

ORDINANCE NO. 2018-14-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: Amend the list in **UZO Section 4-6-18 OFF-STREET LOADING** as shown below:

(d) Except in CB and CBW **zones** where this subsection does not apply, the **Administrative Officer** shall determine the height of the noise barrier structure and how off-street **loading berths** are to be screened from adjacent **residential zones** or **uses**, employing one ~~or more~~ of the following means:

(3) a dense planting of **evergreen** plant materials to the satisfaction of the **Administrative Officer** and a noise barrier structure of a minimum of 8' in height;
or

(4) a dense planting of mixed **evergreen** and **deciduous** plant materials to the satisfaction of the **Administrative Officer** and a noise barrier structure of a minimum of 8' in height.

Section 2: Change **UZO Section 4-9-1 INTENT** of the Bufferyard and other bufferyard requirements, by amending it as shown below:

Standard plant units shall conform to illustrations in Appendix E-1 or their functional equivalent as approved by the **Administrative Officer**.

Section 3: Add to the list in **UZO Section 4-9-2 BUFFERYARD REQUIREMENTS** as shown below:

(f) The requirement of a **bufferyard** along a common property line where the property line serves as the boundary between **zones** and properties on either side of the line are owned by the same entity or individual shall be determined by the **Administrative Officer**. If the **bufferyard** is required, then the type shall also be determined by the **Administrative Officer**.

(g) Required **bufferyards** shall be located outside of any existing or platted utility or drainage easement.

(h) Plant species shall be selected from the approved tree lists available on the City of West Lafayette's official website except for property in Lafayette which shall use its own approved tree list.

Section 4: Change **UZO 4-9-3-a TYPE OF BUFFERYARD REQUIRED ALONG A LOT LINE SEPARATING A ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT AND AN ABUTTING ZONE** by making the following adjustments:

ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT	ABUTTING ZONE						
	R1 R1A R1B R1U R1Z R2 R2U R3 R3W R4W PDRS MRU NBU RE & the residential portion of PD Zones (Amend 27, 60, 69 & 71)	OR	NB MR GB HB OR	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 OR	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 SELF-STORAGE WAREHOUSE IS BEING DEVELOPED (Amend 5,92)							
NB GB I1 I2 I3	C	A	A	A	---	---	A

Section 5: Rename, eliminate and change parts of UZO Section 4-9-3-b NUMBER OF REQUIRED STANDARD PLANT UNITS AND BUFFERYARD WIDTHS FOR BUFFERYARDS, TYPE A-C as shown below:

4-9-3-b BUFFERYARD WIDTHS, TYPES A-C:

TYPE OF BUFFERYARD	NUMBER OF STANDARD PLANT UNITS PER 150 LINEAR FEET	BUFFERYARD WIDTH
A, B	2	15'-20'
B	3	20'
C	4	20'-30'

Section 6: Replace UZO Section 4-9-4-a STANDARD PLANT UNITS by amending it as shown below:

(a) The drawing in Appendix E-1 shows the requirements for Type A, Type B and Type C *bufferyards* using *standard plant units*.

Section 7: Remove UZO Section 4-9-4-b STANDARD PLANT UNITS

Section 8: Renumber **UZO Section 4-9-4-c STANDARD PLANT UNITS** to **4-9-4-b**.

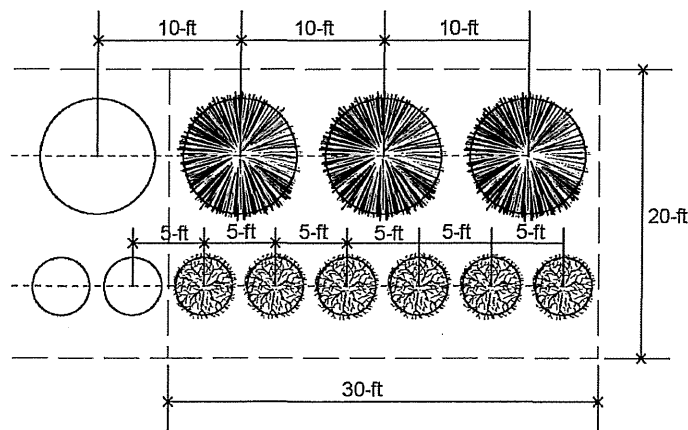
Section 9: Replace **UZO Section 4-9-5-d RESPONSIBILITIES FOR BUFFERYARDS** as shown below:

(d) The property owner or developer shall provide **bufferyard** plans prepared by a registered landscape architect to the **Administrative Officer** for approval.

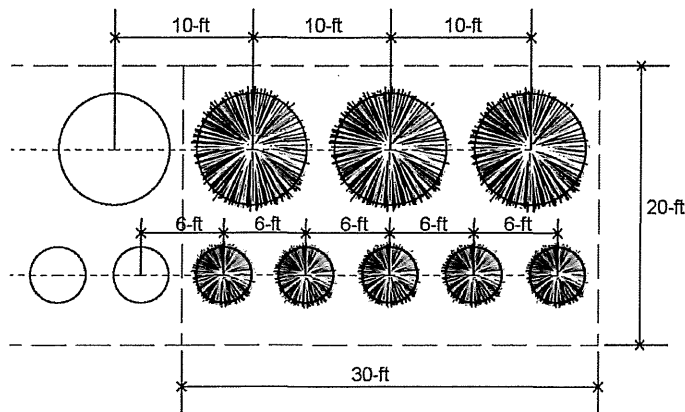
Section 10: Replace **UZO appendix E-1: STANDARD PLANT UNITS** as shown below:

APPENDIX E-1: STANDARD PLANT UNITS

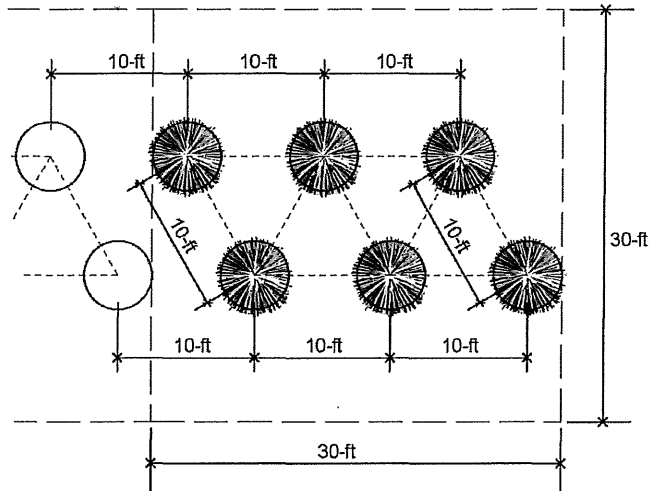
TYPE A: three **evergreen trees**, a minimum of 8' tall, planted 10' apart, center to center and six **deciduous shrubs** a minimum of 3' high planted 5' apart, center to center.



TYPE B: three **evergreen trees**, a minimum of 8' tall, planted 10' apart, center to center and five **evergreen shrubs** a minimum of 3' high planted 6' apart, center to center.



TYPE C: two staggered rows of three **evergreen trees** a minimum of 8' tall planted 10' apart, center to center.



Section 11: Add the footnote in **UZO appendix E-1: STANDARD PLANT UNITS** as shown below:

E-1-1 Evergreen trees may be reduced in height by 2' if the **bufferyard** features a 3' high berm.

Section 12: Remove **UZO appendix E-2: ILLUSTRATION OF BUFFERYARDS -- TYPES A, B, and C.**

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 4th day of June, 2018.

VOTE:

Yes

Yes

Yes

Thomas P. Murtaugh, President

David S. Byers, Vice President

Tracy A. Brown, Member

ATTEST:

Robert Plantenga, Auditor