ORDINANCE NO.2005-05-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: Renumber **UZO** Section 4-11-9 to 4-11-10. Insert new **UZO** Section 4-11-9 **Dumpster Enclosures,** to read as follows:

> All dumpsters in commercial, industrial or multi-family developments shall be screened from view from a street and/or the first floor of adjacent residential property in a manner approved by the Administrative Officer.

Section 2: Change **UZO Section 3-2 Permitted Use Table footnote 54** to read as follows:

> Establishments engaged in the sale of unpackaged mulches, soil, soil conditioners, landscape rock, or fertilizers are permitted only in the GB zone by right and only where all such products are kept within effective containment structures and where a permanent office is maintained. Sales of such products with no containment structures are only permitted in the I3 and A *zones* by right.

Section 3: Change **UZO Section 4-9-1 Bufferyards and other buffering, Intent** to read as follows:

> (b)*Bufferyards* serve as a physical as well as visual barrier. They vary in width, and contain landscape materials of varying densities called *standard plant units.* *Standard plant units* shall conform to one or more of the alternatives illustrated in Appendices E-1 and E-2 or their functional equivalent as approved by the Administrative Officer. The width and density of required *bufferyards* depend on the level of separation needed between dissimilar abutting *zones* as shown in the tables in 4-9-3 below, and between dissimilar *uses* as shown in 4-9-7 and 4-9-8.

Section 4: Change **UZO Section 4-4-4 Setbacks for porches, decks and patios** to read as follows:

> (c) Whether attached to a primary use building or not, an unroofed porch, deck or patio is an accessory structure; it may extend into a minimum rear setback to within 4' of a lot line if:
>
> > (1) its floor within the setback is no higher than 30" above its underlying grade; and
> > (2) it is not enclosed higher than 3 ½' above that floor.

Section 5: Change **UZO Sections 5-5-6 (a) (12) and 5-5-5 (d) Rural Home Occupations** to read as follows:

> (12) Outside storage of equipment and/or materials for uses associated with SIC 15 and 17 is permitted and must comply with the buffering requirement of 4-9-9 above (Amend 40) and also the setback requirement of 4-4-11. Outside storage of equipment and/or materials for uses associated with SIC 16 is not permitted, and all equipment and/or materials on such lot shall be stored inside a building.

> (d) Except as noted in 5-5-6 below, there can be no activity related to the rural home occupation, other than storage, outside any primary use or accessory use building, except for seasonal farm roadside stands selling produce.

Section 6: Change **UZO Section 6-2-9 Additional Requirements for Rural Outdoor Signs** to read as follows:

> (a) The filing fee in 6-2-6-a and 6-2-6-c also applies to permit applications for **rural outdoor signs**; except that there shall be no filing fee for a political subdivision or for a not-for-profit agency primarily engaged in offering emergency services to the public.

(b) If approved, a permit fee of $10 per sign shall be assessed prior to issuing any **improvement location permit** for a **rural outdoor sign**; except that there shall be no permit fee for a political subdivision or for a not-for-profit agency primarily engaged in offering emergency services to the public.

Section 7: Update the incorrect reference numbers found in **UZO Appendix B.**

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

Adopted And Passed by the Board Of Commissioners of Tippecanoe County, Indiana, this 7ᵗʰ day of February, 2005.

VOTE:

Yes

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KD Benson, President

Yes

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John L. Knochel, Vice President

Yes

_____
Ruth E. Shedd, Member

ATTEST:

_____
Robert A. Plantenga, Auditor