

ORDINANCE NO. 99-08-CM  
AN ORDINANCE AMENDING CHAPTERS 1, 2,3 and 4  
OF ORDINANCE NO. 97-51-CM  
BEING THE UNIFIED ZONING ORDINANCE  
OF TIPPECANOE COUNTY.

Be it ordained by the County Commissioners of Tippecanoe County, Indiana, that Ordinance No. 97-51-CM, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

**Section 1:** Change 1-10-2, WORDS AND TERMS DEFINED, of 1-10, DEFINITIONS, of CHAPTER 1, GENERAL PROVISIONS, by modifying the definition of **INTEGRATED CENTER** to read:

**INTEGRATED CENTER.** One or more *buildings* occupying a site under one ownership or management, containing a number of individual, unrelated and separately operated *uses* which share common site facilities and services such as driveway entrances and exits, *parking areas*, truck loading, maintenance, sewer and water utilities, and similar common facilities and services. At least 50% of the *gross leasable area* shall be occupied by uses falling under SIC Groups 52-59 (Retailing) plus SIC Groups 7832 and 7841 (Movie theaters, and Video tape rentals). A *building* on an outlot which is physically separated from the other *uses* in an **INTEGRATED CENTER** by curbs and/or landscaping, and which contains its full requirement of parking, but which shares driveway entrances and exits with other *uses*, is not part of that **INTEGRATED CENTER**. An *office building* is not an **INTEGRATED CENTER**, but could be part of one.

**Section 2:** Change 1-10-2, WORDS AND TERMS DEFINED, of 1-10, DEFINITIONS, of CHAPTER 1, GENERAL PROVISIONS, by adding the following term and its definition:

**OFFICE BUILDING.** A *building* in which at least 75% of *gross leasable area* is devoted to conducting the affairs of *primary uses* other than retailing, such as the offices of a *business*, a profession, a service, an industry, a finance, insurance or real estate establishment, or government.

**Section 3:** Change 1-10-2, WORDS AND TERMS DEFINED, of 1-10, DEFINITIONS, of CHAPTER 1, GENERAL PROVISIONS, by modifying the definition of **OUTDOOR ADVERTISING SIGN** to read:

**OUTDOOR ADVERTISING SIGN.** A *sign* which is a *primary use*, placed for the purpose of conveying information, knowledge or ideas to the public about a subject unrelated to the *lot* on which it is located.

**Section 4:** Change 2-1-7, R1, 2-2-7, R1A, 2-3-7, R11B, 2-5-7, R1Z, 2-6-7, R2, 2-8-7, R3, 2-10-8, R3W, 2-11-8, R4W, 2-23-7, A, 2-24-8, AA, 2-25-5, AW, and 2-26-9, FP, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of Chapter 2, ZONE REGULATIONS, by deleting the headings *Primary use building: and Accessory use or building:*.

**Section 5** Change 2-4-7, R1U, 2-7-7, R2U, and 2-9-8, R3U, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of Chapter 2, ZONE REGULATIONS, by deleting *Accessory use or building - 15*.

**Section 6:** Change 2-13-11, MINIMUM OFF-STREET PARKING REQUIREMENTS, of 2-13, NEIGHBORHOOD BUSINESS ZONES, NBU, of Chapter 2, ZONE REGULATIONS, to read:

**MINIMUM OFF STREET PARKING REQUIREMENTS:**

**Residential use:**

*Single- and two-family.* 2 spaces per *dwelling unit*

**Multi-family (LAFAYETTE):**

1.50 per *efficiency* and 1 *-BR* unit

1.75 per 2-*BR* unit

2.00 per 3+*BR* unit

**Multi-family (W.LAF, TIPP.CO, DTN, BG, CH):**

2 spaces per *dwelling unit* (except *university-proximate residences*: see 4-6-4)

**Nonresidential use:** See 3-2, 4-6-3 and 4-6-11-b

**Section 7** Change 2-15-7, MR, MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE, of Chapter 2, ZONE REGULATIONS, by deleting *Primary use building*: and *Accessory use or building: Residential use - 15* and *Nonresidential use: same as primary use building*.

**Section 8:** Change 2-15-11, MINIMUM OFF-STREET PARKING REQUIREMENTS, of 2-15, MEDICAL RELATED ZONES, MR, of CHAPTER 2, ZONE REGULATIONS to read:

**MINIMUM OFF STREET PARKING REQUIREMENTS:**

**Residential use:**

*Single- and two-family.* 2 spaces per *dwelling unit*

**Multi-family (LAFAYETTE):**

1.50 per *efficiency* and 1 *-BR* unit

1.75 per 2-*BR* unit

2.00 per 3+*BR* unit

**Multi-family (W.LAF, TIPP.CO, DTN, BG, CH):**

2 spaces per *dwelling unit*

**Nonresidential use:** See 3-2 and 4-6-3

**Section 9:** Change 3-2-9, FINANCE, INSURANCE AND REAL ESTATE, and 3-2-10, SERVICES, of 3-2, PERMITTED USE TABLE, of CHAPTER 3, PERMITTED USE TABLE, by:

1. adding **Offices not elsewhere classified** as the final permitted primary use in each subsection;
2. in each location, adding parking group 8 / c, no special conditions, and **SIC Group ----**; and
3. in each location, add a **P**, for permitted, in the following columns: NB, NBU, OR, GB, CB, CBW, HB, I1 and I2.

**Section 10:** Change 4-2-2, SUMMARY OF STANDARD SETBACK REQUIREMENTS, of 4-2, of STANDARD DIMENSIONAL REQUIREMENTS, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by

1. modifying the column heading under ALONG STREET FRONTAGE to read **MINIMUM SETBACK<sup>1</sup> FOR PRIM. USE BLDG., ACC. USE OR BLDG.;**
2. eliminating the column heretofore under the ACC. USE, BLDG. heading;
3. revising the last line of the ABBREVIATIONS part of 4-2-2 to read: **ACC USE OR BLDG., AccUB = accessory use or building.**

**Section 11:** Change line 2 of 4-4-6-a, of 4-4-6, SETBACKS FOR ACCESSORY USES, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by replacing the phrase *any residential use, regardless of zone.* with *any residential use, or .any residential zone.*

**Section 12:** Change line 1 of 4-4-7-a of 4-4-7, VISION SETBACKS, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by deleting the word **unsignalized**.

**Section 13:** Change 4-6-18, OFF-STREET LOADING, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by adding a new subsection, 4-6-18-j, to read:

Except when located at a *loading berth*. semi-trailers shall not be parked at retail establishments in *commercial zones*, unless they are attached to semi-tractors.

**Section 14:** Change 4-8-4, PERMITTED SIGNS BY TYPE AND ZONE, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by replacing the letter A (allowed without sign permit), with the letter P (allowed with sign permit), in all 4 places where A now appears in the row permitting portable signs.

**Section 15:** Change 4-8-9, EVENT ORIENTED SIGNS, of Chapter 4, ADDITIONAL USE RESTRICTIONS, by replacing it with the following:

These are *freestanding signs*, intended to commemorate a special event or sporting event, or to notify potential customers of a new business or sale. They are meant to be decorative and festive. Because they are not permanent in nature, but rather augment permanent *signage* on a *sign-lot*, they are subject only to the requirements of 4-8-4 above, and not 4-8-5 through 4-8-8. Thus they do not count against a *sign-lot's* permitted maximum *sign* area.

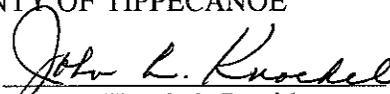
- (a) *Event oriented signs* shall be permitted only on the premises where the special event is happening.
- (b) These *signs*, where allowed in 4-8-4 above, shall not be placed on a premises in a *commercial* or *industrial zone*, nor at an institutional *use* (SIC 801-972) in a *residential* or *rural zone*, for more than 21 days within a 90 day period (Amend 5), no more than 4 times per year.
- (c) These *signs*, where allowed in 4-8-4 above, shall not be placed on a premises, other than an institutional *use*, in a *residential* or *rural zone*, for more than 3 days within a 90 day period, no more than 4 times per year.
- (d) These *signs*, where allowed in 4-8-4 above, shall not be located either within the *right-of-way* of any *public street*, or in the *vision triangle* formed by the intersection of *streets*, *alleys* or driveways.
- (e) *Event oriented signs* consist of the following:
  - (1) *portable signs*;
  - (2) *beacons*;
  - (3) *pennants*;
  - (4) strings of lights not permanently mounted to a rigid background;
  - (5) inflatable *signs* and tethered or portable balloons; and
  - (6) government authorized *banners* strung over public *rightsOf-Way*.(Amend 5)

**Section 16:** This ordinance shall be in full force and effect from and after the date of passage.

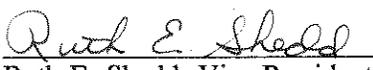
**ADOPTED AND PASSED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA THIS DAY OF '19-**

THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Yes

  
John L. Knochel, President

Yes

  
Ruth E. Shedd, Vice President

Yes

  
Kathleen Hudson, Member

ATTEST:

  
Robert Plantenga, Auditor