidential use - 60' (or to the original height if being repaired, restored or rehabilitated)</p> <p>See 4-5 for exceptions</p>	
2-16-11 MINIMUM OFF-STREET PARKING REQUIREMENTS: (Amend 8)	<p>Residential use:</p> <p>Single- and two-family: 2 spaces per <i>dwelling unit</i> (see 4-6-4) (Amend 5)</p> <p>Multi-family (LAFAYETTE):</p> <p>1.50 per <i>efficiency</i> and 1-<i>BR</i> unit</p> <p>1.75 per 2-<i>BR</i> unit</p> <p>2.00 per 3+<i>BR</i> unit</p> <p>Multi-family (WL, TIPP.CO, DTN, BG, CH)</p> <p>2 spaces per <i>dwelling unit</i></p> <p>Nonresidential use: See 3-2, 4-6-3 and 4-6-11-b</p>	
2-16-12 MINIMUM OFF-STREET LOADING REQUIREMENTS:	See 4-6-18	
2-16-13 ON PREMISE SIGNS:	See 4-8	
2-16-14 BUFFERING REQUIREMENTS:	See 4-9	

Section 6: Change Chapter 2 **ZONE REGULATIONS** by renumbering the following section and subsection titles, to read as follows:

- 2-17 GB -- General Business Zones
- 2-18 HB -- Highway Business Zones
- 2-19 CB -- Central Business Zones
- 2-20 CBW -- Central Business Zones
- 2-21 I1 -- Industrial Zones
- 2-22 I2 -- Industrial Zones
- 2-23 I3 -- Industrial Zones
- 2-24 A -- Agricultural Zones
- 2-25 AA -- Select Agricultural Zones
- 2-26 AW -- Agricultural and Wooded Zones
- 2-27 FP -- Flood Plain Zones
- 2-28 PD -- Planned Development Zones
- 2-28-1 Intent
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- 2-28-10 Approval of Final Detailed Plans for PDRS, PDNR and PDMX Zones
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- 2-28-14 Covenants and Maintenance
- 2-29 RE -- Rural Estate Zones

Section 7: Change Chapter 3, section **3-2 PERMITTED USE TABLE** by adding a new column – MRU – in the Commercial Zones section, and by allowing or prohibiting the following Permitted Primary Uses in the MR and MRU zones, as indicated by “P” (by right), “S” (special exception), or blank (not permitted), to read as follows:

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones	
				MR	MRU
3-2-1 RESIDENTIAL USES:					
1	4-11-1	---	"Single-family dwelling" 52		P
1	4-11-1	---	"Manufactured home"		P
1	4-11-1	---	"Two-family dwelling" 52		P
2 / a		---	"Multi-family dwelling" 52, 56	P	P
3 / b	4-11-1	---	"Shared housing" 52,56		P
3 / b		---	"Fraternity, sorority and student cooperative"		
3-2-2 AGRICULTURE, FORESTRY AND FISHING:					
4	2-26 if FP	01	Agricultural production - crops		
3-2-6 TRANSPORTATION, COMMUNICATION, ELECTRIC, GAS AND SANITARY SERVICES:					
8		4215	Courier services, except by air 13,14		
14 / c		43	US Postal Service 14,15	P	P
6	2-26 if FP	46	Pipelines, except natural gas	P	P
8 / c	2-26 if FP	4813	Local telephone communications 19	P	P
6	2-26 if FP	4911	Electrical power transmission 19	P	P
6	2-26 if FP	4922	Natural gas transmission 19	P	P
6	2-26 if FP	4941	Water supply systems 19	P	P
16	2-26 if FP, 4-11-8	---	"Recycling collection facilities"	P	P
3-2-8 RETAIL TRADE:					
19 / c		58	Eating and drinking places 26,27 (WLAF)	P	P
19 / c		58	Eating and drinking places (No drive-in or drive-thru service) 27 (LAF, TCO, BG, DTN, CH)	P	P

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones	
				MR	MRU
19 / c		58	Eating and drinking place (With drive-in or drive-thru service) 27 (LAF, TCO, BG, DTN, CH)	S	
8 / c		591	Drug stores and proprietary stores 28	P	P
3-2-10 SERVICES:					
21		701	Hotels and motels 30		
22	4-11-6	7011	"Bed and breakfasts"		
23 / c		702	Rooming and boarding houses	P	
18		7352	Medical equipment renting and leasing 10	P	P
8 / c		7991	Physical fitness facilities	P	S
41 / c		801	Offices and clinics of doctors of medicine 42	P	P
41 / c		802	Offices and clinics of dentists 42	P	P
41 / c		803	Offices and clinics of doctors of osteopathy 42	P	P
41 / c		804	Offices and clinics of other health practitioners 42	P	P
42 / c		805	Nursing and personal care facilities	P	P
43 / c		806	Hospitals	P	P
8 / c		807	Medical and dental laboratories 42	P	P
8 / c		808	Home health care services 42	P	P
8 / c		809	Miscellaneous health and allied services, not elsewhere classified	P	P
8 / c		824	Vocational schools 44, 45	P	P
8 / c		832	Individual and family social services	P	P
46 / c		8322	Community, neighborhood, senior citizen and youth center (indoor only) 53		P
46 / c		8322	Community, neighborhood, senior citizen and youth centers (indoor and outdoor, or outdoor only) 53		P
46		8322	Adult day care centers	P	P
8 / c		833	Job training and vocational rehabilitation services		P
8 / c		8331	"Sheltered workshop and rehabilitation centers"		P
47		835	"Child care homes" 46		P
48 / c		835	"Child care centers"	P	P
49 / c		836	Residential care	P	P
1		—	"Group homes"		P
8 / c		839	Social services, not elsewhere classified	P	P
51 / c	2-26 if FP	—	"Public parks"	P	P
52 / c		866	Religious organizations	P	P
3-2-11 PUBLIC ADMINISTRATION:					
8 / c		9221	Police protection 49	P	P
54 / c		9224	Fire protection 49	P	P

Section 8: Change Chapter 3, section 3-2, subsections **3-2-7 WHOLESALE TRADE** and **3-2-10 SERVICES** by adding four new Permitted Primary Uses (rows), and indicate in the Commercial and Industrial Zones columns by "P" (by right) in which zones these uses are permitted, to read as follows:

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones								Industrial Zones			
				NB	NBU	OR	MR	MRU	GB	HB	CB	CBW	I1	I2	I3
3-2-7 WHOLESALE TRADE:															
6		5047	Medical, Dental, and Hospital Equipment and Supplies ¹²			P	P		P				P	P	P
6		512	Drugs, Drug Proprietaries, and Druggists' Sundries ¹²			P	P		P				P	P	P
3-2-10 SERVICES:															
8		7629	Medical equipment repair, electrical	P	P	P	P	P	P		P	P	P	P	P
8		7699	Medical equipment repair, except electrical	P	P	P	P	P	P		P	P	P	P	P

Section 9: Change Chapter 3, section 3-2, subsection **FOOTNOTES TO 3-2** by amending Footnotes 12, 15, 26, 27, 28 and 45, to read as follows:

- 12** Permitted in MR and GB **zones** only on **lots** up to 2 acres in area.
- 15** Permitted in NB, NBU, MR, MRU, CB, and CBW **zones** only with no outdoor operation or storage of materials and equipment, and maximum **gross floor area** of 5000 sq.ft.
- 26** (**WLAF**) Permitted in NB, NBU, OR, MR, MRU, CB and CBW **zones** only with no drive-in and/or drive-thru service provided.
- 27** Permitted in NB, NBU, MR and MRU **zones** only without live entertainment. Permitted in MR and MRU **zones** only under SIC 5812: Eating Places, and not SIC 5813: Drinking Places (Alcoholic Beverages).
- 28** Permitted in MRU **zones** as establishments engaged only in the retail sale of prescription drugs, proprietary drugs and nonprescription medicines, which shall not carry related lines, such as cosmetics, toiletries, tobacco and novelty merchandise.
- 45** Permitted in MR and MRU **zones** only as nursing schools. Flying instruction is an **accessory use** to SIC 45, Transportation by air.

Section 10: Change Chapter 4, section 4-2, subsection **4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS** by amending standards for the MR zone and adding a new row in the table for MRU standards, to read as follows:

ZONE	MINIMUM LOT AREA ¹ (sq.ft.)		MINIMUM LOT WIDTH ¹ (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINIMUM VEGETATIVE COVER (pct.)	(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)
	PER USE	PER D.U. ²				
MR	MF: ---	2000 ⁴	70	40	30	35
	NR: 25000	---	100	40	20	60
MRU	SF: 4000	TF: 3000	40	40	30	35 ⁹
	MF: ---	2000 ⁴	70	40	30	35 ⁹
	NR: none	---	40	40	30	60 ⁹

Section 11: Change Chapter 4, section 4-2, subsection **4-2-2 SUMMARY OF STANDARD SETBACK REQUIREMENTS** by amending standards for the MR zone and adding a new row in the table for MRU standards, to read as follows:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	MINIMUM SETBACK ¹ FOR PRIMARY USE BLDG, ACC. USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO ³	CO	SE	PR	PrmUB	AccUSB ²	PrmUB	AccUSB
MR:								
MF	25	30	40	60	25	10	6	6
NRES	25	30	40	60	15 ⁹	15 ⁹	0 ⁷	0 ⁷
MRU:								
SF, TF	15	15	15	15	20	6	6	4
MF	15	15	15	15	20	6	6	4
NRES	0	0	25	25	15	10	0 ⁸	0 ⁸

Section 12: Change Chapter 4, section 4-4, subsection **4-4-6 SETBACKS FOR PARKING**, paragraph (f) to read as follows:

- (f) No *parking space* shall be located between a *building* and the *right-of-way line* of any adjoining *street* in NBU, MRU, CB or CBW zones, except at sites surrounded on all sides by *streets*.

Section 13: Change Chapter 4, section 4-6, subsection **4-6-14 SETBACKS FOR AUTO PARKING**, paragraph (f) to read as follows:

- (f) No *parking space* shall be located between a *building* and the *right-of-way line* of any adjoining *street* in NBU, MRU, CB or CBW zones, except at sites surrounded on all sides by *streets*.

Section 14: Change Chapter 4, section 4-8, subsection **4-8-4 PERMITTED SIGNS BY TYPE AND ZONE** by amending the permitted signage in the MR zone column and adding a new column for MRU signage, to read as follows:

SIGN TYPE	MR	M
<u>FREESTANDING:</u>		
GATEWAY	P	P
HOME OCUPTN²	A	N
INCIDENTAL	A	A
INTEGRATED CTR³ (Am 20)	P	P
RURAL OUTDOOR^(Am35)	N	N
ALL OTHERS¹⁰ (Am 20)	P	P

SIGN TYPE	MR	M
<u>BUILDING:</u>		
<i>BLDG MARKER⁴</i>	A	A
<i>CANOPY¹</i>	P	P
<i>HOME OCUPTN²</i>	A	N
<i>INCIDENTAL</i>	A	A
<i>INTGRATED CTR³</i>	P	P
<i>MARQUEE^{1,5}</i>	N	N
<i>PROJECTING^{1,5}</i>	N	P
<i>ROOF</i>	N	N
<i>INTEGRAL ROOF</i>	N	N
<i>SUSPENDED^{1,5}</i>	N	N
<i>TEMPORARY⁶</i>	N	N
<i>WALL</i>	P	P
<u>EVENT ORIENTED:</u>		
<i>PORTABLE SIGN (Am 8)</i>	P	P
<i>BEACON</i>	P	P
<i>PENNANT</i>	A	A
<i>STRING OF LIGHTS</i>	A	A
<i>INFLATABLE SIGN or</i>		
<i>TETHERED BALLOON</i>	A	A
<i>BANNER¹ (Amend 18)</i>	N	P
<u>OUTDOOR</u>		
ADVERTISING⁹ (Amend 4)	N	N
(BILLBOARDS):		

Section 15: Change Chapter 4, section 4-8, subsection **4-8-5 MAXIMUM SIGN AREA PER SIGN-LOT, BY ZONE**, to be consistent with the **ZONAL BASE RATE** definition, by changing MR to MRU in the Zonal Base Rate 30 row, and adding MR to the Zonal Base Rate 40 row, to read as follows:

ZONAL BASE RATE sq.ft.	
NBU MRU	30
MR NB OR GB HB	
CB CBW	40
I1 I2 I3	

Also, change MR to MRU in paragraph (1) of the **SIGN AREA ASSURANCE** note near the bottom of the table, to read as follows:

- (1) **primary use buildings** with more than 15000 sq.ft. of **ground floor area** in NBU and MRU zones;

Section 16: Change Chapter 4, section 4-8, subsection **4-8-6 NUMBER PER SIGN-LOT, AREA, HEIGHT AND SETBACK OF INDIVIDUAL FREESTANDING SIGNS, BY ZONE** by changing MR to MRU in the NBU column heading and adding MR to the NB column heading, to read as follows:

FREESTANDING SIGN CHARACTERISTIC	NBU	NB
	MRU	OR MR

Section 17: Change Chapter 4, section 4-8, subsection **4-8-7-b MAXIMUM TOTAL SIGN AREA FOR INTEGRATED CENTER SIGNS**, to be consistent with the **ZONAL BASE RATE** definition, by changing MR to MRU in the Zonal Base Rate 30 row, and adding MR to the Zonal Base Rate 40 row, to read as follows:

ZONAL BASE RATE sq.ft.
NBU MRU = 30
NB OR MR GB HB I1 I2 I3 = 40

Section 18: Change Chapter 4, section 4-8, subsection **4-8-8 PERMITTED SIGN CHARACTERISTICS BY ZONE** by amending the permitted sign characteristics in the MR zone column and adding a new column for MRU permitted sign characteristics, to read as follows:

SIGN CHARACTERISTIC	MR	MRU
ANIMATED SIGN	N	N
CHANGEABLE COPY SIGN	P	N ³
ILLUMINATION, INTERNAL	P	P
ILLUMINATION, EXTERNAL ¹ (Amend 20)	P	P
ILLUMINATION, EXPOSED BULBS OR NEON	P	P

Section 19: Change Chapter 4, section 4-9, subsection 4-9-3-a **TYPE OF BUFFERYARD REQUIRED ALONG A LOT LINE SEPARATING A ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT AND AN ABUTTING ZONE** by adding MR to the NB GB HB row, changing MR to MRU in the R1 R1A R1B ... column, adding MR to the NB GB HB column, and adding a new footnote 2 and references. Also, fix erroneous Type A bufferyard requirements between I zones by splitting all I zones into separate rows and columns, to read as follows:

ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT	ABUTTING ZONE											
	R1 R2U MRU	R1A R3 NBU	R1B R3W RE	R1U R4W (Am 27)	R1Z PDRS	R2	OR	NB MR GB HB	I1	I2	I3	A AA AW FP
R1 R1A R1B R1Z R2 R3 R3W R4W RE (Am 27)			---				A	C ²	B	B	C	---
OR			A				---	B	---	---	B	---
NB MR GB HB			C ²				B	---	A	A	A	B
I1			B				---	A	---	---	A	B ¹
I2			C				B	A	---	---	A	C ¹
I3			C				B	A	A	A	---	C ¹
ZONE IN WHICH MHP/MHC OR RVP/C IS BEING DEVELOPED												
MHP/MHC: R3 A RVP/C: HB A AW FP			C				A	C	B	B	C	A
ZONE IN WHICH MINIWAREHOUSE OR SELF-STORAGE WAREHOUSE IS BEING DEVELOPED (Amend.5)												
NB GB I1 I2 I3 A			B				---	---	---	---	---	---

**MHP/MHC = mobile home park / manufactured housing community;
RVP/C = recreational vehicle park / campground**

FOOTNOTES TO 4-9-3-a:

- 1 If a **residence** in a **rural zone** is located within 150' of any boundary with an **industrial zone**, the new or redeveloping industrial land user shall provide a **bufferyard** on its side of all common **lot lines** within 150' of the residence. Should the common **lot line** run to the **road**, the **bufferyard** shall extend from the edge of its **right-of way** to a point 75' beyond the back of the **residence**. Should the common **lot line** not run to the **road**, the **bufferyard** shall run for 150', centered on the **residence**. The reduction in 4-9-4-b below applies.
- 2 No bufferyard is required where a MR zone with residential use borders a residential zone, or where a **primary use** permitted in SIC Groups 801 through 804 or 807 abuts an R3 zone.

Section 20: Change Chapter 5, section 5-2, subsection **5-2-1 SUBDIVISIONS**, paragraph (a) by adding MRU to the list of zones that allow the subdivision of land, to read as follows:

- (a) The subdivision of land in accord with the requirements of the adopted *Unified Subdivision Ordinance* is permitted in these **zones**: R1, R1A, R1B, R1U, R1Z, R2, R2U, R3, R3U, R3W, R4W, NB, NBU, OR, MR, MRU, GB, HB, CB, CBW, I1, I2, I3, A, AA, AW, FP and RE (Amend 27). The intended **primary use** of each proposed **lot** within a proposed **subdivision** determines the specific **zone** or **zones** appropriate to the land to be subdivided, as per 3-2 above.

Section 21: Change Appendix D, section D-1, subsection **D-1-2 CALCULATING SIGN AREA**, paragraph (a), item (1) by changing MR to MRU, to read as follows:

- (1) If a **primary use building** in an NBU or MRU **zone** has a ground floor area of more than 15000 sq.ft., **sign area assurance** is calculated as 0.2% of that ground floor area (.002 x GFA).

Section 22: Change Appendix D, section **D-2 CALCULATING MAXIMUM SIGN AREA FOR A SIGN-LOT**, by amending part A. The **ZONAL BASE RATE** is: in the worksheet to be consistent with the **ZONAL BASE RATE** definition, by changing MR to MRU in the Zonal Base Rate = 30 sq.ft. row, and adding MR to the Zonal Base Rate = 40 sq.ft. row, as follows:

A. The ZONAL BASE RATE is:	
NBU, MRU	= 30 sq.ft.
NB, OR, MR, GB, HB, CB, CBW, I1, I2, I3	= 40 sq.ft.

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 7th day of September, 2010.

VOTE:

Y

Jean Karchel
President

Y

R. S. B.
Vice President

Y

J. L. Minton
Member

ATTEST:

Jennifer Weston
Jennifer Weston, Auditor