

UZO Zone Intents

R1: (single-family residential) To provide areas for low *density single-family dwellings*.

R1A: (single-family residential) To provide areas for low and medium *density single-family dwellings*.

R1B: (single-family residential) To provide areas for low, medium and relatively high *density single-family dwellings*.

R1U: (single-family residential, urban) To preserve and protect older developed parts of the community by providing areas for medium and relatively high *density single-family dwellings* on older platted lots in *urbanized sewered areas* of the cities, incorporated towns, and unincorporated towns with sewer.

R1Z: (single-family residential) To provide areas for new, detached, medium and relatively high density *zero lot-line (ZLL) single-family dwellings*, served by sanitary sewers. This configuration moves the outdoor focus from the rear to the side of a lot. It requires one larger *side setback*, rather than two smaller ones. A larger *side setback*, in concert with a suitably designed interior, maximizes the functional, private outdoor space of a relatively small residential *lot*.

R2: (single-family and two-family residential) To provide areas for medium *density single-family* and *two-family residences*.

R2U: (single-family and two-family residential, urban) To preserve and protect older developed parts of the community by providing areas for medium and relatively high *density single-family* and *two-family dwellings* on older platted lots in *urbanized sewered areas* of the cities, incorporated towns, and unincorporated towns with sewer.

R3: (single-family, two-family and multi-family residential) To provide areas for relatively high *density single-family, two-family* and *multi-family dwellings* and *mobile home parks / manufactured home communities* (in unincorporated areas), in places other than West Lafayette served by sanitary sewer. *Zone* regulations specific to *mobile home parks / manufactured home communities* are found in 5-4 below.

R3U: (single-family, two-family and multi-family residential, urban) To preserve and protect older developed parts of the community by providing areas for medium and relatively high *density single-family* and *two-family dwellings*, and appropriate numbers of *multi-family dwellings*, the latter at *density* levels less than or equal to the maximum established in 2-9-4 below, on older platted lots in *urbanized sewered areas* of the cities, incorporated towns, and unincorporated towns with sewer.

R3W: (single-family, two-family and multi-family residential, West Lafayette) To provide areas in West Lafayette for *single-family* and *two-family dwellings*, and relatively high *density multi-family dwellings* at *density* levels less than or equal to the maximum established in 2-10-4 below.

R4W: (single-family, two-family and multi-family residential, West Lafayette) To provide areas in West Lafayette for *single-family* and *two-family dwellings*, and higher *density multi-family dwellings* at *density* levels equal to or greater than the minimum established in 2-11-4 below.

NB: (Neighborhood Business) To provide areas for retail and service establishments appropriate to the needs of nearby residents.

NBU: (Neighborhood Business, Urban) To preserve and protect older parts of the community by providing areas for retail and service establishments that are convenient to neighborhood residents, and that are not so automobile intensive as to disrupt the safety and quiet of the neighborhood, on older platted *lots* in *urbanized sewered areas* of Lafayette and West Lafayette (Amend 5) and the incorporated towns, as well as platted lots within the following unincorporated towns: Buck Creek, Colburn, Americus, Stockwell, Romney, West Point/Glenhall, Odell, and Montmorenci, either on sewered lots or with on-site sewage disposal system approval from the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis; relatively high *density single-family, two-family* and *multi-family residences* are also appropriate within these neighborhood shopping enclaves, if they include a commercial component on the first floor, unrelated to the residential *use*.

OR: (Office Research) To provide areas along interstate highways and other *arterials* for non-retail commercial and limited industrial activity, all conducted entirely indoors.

MR: (Medical Related) To provide areas for medical related facilities and services.

MRU: (Medical Related, Urban) To preserve and protect older developed parts of the community by providing areas for medical related facilities and services on older platted lots in **urbanized sewerred areas** of the cities, incorporated towns, and unincorporated towns with sewer.

GB: (General Business) To provide areas for all kinds of commercial activity, including retailing, services, some wholesaling, self-storage warehousing and contracting.

HB: (Highway Business) To provide areas where interregional highways (I-65, US 52, US 231, SRs 25, 26, 28, 38 and 43) intersect each other, for the lodging, shopping, recreational and service needs of the traveling public.

CB: (Central Business) To provide core business areas in the central parts of the cities for retailing, services, government and professional offices, cultural, recreational and entertainment establishments, housing, commercial lodging and transportation facilities.

CBW: (Central Business, West Lafayette) To provide core business areas in the City of West Lafayette which experience significant vehicular and pedestrian traffic in their locations adjacent to Purdue University, for retailing, services, government and professional offices, cultural, recreational and entertainment establishments, housing, commercial lodging and transportation facilities.

I1: (Industrial) To provide areas for industrial activity, contracting, warehousing and wholesaling, that are low in impact because they are operated entirely indoors and have attached or indoor loading facilities --and associated retail and service establishments and agricultural activities as identified in the Permitted **Use** Table.

I2: (Industrial) To provide areas for industrial activity, contracting, warehousing and wholesaling, that are moderate in impact because they are operated entirely indoors except for outdoor loading facilities --and associated retail and service establishments and agricultural activities as identified in the Permitted **Use** Table.

I3: (Industrial) To provide areas for industrial activity, contracting, warehousing and wholesaling, that are heavy in impact because more than just loading activities are conducted outside --and associated retail and service establishments and agricultural activities as identified in the Permitted **Use** Table.

A: (Agricultural) To provide substantial areas for agricultural **use** and only limited residential **development** including **mobile home parks**, where little or no urbanization has occurred or is planned to occur. **Zone** regulations specific to **mobile home parks/manufactured home communities** are found in 5-4 below.

AA: (Select Agricultural) To provide areas identified within the adopted *Comprehensive Plan* as having either highest or a combination of high and highest potential for agricultural **use**, where no urbanization has occurred, and which are to be reserved for the wide range of agricultural activities and the homes primarily of those engaged in such activities and of their families.

AW: (Agricultural and Wooded) To provide areas containing sloped and wooded land, where little or no urbanization has occurred or is planned to occur, and where conservation of natural vegetation, soils, and water is desirable yet compatible with the broad range of agricultural operations, many recreational **uses** and limited residential **use**.

FP: (Flood Plain) To protect lowland areas adjacent to lakes and ponds and areas that are within the **flood plain** of **watercourses** and **watersheds** all of which are subject to inundation and damage from flood waters up to the elevation of the **regulatory flood**.

PDRS: Planned Development Residential

PDNR: Planned Development Non Residential

PDMX: Planned Development Mixed Use

PDCC: Planned Development Condominium Conversion

RE: to provide limited and appropriate areas in rural Tippecanoe County beyond the reach of sanitary sewers, for very low density single-family dwellings. RE zones shall only be located where their presence would jeopardize neither the continued use of productive farmland, nor the way of life associated with farming. The cumulative impact of multiple RE zones shall be taken into account in determining whether such a zone would be appropriate where proposed.