

**ORDINANCE NO. 96-55-CM**

**AN ORDINANCE AMENDING CHAPTER 2**

**OF ORDINANCE NO. 65-200-CM**

**BEING THE UNIFIED ZONING ORDINANCE**

**OF TIPPECANOE COUNTY.**

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

*Section 1:* That Subsection 18 (*Planned Development Districts*), of Section 2.1 (*Kinds of Districts: Establishment*), of Chapter 2 (*Districts*), read as follows:

Planned Development Districts, designated "PD-R," "-C," "-I," "-L," and "-E," are established for the purposes and under the conditions set forth in Chapter 5 hereof.

*Section 2:* That the 4th and 5th paragraphs of Section 2.5, *Subdivisions, Planned Developments and Condominiums*, of Chapter 2 (*Districts*), read as follows:

Planned Developments shall be permitted only in these districts: PD-R, PD-C, PD-I, PD-L and PD-E, as per Section 5.2 of this ordinance. In order to provide greater design flexibility, and to encourage innovative land development techniques and a more efficient use of land, the design and development of uses within these districts may deviate from the standards prescribed by the Subdivision Ordinance.

Condominiums, as defined and regulated in IC 32-1-6 (the Horizontal Property Law), shall be considered for zoning purposes to be Planned Developments, and consequently shall be permitted only in these districts: PD-R, PD-C, PD-I, PD-L and PD-E, as per Section 5.2 of this ordinance.

*Section 3:* That Chapter 5, *Planned Development Districts*, read as follows:

**5.1 Intent of Districts**

The purposes of these regulations are to provide greater design flexibility in the development of land when consistent with the Comprehensive Development Plan and intent of the Unified Zoning Ordinance. The use of Planned Development Zoning Classifications shall be encouraged when the use of such regulations promotes a harmonious variety of uses, and/or provides for an economy of shared services and facilities, and/or are compatible with surrounding areas and/or foster the creation of attractive, healthful, efficient and stable environments for living, shopping or working.

The Planned Development regulations and procedures may apply to the development of presently developed lands, or open or vacant lands, and may apply to parcels of relatively small size as well as large-scale developments and their relationship with other surrounding uses and the overall characteristic of the area in which located.

Planned Development regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility and variety in type, design and layout of sites and buildings and by the conservation and more efficient use of open spaces and other amenities generally enhancing the quality of life.