THE AREA PLAN COMMISSION
of Tippecanoe County, Indiana

City of Lafayette
City of West Lafayette
Unincorporated Tippecanoe County
Town of Battle Ground
Town of Clarks Hill
Town of Dayton

The
Unified
Zoning
Ordinance

Third Edition

$20.00

This Edition Includes Amendments 1 - 92

January 2
1998
THE NEW UNIFIED ZONING ORDINANCE
OF THE AREA PLAN COMMISSION OF TIPPECANOE COUNTY
AND ITS MEMBER JURISDICTIONS

DATES OF PRE-HEARING LEGAL ADVERTISEMENTS:
The Lafayette Journal and Courier (Tippecanoe County): October 1, 1997
The Lafayette Leader (Tippecanoe County): October 3, 1997
The Carroll County Comet (Carroll County): October 1, 1997
The Times (Clinton County) October 1, 1997
The Commercial News (Fountain County): October 2, 1997
The Review-Republican (Warren County): October 2, 1997
The Benton Review (Benton County): October 3, 1997
The Herald Journal (White County): October 3, 1997

DATES OF AREA PLAN COMMISSION PUBLIC HEARINGS:
October 15, 1997
November 17, 1997
Recommended for approval by the Area Plan Commission by a vote of 13-1
Certified to member jurisdictions on November 20, 1997

MEMBER JURISDICTIONS’ DATES OF HEARING AND
ADOPTION, ORDINANCE NUMBERS, AND VOTES:

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DATES OF LEGAL ADVERTISEMENTS OF EFFECTIVE DATE:
The Lafayette Journal and Courier: December 18, 1997
The Lafayette Leader: December 18, 1997
2 copies filed in all clerks’ offices on December 18, 1997

EFFECTIVE DATE: JANUARY 2, 1998
AMENDMENT HISTORY

Amendment 1:
Sections 2-8-11, 2-9-12, 3-2-6 (3 places), 4-2-2 (format only), D-2-B (2 places)
Adopted 2-24-98 by Clarks Hill; 3-2-98 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Dayton

Amendment 2:
Sections 1-10-2 (confined feeding operation setback), 4-4-9-a, 4-4-9-b, 4-4-9-c (new), 4-8-10-b, 6-2-6-a, 6-2-6-c
Adopted 3-24-98 by Clarks Hill; 4-6-98 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Dayton

Amendment 3:
Sections 3-2-6 and 3-2-11
Adopted 7-6-98 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Clarks Hill; 7-9-98 by Dayton

Amendment 4:
Sections 3-2-10, 4-8-4 (2 places) and 4-8-10
Adopted 9-8-98 by West Lafayette, Battle Ground and Dayton; 9-14-98 by Lafayette; 9-21-98 by Tippecanoe County; 10-12-98 by Clarks Hill

Amendment 5:
Sections 1-10-2 (banner, event oriented sign), 2-12-13, 2-13-1, 2-13-4, 2-13-10, 2-13-11, 2-19-6, 2-19-11, 2-26-2-a, 3-2-2, 3-2-6, 3-2-10 (2 places), 4-1-c, 4-2-1, 4-2-2, 4-4-6-e, 4-4-8-a-1, 4-6-11-a, 4-8-9 (2 places), 4-8-15, 4-9-3-a, 4-9-7-d, 4-11-1, 4-11-2-d, 4-11-4-c, 5-5-3-a, 5-5-5-g, 5-5-6-a, D-1-2-a and D2
Adopted 9-8-98 by West Lafayette, Battle Ground and Dayton; 9-14-98 by Lafayette; 9-21-98 by Tippecanoe County; 10-12-98 by Clarks Hill

Amendment 6:
Sections 3-2-1 (2 places) and Footnotes to 3-2 (footnote 52), and 4-11-1
Adopted 10-26-98 by Clarks Hill; 11-2-98 by Tippecanoe County, Battle Ground and Dayton; 11-4-98 by West Lafayette; 11-9-98 by Lafayette

Amendment 7:
Sections 1-10-2 (freestanding sign), 3-2-2, 3-2-10, 4-6-3, 4-6-14, 4-8-4, 5-1-6-a, 5-1-9-a-2 and 6-2-4-a
Adopted 10-26-98 Clarks Hill; 11-2-98 by Tippecanoe County, Battle Ground and Dayton; 11-4-98 by West Lafayette; 11-9-98 by Lafayette
AMENDMENT HISTORY

Amendment 8:
Sections 1-10-2 (integrated center, office building, outdoor advertising sign), 2-1-7, 2-2-7, 2-3-7, 2-4-7, 2-5-7, 2-6-7, 2-7-7, 2-8-7, 2-9-8, 2-10-8, 2-11-8, 2-13-11, 2-15-7, 2-15-11, 2-23-7, 2-24-8, 2-25-5, 2-26-9, 3-2-9, 4-2-2, 4-4-6-a, 4-4-7-a, 4-6-18, 4-8-4, and 4-8-9
Adopted 3-1-99 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground, Clarks Hill and Dayton

Amendment 9:
Section 3-2-10
Adopted 3-1-99 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground, Clarks Hill and Dayton

Amendment 10:
Sections 2-1-10, 2-2-10, 2-3-10, 2-4-10, 2-6-10, 2-7-10, 2-8-10, 2-9-11, 2-13-1, 2-13-4, 2-13-5, 2-13-6, 2-13-8, 2-13-9, 2-13-10, 3-2 (Footnote 52), 4-2-1, 4-2-2, 5-5-3-a, 5-5-6-a
Adopted 4-5-99 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground, Clarks Hill and Dayton

Amendment 11:
Sections 1-10-2 (historic building), 6-2-1, 6-2-4
Adopted 5-24-99 by Clarks Hill; 6-7-99 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Dayton

Amendment 12:
Sections 1-10-2 (courthouse proximate area), 3-2 (Footnote 52)
Adopted 6-21-99 by Clarks Hill; 7-6-99 by County Commissioners, Battle Ground, West Lafayette and Lafayette; 7-12-99 by Dayton

Amendment 13:
Sections 3-2-8, 3-2-10 3-2 (Footnote 54), 4-6-14-a, 4-5-15, 4-6-18, 4-8-8, 4-8-10, 4-9-2, 4-9-5
Adopted 9-27-99 by Clarks Hill; 10-4-99 by Lafayette, West Lafayette, Tippecanoe County, Battle Ground and Dayton

Amendment 14:
Sections 1-10-2 (subdivision development sign), 4-8-4 (Footnote 6), 4-8-11, 4-8-12, 4-8-13, 4-8-14, 4-8-15, 4-8-16, 4-8-17, 4-8-18
Adopted 10-25-99 by Clarks Hill; 11-1-99 by Tippecanoe County, Battle Ground and Dayton; 11-08-99 by Lafayette, West Lafayette
Amendment 15:
Sections 1-10-2 (manufactured home), 2-14-11, 2-27-4-b, 2-27-4-d, 2-27-5-c, 2-27-10-a, 2-27-10-c-3, 2-27-12-a-2, 3-2-1, 4-11-1, 5-1-7-b-2, 5-4-6-d, 6-4-4-e, 6-4-4-h, 6-4-5-b-1, 6-4-6-c
Adopted 12-20-99 by Clarks Hill; 1-3-00 by Tippecanoe County; 1-4-00 by West Lafayette; 1-10-00 by Lafayette and Dayton; and 2-7-00 by Battle Ground

Amendment 16:
Sections 1-10-2 (accessory structure), 1-10-2 (kennel, breeding kennel), 3-2-2, 4-1, 4-2-2, 4-4-4
Adopted 4-3-00 by Lafayette, West Lafayette and Dayton; 4-10-00 by Clarks Hill; Adopted by taking no action 4-13-00 by Battle Ground; Rejected 4-3-00 by Tippecanoe County

Amendment 16A:
Sections 1-10-2 (accessory structure), 4-1, 4-2-2, 4-4-4
Adopted 6-5-00 by Tippecanoe County

Amendment 17:
Section 3-2-8 (and Footnotes 24 and 55)
Adopted 6-05-00 by Tippecanoe County, Lafayette, West Lafayette, Battle Ground and Dayton; 6-12-00 by Clarks Hill

Amendment 18:
Sections 1-10-2 (banner, nonconforming lot, use variance), 2-9-4, 2-10-4, 2-19-5, 3-2-1 (and Footnote 56), 4-2-1, 4-3-2-d, 4-5-1-c, 4-8-4, 4-8-9-e-6, 4-8-9-f, 5-1-5-a, 5-1-5-b, 6-4-5-b, B-2-1, B-2-2-j, B-2-2-k,
Adopted 8-7-00 by Tippecanoe County, Lafayette, West Lafayette and Dayton; 8-14-00 by Clarks Hill; Adopted by taking no action 10-17-00 by Battle Ground

Amendment 19:
Sections 1-10-2 (breeding kennel, kennel), 3-22
Adopted 9-05-00 by West Lafayette and Battle Ground; 9-06-00 by Tippecanoe County; 9-11-00 by Lafayette and Clarks Hill; 9-18-00 by Dayton

Amendment 20:
Sections 1-10-2 (sign-lot), 4-8-2-b, 4-8-3-b-3, 4-8-3-b-4, 4-8-4 (and Footnote 10), 4-8-5 (and Footnotes 1, 3 and 4), 4-8-6 (and Footnotes 1-3), 4-8-7 (and Footnote 1), 4-8-8 (and Footnotes 1-3), 4-8-9-b, 4-8-9-c, 4-8-10-f, 4-8-10-i, 4-11-9-e, D-1-2-d, D-1-2-j, D-2
Adopted 2-05-01 by Tippecanoe County, Lafayette, West Lafayette and Dayton; 3-12-01 by Clarks Hill; Adopted by taking no action 4-18-01 by Battle Ground

Amendment 21:
Sections 3-2-8, 3-2-10
Tabbed by APC 1-17-01, no further action taken
AMENDMENT HISTORY

AMENDMENT 22:
Sections 1-10-2 (administrative officer), 6-1
Adopted 7-02-01 by Tippecanoe County, Lafayette, West Lafayette and Dayton, 7-09-01 by Battle Ground and Clarks Hill

AMENDMENT 23:
Sections 1-10-2 (gross floor area), 4-4-10
Separated by APC 9-19-01 into 23A and 23B

AMENDMENT 23A:
Section 1-10-2 (gross floor area)
Adopted 9-10-01 by Battle Ground; 10-01-01 by Tippecanoe County; 11-05-01 by West Lafayette and Dayton; 10-16-01 by Clarks Hill; Rejected 9-10-01 by Lafayette

AMENDMENT 23B:
Sections 3-2-8, 4-4-10, 4-8-8 (and Footnote 3)
Adopted 9-04-01 by West Lafayette; 9-05-01 by Tippecanoe County; 9-10-01 by Lafayette and Dayton; 10-08-01 by Battle Ground; 10-16-01 by Clarks Hill

AMENDMENT 24:
Section 3-2 (Footnote 30)
Adopted 10-01-01 by West Lafayette, Tippecanoe County and Dayton; 10-08-01 by Lafayette and Battle Ground; 10-16-01 by Clarks Hill

AMENDMENT 25:
Sections 3-2-8, 4-8-12-b-2
Adopted 12-03-01 by Tippecanoe County and Dayton; 12-10-01 by Battle Ground and Clarks Hill; 1-07-02 by Lafayette; Rejected 1-06-02 by West Lafayette

AMENDMENT 26:
Section 3-2 (Footnote 19)
Adopted 2-04-02 by Lafayette, West Lafayette, Tippecanoe County and Dayton; 2-11-02 by Clarks Hill; 2-19-02 by Battle Ground

AMENDMENT 27:
Sections Table of Contents; 1-4-4; 1-10-2 (flag lot, home occupation, non-tillable, perimeter lot, primary use building, rural estate road, rural estate subdivision, rural estate zone, rural home occupation, rural zone, subdivision, zonal base rate); 2-28; 3-2; 4-2-1; 4-2-2; 4-4-6-c; 4-4-8-a; 4-6-15-a; 4-8-4; 4-8-5; 4-8-6; 4-9-3-a; 4-10-4-b; 4-11-6-e-2; 4-11-6-f; 5-2-1-a; 5-2-1-c, 5-5-1-b; 5-5-5; 6-4-5-b; D-2-A
Adopted 7-01-02 by Lafayette, West Lafayette, Tippecanoe County, Dayton; 7-02-02 by Battle Ground; 08-02 by Clarks Hill
AMENDMENT HISTORY

AMENDMENT 28:
Sections 1-10-2 (integrated center, office building)
Adopted 3-04-02 Lafayette, Tippecanoe County, Dayton; 3-11-02 Clarks Hill; 4-01-02 West Lafayette; in effect on 5-21-02 in Battle Ground for lack of action

AMENDMENT 29:
Sections Table of Contents, 1-10-2 (federal-aid primary highway, national highway system, rural outdoor sign, urban area); 4-8-3; 4-8-12; 4-8-13 thru 4-8-19 renumbered; 6-2
Adopted 6-03-02 Lafayette, West Lafayette, Tippecanoe County, Dayton; 6-10-02 Battle Ground, Clarks Hill

AMENDMENT 30:
Sections 2-4-7; 2-4-8; 2-7-7; 2-7-8; 2-9-8; 2-9-9; 4-2-2
Adopted 7-01-02 Lafayette, West Lafayette, Tippecanoe County, Dayton; 7-08-02 Clarks Hill; 9-09-02 Battle Ground

AMENDMENT 31:
Sections 1-10-2 (Indiana Residential Code, manufactured home, One and Two Family Dwelling Code, Indiana, permanent perimeter enclosure); 2-1-4; 2-2-4; 2-3-4; 2-6-4; 2-23-4; 2-24-5; 2-25-4; 3-2-2; 3-2-10; 4-2-1 (footnote 1); 4-3-1-b; 4-6-11-d; 4-6-13-b; 4-11-3; 6-2-4-a-2
Adopted 9-03-02 West Lafayette; 9-04-02 Tippecanoe County; 9-09-02 Lafayette, Dayton; 10-07-02 Clarks Hill; 11-18-02 Battle Ground

AMENDMENT 32:
Section B-3-1 (digitized plat submission standards)

AMENDMENT 33:
Sections 1-10 and 3-2 (downtown Main Street residential uses)
Withdrawn at the request of the City of Lafayette. Motion to withdraw passed by voice vote of the Area Plan Commission 2-19-03

AMENDMENT 34:
Sections 4-1-b-17; (seasonal roadside stands) 4-1-b-21; 4-1-c-10; 4-1-c-24; 5-5-5-d; and 5-5-5-g
Adopted 2-03-03 West Lafayette, Lafayette, Dayton; 3-02-03 Tippecanoe County; 3-19-03 Battle Ground; 4-21-03 Clarks Hill

AMENDMENT 35:
Section 4-8-4; (rural outdoor signs, revising Amendment 29)
Adopted 7-07-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 7-14-03 Battle Ground; 8-11-03 Clarks Hill
AMENDMENT HISTORY

AMENDMENT 36:
Sections 3-2-4; (excavating and building contractors) 4-4-11; 4-9-9
Adopted 5-05-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 5-12-03 Battle Ground; in effect on 7-15-03 in Clarks Hill for lack of action

AMENDMENT 37:
Sections 4-2-2 and 4-4-1(a) (setback averaging in the R3W zone)
Adopted 6-02-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 6-09-03 Clarks Hill; 7-07-03 Lafayette; 7-14-03 Battle Ground

AMENDMENT 38:
Sections 1-10-2 (Indiana Scenic Byway, River Road Scenic Byway, rural outdoor sign and incidental sign); 5-4-4; and Appendix F-2
Adopted 8-4-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 8-11-03 Battle Ground and Clarks Hill

AMENDMENT 39:
Sections 3-2-2 (lab animal farms) 6-3-1(d) (penalties based on violations of the ordinance)
Adopted 8-4-03 Tippecanoe County, Lafayette, West Lafayette, Dayton; 8-11-03 Battle Ground and Clarks Hill

AMENDMENT 40:
Sections 3-2-2 (job training & vocational rehab. services; residential care) 4-8-8 (changeable copy signs) 4-8-3 (e) (gateway signs) 5-5-6 (rural home occupations)
Adopted 9-3-03 Tippecanoe County; 9-16-03 Lafayette; 10-7-03 West Lafayette; 11-8-03 Dayton; 11-10-03 Battle Ground; and 9-15-03 Clarks Hill

AMENDMENT 41:
Sections 2-13-5 and 4-2-1 (NBU minimum lot width) 2-26-18 (FP compaction tests) 2-27-4 (PD pre-submission conference) 4-8-11 (subdivision development signs typographical error)
Adopted 2-2-04 Tippecanoe County; 2-2-04 Lafayette; 3-1-04 West Lafayette; 2-2-04 Dayton; 2-9-04 Battle Ground; and 2-2-04 Clarks Hill

AMENDMENT 42:
Section 3-2-2 (Veterinary services in the OR zone)
Adopted 4-5-04 Tippecanoe County; 4-12-04 Lafayette; 4-7-04 West Lafayette; 5-3-04 Dayton; 4-12-04 Battle Ground; and 4-12-04 Clarks Hill
AMENDMENT 43:
Sections 1-10-2, 3-2-5, 4-6-3, 4-4-12 (Winery Amendment) and Chapters 2 & 4 (setbacks for business & industrial districts when adjacent to residential use)
Adopted 5-3-04 Tippecanoe County; 5-3-04 Lafayette; 5-3-04 West Lafayette; 5-3-04 Dayton; 5-10-04 Battle Ground; and 5-10-04 Clarks Hill

AMENDMENT 44:
Sections 2-1, 2-2, 2-3, 2-4, 4-2-1, 4-2-2, 4-4-5 (Single-family residential zone changes and structural projections amendment)
Adopted 10-4-04 Tippecanoe County; 10-4-04 Lafayette; 10-4-04 West Lafayette; 10-12-04 Battle Ground; and in effect on 12-15-04 in Clarks Hill and Dayton for lack of action

AMENDMENT 45:
Sections 1-10-2 (Flag lot definition), 2-26-17 (FP boundaries), 1-10-2 (Family vehicle definition), 1-3-2 (Geographic jurisdiction & exclusion), 2-13 (NBU intent statement and lot widths), 5-3-4 (Air space control, height requirements)
Adopted 9-7-04 Tippecanoe County; 9-13-04 Lafayette; 9-15-04 West Lafayette; in effect on 11-17-04 in Dayton by lack of action; 10-12-04 Battle Ground; and 11-8-04 Clarks Hill

AMENDMENT 46:
Sections 4-11-2, and 3-2 (Boarding and/or training horses) and 3-2 (prepared feed manufacturing)
Adopted 11-1-04 Tippecanoe County; 11-8-04 Lafayette; 11-1-04 West Lafayette; in effect on 2-17-05 in Dayton for lack of action; 11-15-04 Battle Ground; and 11-8-04 Clarks Hill

AMENDMENT 47:
Sections 4-11-9 (new) (Dumpster enclosures), 3-2 (Unpackaged mulch Amendment – footnote 54), 4-9-1 (Bufferyards), 4-4-4 (Setbacks for porches, decks and patios), 5-5-5 and 5-5-6 (Rural home occupations), 6-2-9 (Rural outdoor signs) Appendix B (correct reference numbers)
Adopted 2-7-05 Tippecanoe County; 2-7-05 Lafayette; 2-7-05 West Lafayette; 2-7-05 Dayton; 2-15-05 Battle Ground; and in effect on 4-19-05 in Clarks Hill for lack of action

AMENDMENT 48:
Sections 4-4-3, (North River Road special setback) 3-2, 4-6-3 (Parking for crematories)
Adopted 7-5-05 Tippecanoe County; 7-11-05 Lafayette; 7-5-05 West Lafayette; in effect on 9-15-05 in Dayton for lack of action; in effect on 9-15-05 in Battle Ground for lack of action; and 7-11-05 Clarks Hill
AMENDMENT HISTORY

AMENDMENT 49:
Sections 3-2, (trash transfer stations)(incomplete) and 1-10-2, (buffering residential components of PD's) (See Amendments 52 and 61)

AMENDMENT 50:
Sections 3-2 (crematories), and 6-4-3 (typographical error in the Indiana Code reference)
Adopted 3-6-06 Tippecanoe County; 3-6-06 Lafayette; 3-6-06 West Lafayette; 3-13-06 Battle Ground and in effect on 5-15-06 in Clarks Hill and Dayton for lack of action

AMENDMENT 51:
Section 2-27-7 (planned development section)
Adopted 8-7-06 Tippecanoe County; 8-7-06 Lafayette; 8-7-06 West Lafayette; 8-14-06 Battle Ground; 8-7-06 Dayton; and in effect on 10-19-06 in Clarks Hill for lack of action

AMENDMENT 52:
Sections 3-2 (additions to “special conditions” column), 4-9-2 (Bufferyard clarification), 4-4-5 (structural projections setback), 1-10-2 (primary communications tower), 2-28-14 and Appendix G (Rural Estate additional requirements), 6-2-4 (improvement location permits), 5-1-4 (nonconforming mobile home parks/manufactured home communities), and 1-10-2 (adding PD’s to residential zone definition)
Adopted 10-2-06 Tippecanoe County; 10-9-06 Lafayette; 10-2-06 West Lafayette; 10-2-06 Clarks Hill; 10-2-06 Dayton; and in effect on 12-20-06 in Battle Ground for lack of action

AMENDMENT 53:
Sections 3-2 (to add SIC 3273 Ready-mixed concrete), 1-10-2 and 4-11-6 (bed and breakfast)
Adopted 1-2-07 Tippecanoe County; 1-8-07 Lafayette; 1-8-07 West Lafayette; and in effect on 3-20-07 in Battle Ground, Clarks Hill and Dayton for lack of action

AMENDMENT 54:
Sections 4-11-4-a-3 Mining Reclamation Requirements, 5-5-6-a-2 Permitted Rural Home Occupations, 2-27-5-c-1 List of Checkpoint Agencies, 4-4-8-a-1 Open Uses requiring special setbacks, 3-2 Permitted Use Table
Adopted 7-2-07 Tippecanoe County; 7-2-07 Lafayette; 7-2-07 West Lafayette; 7-17-08 Battle Ground; 7-2-07 Clarks Hill; and 9-20-07 in Dayton for lack of action
AMENDMENT HISTORY

AMENDMENT 55:
WECS Amendment including Sections 1-10-2 Words and Terms Defined, 3-2 Permitted Use Table, 4-1-b and 4-1-c Accessory Uses, Accessory Structures and Accessory Buildings, 4-11-11 Wind Energy Systems
Adopted 8-6-07 Tippecanoe County; 8-6-07 Lafayette; 8-6-07 West Lafayette; 9-11-07 Battle Ground; and 10-18-07 in Clarks Hill and Dayton for lack of action

AMENDMENT 56:
Flood Plain Amendment including Sections 1-10-2 Words and Terms Defined, 2-26-1 through 2-26-5 Flood Plain Zones, 2-26-17 Establishing and Changing FP boundaries, 2-26-18 Additional Restrictions, 3-2 Permitted Use Table, 5-1 Supplementary Regulations, 5-7 Construction on Land Fill Placed within the Floodway, 6-2 Permitting Process, 6-2-5 Site Plan Requirements, and Appendices: Appendix H: Flood Plain Certification Statements
Adopted 1-7-08 Tippecanoe County; 1-7-08 Lafayette; 1-7-08 West Lafayette; 2-11-08 Battle Ground; 2-4-08 Dayton; and 3-19-08 in Clarks Hill by lack of action

AMENDMENT 57:
Sections 2-4-1 R1U Intent, 2-7-1 R2U Intent, 2-9-1 R3U Intent, Appendix A-6 Stockwell : Urbanized Sewered Area, 3-2 Permitted Use Table (adding Adult Day Care), 1-10-2 Words and Terms Defined
Adopted 3-3-08 Tippecanoe County; 3-3-08 Lafayette; 3-3-08 West Lafayette; 3-3-08 Clarks Hill; 3-10-08 Battle Ground; 4-7-08 Dayton

AMENDMENT 58:
Additional WECS Amendment to Sections 1-10-2 Words and Terms Defined, 4-1-b and 4-1-c Accessory Uses, Accessory Structures and Accessory Buildings, and 4-11-11-16 Wind Energy Systems
Adopted 4-7-08 Tippecanoe County, 4-7-08 Lafayette, 4-7-08 West Lafayette, 4-22-08 Battle Ground, 4-7-08 Clarks Hill and 4-7-08 Dayton

AMENDMENT 59:
Outdoor Storage in Industrial zones Section 3-2 Permitted Use Table
Adopted 4-7-08 Tippecanoe County, 4-7-08 Lafayette, 4-7-08 West Lafayette, 4-22-08 Battle Ground, 4-7-08 Clarks Hill and 4-7-08 Dayton

AMENDMENT 60:
Sections 1-10-2 Words and Terms Defined, 4-9 Bufferyard Tables, 2-27-5, 4-4-6-f, and 3-2 Permitted Use Table
Adopted 6-1-09 Tippecanoe County, 6-1-09 Lafayette, 7-6-09 West Lafayette, 6-8-09 Battle Ground, 7-6-09 Dayton, and 8-20-09 in Clarks Hill by lack of action
AMENDMENT HISTORY

AMENDMENT 61:
Trash transfer stations, nonconformities, Rural Estate definitions, and temporary mining operations Section 3-2 Permitted Use Table, 4-4-13 Trash Transfer Stations, 1-10 Words and Terms Defined, 5-1 Supplementary Regulations, 2-28-14 Additional Requirements, 4-4-8 Setbacks for Open Uses, 4-9-7 Bufferyards
Adopted 9-8-09 Tippecanoe County, 9-14-09 West Lafayette, 9-8-09 Dayton and 11-19-09 in Lafayette, Battle Ground and Clarks Hill by lack of action

AMENDMENT 62:
FIRM Amendment: changed and added definitions regarding flood plain in Section 1-10-2 Words and Terms Defined
Adopted 9-8-09 Tippecanoe County, 9-14-09 Lafayette, 9-14-09 West Lafayette, 9-14-09 Battle Ground, 9-14-09 Clarks Hill, and 9-08-09 Dayton

AMENDMENT 63:
Flood Plain Amendment to allow substantially damaged single-family dwellings to be elevated; building permits only issued for a temporary amount of time. Approved then completely superseded by Amendment 65.

AMENDMENT 64:
Parking, Microwind Systems, and ILP fee increase Section 4-4 Setbacks for Parking, 1-10 Words and Terms Defined, 6-2-6 Filing Fee
Adopted 4-5-10 Tippecanoe County, 4-5-10 Dayton, and 6-17-10 in Lafayette, West Lafayette, Battle Ground and Clarks Hill by lack of action

AMENDMENT 65:
Flood Plain Amendment which replaces Amendment 63 to allow substantially damaged single-family dwellings to be elevated; building permits only issued for a temporary amount of time. Changes made to: Sections 1-10-2 Words and Terms Defined, 2-27-17 (g), Flood Plain, and 5-1-11 Improvements within an FP zone.
Adopted 6-7-10 by all jurisdictions

AMENDMENT 66:
Meteorological Towers and revising setbacks for WECS: Sections 1-10-2 Words and Terms Defined, 3-2 Primary Use Table, 4-1, 4-11-11, and 4-11-12
Adopted 8-2-10 Tippecanoe County, 8-2-10 Lafayette, and 10-21-10 in West Lafayette, Battle Ground, Clarks Hill and Dayton by lack of action

AMENDMENT 67:
Changeable copy signs as a part of Integrated Center Signs: Sections 1-10-2 Words and Terms Defined, 4-8-4 Permitted Signs, 4-8-7 Signage for Integrated Centers, and 4-8-8 Permitted Sign Characteristics by Zone
Adopted 8-2-10 Tippecanoe County, 8-2-10 Lafayette, and 10-21-10 in West Lafayette, Battle Ground, Clarks Hill and Dayton by lack of action
AMENDMENT HISTORY

AMENDMENT 68:
Parking, Building Height, and Bicycle Parking in the Village Amendment
Only would have changed regulations within West Lafayette; however, West
Lafayette Common Council denied the amendment on 12-2-10. Although it was
adopted by every other jurisdiction, no changes to the ordinance were made.

AMENDMENT 69:
MR & MRU Medical Related Zones Amendment: Changes made to Sections
1-10-2, 2-15, 2-16, 3-2, 4-2-1, 4-2-2, 4-4-6, 4-6-14, 4-8-4, 4-8-5, 4-8-6, 4-8-7, 4-
8-8, 4-9-3, 5-2-1, and Appendix D
Adopted 9-7-10 Tippecanoe County, 9-13-10 Lafayette, 9-7-10 West Lafayette,
and 11-18-10 in Battle Ground, Clarks Hill and Dayton by lack of action

AMENDMENT 70:
Lowest Floor Elevation Definition: Changes made to Section 1-10-2 Words
and Terms Defined
Adopted 9-7-10 Tippecanoe County, 9-13-10 Lafayette, 9-7-10 West Lafayette,
and 11-18-10 in Battle Ground, Clarks Hill and Dayton by lack of action

AMENDMENT 71:
Buffer Table correction and new Urbanized, Sewered map of Lafayette:
Changes made to Section 4-9-3 Bufferyard Requirements and Appendix A-1
Adopted 1-3-11 Tippecanoe County, 1-10-11 Lafayette, 1-10-11 Battle Ground,
1-3-11 Dayton, and 3-15-11 in West Lafayette and Clarks Hill by lack of action

AMENDMENT 72:
Allowing live entertainment in NB and NBU by special exception: Changes
made to Section 3-2 Permitted Use Table, footnote 27
Adopted 2-7-11 Tippecanoe County, 2-7-11 West Lafayette, 2-21-11 Battle
Ground, 2-7-11 Dayton, and 4-19-11 in Clarks Hill by lack of action
Denied 2-7-11 by Lafayette

AMENDMENT 73:
Extending the special exception approval period for WECS: Changes made
to Section 6-4-4
Adopted 7-5-11 Tippecanoe County, 7-11-11 Lafayette, and 9-15-11 in West
Lafayette, Battle Ground, Clarks Hill and Dayton by lack of action

AMENDMENT 74:
Adding “Farm Drainage Tile Contractor” to the UZO: Changes made to
Sections 1-10-2 and 3-2
Adopted 11-5-12 Tippecanoe County, 11-5-12 West Lafayette, and 1-17-13 in
Lafayette, Battle Ground, Clarks Hill and Dayton by lack of action
AMENDMENT 75:
Adding Rezone Commitments to the UZO: Changes made to Sections 5-8 and 6-2-4(h)
Adopted 4-1-13 Tippecanoe County, Lafayette, and Dayton; 4-8-13 in Battle Ground; and 6-20-13 in West Lafayette and Clarks Hill by lack of action

AMENDMENT 76:
Adding Agricultural Rental Halls to the UZO: Changes made to Sections 1-10-2, 3-2, and 4-6-3
Adopted 5-6-13 Tippecanoe County, and 7-17-13 in Lafayette, West Lafayette, Battle Ground, Clarks Hill and Dayton by lack of action

AMENDMENT 77:
Extending the end date to 12-31-13 on elevating certain structures out of the FP: Changes made to Section 5-1-11(g)
Adopted 7-1-13 Tippecanoe County and in Lafayette, 7-2-13 West Lafayette, 7-8-13 in Battle Ground, and 9-19-13 in Clarks Hill and Dayton by lack of action

AMENDMENT 78:
Allowing nonconforming mobile homes in Clarks Hill: Changes made to Section 5-1-3

AMENDMENT 79:
Extending the end date to 7-1-14 on elevating certain structures out of the FP: Changes made to Section 5-1-11(g)
Adopted 12-2-13 Tippecanoe County, Lafayette, and West Lafayette, 12-9-13 in Battle Ground, and 2-20-14 in Clarks Hill and Dayton by lack of action

AMENDMENT 80:
Allowing duplex apartment complexes in R2 zones: Changes made to Section 1-10-2 Words and Terms Defined.
Adopted 2-3-14 Tippecanoe County, Lafayette, and Dayton, 2-10-14 in Battle Ground, and 4-15-14 in Clarks Hill by lack of action. Amendment denied by West Lafayette on 2-3-14.

AMENDMENT 81:
Allowing digital zoning maps: Changes made to Sections 1-5-1 Establishment of Zones, 1-5-2 Zone Boundaries, and 1-6-2 Changes to the Official Zoning Maps
Adopted 5-5-14 Tippecanoe County, Lafayette, West Lafayette and Dayton, 7-16-14 in Battle Ground and Clarks Hill by lack of action.
AMENDMENT 82:
Elevating certain structures in the FP and amending special setbacks:
Changes made to Sections 5-1-11 Improvements within an FP zone and 4-4-3 Locations with Special Setbacks
Adopted 7-7-14 Tippecanoe County, Lafayette, West Lafayette and Dayton,
7-21-14 in Battle Ground and 9-18-14 in Clarks Hill by lack of action.

AMENDMENT 83:
Changes to Planned Development Regulations: Changes made to Sections
1-10-2, 2-28, 5-2-2, and Appendix B
Adopted 9-2-14 Tippecanoe County, 9-8-14 in Lafayette, Battle Ground, Clarks
Hill and Dayton, and 10-6-14 in West Lafayette.

AMENDMENT 84:
Changes to Planned Development Checkpoints (Section 2-28-5-C) Also,
training & showing pets & pedigree service offices: Changes made to
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Adopted 5-4-15 in Tippecanoe County, Lafayette, West Lafayette, and Dayton;

AMENDMENT 85:
Changes to Outdoor advertising signs (billboards): Changes made to
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Adopted 10-5-15 in Tippecanoe County, Lafayette, and West Lafayette; 12-16-
15 in Dayton, Battle Ground and in Clarks Hill by lack of action.

AMENDMENT 86:
Changes to Required parking for multi-family in R3U in West Lafayette: Changes made to Section 2-9-12.
Adopted 10-5-15 in Tippecanoe County, Lafayette, and West Lafayette; 12-8-15
in Dayton; and 12-16-15 in Battle Ground and Clarks Hill by lack of action.

AMENDMENT 87:
Addition of Form Based Code: Changes made to 1-10-2; Chapter 7 and
Appendix K added.
Adopted 11-7-16 in Tippecanoe County, Lafayette, and West Lafayette; 1-19-17
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AMENDMENT 88:
Transient Rental Accommodations: Changes to be made in Sections 1-10-2,
3-2 and 4-11-13.
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not adopt this amendment.
AMENDMENT HISTORY

AMENDMENT 89:
Changes to Fences on corner and through lots: Changes made to Section 4-1.
Adopted 4-3-17 in Tippecanoe County, Lafayette, West Lafayette and Dayton; 6-15-17 in Battle Ground and Clarks Hill by lack of action.

AMENDMENT 90:
Changes to horse regulations in Dayton: Changes made to Section 4-11-2.
Adopted 4-3-17 in Tippecanoe County, Lafayette, West Lafayette and Dayton; 6-15-17 in Battle Ground and Clarks Hill by lack of action.

AMENDMENT 91:
Changes to zoning map URL and varying height in R3W and R4W: Changes made to Section 1-5-1 and 6-4-5.
Adopted 5-1-17 in Tippecanoe County, Lafayette, West Lafayette; 5-8-17 in Battle Ground; and 7-19-17 in Clarks Hill and Dayton by lack of action.

AMENDMENT 92:
Changes to self-storage warehouse businesses: Changes made to Section 1-10-2, 3-2, 4-9-3-a, and 5-5-6.
Adopted 10-2-17 in Tippecanoe County, Lafayette, and West Lafayette; on 12-20-17 in Battle Ground, Clarks Hill and Dayton by lack of action.
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1  GENERAL PROVISIONS

1-1 TITLE

This ordinance may be cited as the Unified Zoning Ordinance of Tippecanoe County, Indiana.

1-2 ORDINANCE NO. ________

AN ORDINANCE PROVIDING FOR CONTINUING COMPREHENSIVE AND UNIFIED ZONING REGULATIONS FOR THE UNINCORPORATED AREAS OF TIPPECANOE COUNTY, THE CITIES OF LAFAYETTE AND WEST LAFAYETTE, THE TOWNS OF BATTLE GROUND, CLARKS HILL AND DAYTON AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT, AND FOR THE REPEAL AND SUPERSEDING OF ORDINANCE NUMBER 65-6 IN LAFAYETTE, 8-65 IN WEST LAFAYETTE, 65-200 IN TIPPECANOE COUNTY, 70-4 IN DAYTON, 169-A IN BATTLE GROUND AND 96-4 IN CLARKS HILL, ALL IN ACCORDANCE WITH INDIANA CODE I.C. 36-7-4-600, ET SEQ

WHEREAS, The County of Tippecanoe, the Cities of Lafayette and West Lafayette, the Towns of Battle Ground, Clarks Hill and Dayton have heretofore adopted a zoning ordinance; and

WHEREAS, Indiana Code I.C. 36-7-4-602(a), 604, and 605(a) empower the participating county, cities and towns to enact a replacement ordinance and to repeal and supersede an existing zoning ordinance; and

WHEREAS, The Area Plan Commission of Tippecanoe County, the Board of County Commissioners of Tippecanoe County, the Common Councils of the Cities of Lafayette and West Lafayette, and the Town Councils of the Towns of Battle Ground, Clarks Hill and Dayton, Indiana, deem it necessary for the purpose of promoting the health, safety, convenience, and general welfare of the community to enact a replacement zoning ordinance and repeal and supersede the existing zoning ordinance; and

WHEREAS, I.C. 36-7-4-900 et seq., has created a Board of Zoning Appeals to carry out its powers and duties under said I.C. 36-7-4-900 et seq.; and

WHEREAS, the Area Plan Commission of Tippecanoe County has divided all unincorporated areas of Tippecanoe County and the incorporated areas of the Cities of Lafayette, West Lafayette, and the Towns of Battle Ground, Clarks Hill and Dayton into districts and has prepared regulations pertaining to such districts in accordance with the comprehensive plan, designed to lessen congestion in public streets, to secure safety from fire, flood and other dangers, to promote health and general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to
facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements; and

WHEREAS, the Area Plan Commission of Tippecanoe County has given reasonable consideration, among other things, to the present characters of the districts and their peculiar suitability for particular uses, with a view of conserving the value of buildings and lands and encouraging the most appropriate use of land throughout the participating county cities and towns; and

WHEREAS, the Area Plan Commission of Tippecanoe County has made studies and held public hearings on a replacement zoning ordinance, pursuant to law, including a public hearing under I.C. 36-7-4-604, and has certified the proposal replacement zoning ordinance to the respective legislative bodies, and

WHEREAS, all requirements of I.C. 36-7-4-600 et seq., with regard to the preparation of the replacement zoning ordinance, the notices and hearing, the report and certification by the Area Plan Commission of Tippecanoe County to the participating legislative bodies and all action necessary for the enactment of the replacement ordinance by the participating legislative bodies have been met; and;

WHEREAS, I.C. 36-7-4-600 et seq. requires the repeal of any existing zoning ordinance before the adoption of a replacement ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, THE COMMON COUNCILS OF THE CITIES OF LAFAYETTE AND WEST LAFAYETTE, AND THE TOWN COUNCILS OF BATTLE GROUND, CLARKS HILL AND DAYTON, INDIANA, AS FOLLOWS:

1-3 JURISDICTION

1-3-1 CERTIFICATE OF ADOPTION BY MEMBER GOVERNMENTS:

The following is a record of the adoption procedure of the initial Unified Zoning Ordinance for Tippecanoe County, Indiana, conducted by the Area Plan Commission of Tippecanoe County, and the communities of Lafayette, West Lafayette, Tippecanoe County, Dayton, Battle Ground, and Clarks Hill:

Public Hearings:
October 15, 1964, November 19, 1964

Adoption by Governmental Units:
City of Lafayette: April 28, 1965
City of West Lafayette: April 26, 1965
County of Tippecanoe: April 26, 1965
Town of Dayton: October 15, 1970
Town of Battle Ground: August 6, 1979
Town of Clarks Hill: April 1, 1996
1-3-2 GEOGRAPHIC JURISDICTION AND EXCLUSION:

(a) The geographic area in which the various legislative bodies have jurisdiction, except where otherwise herein excluded, is as follows:

(1) Tippecanoe County Commissioners – the unincorporated areas of Tippecanoe County, Indiana;

(2) City Council of City of Lafayette – the incorporated area of the City of Lafayette, Indiana;

(3) City Council of City of West Lafayette – the incorporated area of the City of West Lafayette, Indiana;

(4) Town Council of the Town of Battle Ground – the incorporated area of the Town of Battle Ground, Indiana;

(5) Town Council of the Town of Clarks Hill – the incorporated area of the Town of Clarks Hill, Indiana; and

(6) Town Council of the Town of Dayton – the incorporated area of the Town of Dayton, Indiana.

(b) Nothing in this ordinance or in any rules, regulations or orders issued pursuant to this ordinance shall be deemed to restrict or regulate or to authorize any unit of government, legislative body, plan commission or board of zoning appeals now or hereafter established, to restrict or regulate the exercise of the power of eminent domain by the State of Indiana, or by any state agency, or by any body having the authority by statute to exercise the power of eminent domain, or the use of property owned or occupied by the State of Indiana or any state agency. "State agency" means and includes all boards, commissions, departments, and institutions, including Purdue University, IVY Tech State College and other state educational institutions of the State of Indiana created pursuant to legislative acts.

(c) This ordinance cannot restrict any member jurisdiction to regulate where that jurisdiction is otherwise authorized to adopt and enforce building and housing codes, drainage, sewage, septic and landscape regulations.

(d) Regulatory standards of this ordinance do not supersede or amend more restrictive requirements of other ordinances adopted by member jurisdictions, including building and housing codes, drainage, sewage, septic and landscape regulations or other similar requirements. When not in conflict, this ordinance shall be construed as being in addition to or supplemental to such other ordinances.

(e) The regulatory standards of this ordinance do not supersede more restrictive requirements, which may be contained in the Indiana Code, the Indiana Administrative Code, the United States Code, or the Code of Federal Regulations. To the extent that the regulatory standards of this ordinance are more restrictive than the
requirements contained in the Indiana Code, the Indiana Administrative Code, the United States Code, or the Code of Federal Regulations and such regulatory standards are not otherwise specifically prohibited by the Indiana Code, the Indiana Administrative Code, the United States Code, or the Code of Federal Regulations, such regulatory standards shall be applicable and enforceable. (Amend 45)

1-3-3 UNIFORMITY:
Those portions of the text which include the name or names of one or several of the adopting jurisdictions (in capital letters and within parentheses) are effective in those specific jurisdictions only. All other portions of the text are effective in all jurisdictions.

1-4 ESTABLISHMENT OF ZONES
All land within the jurisdiction of this ordinance is divided into the following kinds of zones:

1-4-1 RESIDENTIAL ZONES:
- R1: Single-family residential
- R1A: Single-family residential
- R1B: Single-family residential
- R1U: Single-family residential
- R1Z: Zero-lot-line single-family residential
- R2: Single- and two-family residential
- R2U: Single- and two-family residential
- R3: Single-, two- and multi-family residential
- R3U: Single-, two- and multi-family residential
- R3W: Single-, two- and multi-family residential
- R4W: Single-, two- and multi-family residential

1-4-2 COMMERCIAL ZONES:
- NB: Neighborhood business
- NBU: Neighborhood business
- OR: Office/research
- MR: Medical related
- MRU: Medical related (Amend 69)

1-4-3 INDUSTRIAL ZONES:
- I1: Industrial
- I2: Industrial
- I3: Industrial

1-4-4 RURAL ZONES:
- A: Agricultural
- AA: Select agricultural
- AW: Agricultural and Wooded
- RE: Rural Estate (Amend 27)

1-4-5 FLOOD PLAIN ZONES:
- FP: Flood plain
1-4-6 PLANNED DEVELOPMENT ZONES:

- **PDRS**: Residential planned development
- **PDNR**: Nonresidential planned development
- **PDMX**: Mixed-use planned development
- **PDCC**: Condominium conversion planned development

1-5 OFFICIAL ZONING MAPS

1-5-1 ESTABLISHMENT:
Boundaries of the zones established in 1-4 above are as shown on the zoning maps which are located at http://www.tippecanoe.in.gov/zoning which is a part of the website for Tippecanoe County, Indiana www.tippecanoe.in.gov, and made a part of this ordinance. (Amend. 91) These zoning maps are entitled and are to be known as the Official Zoning Maps for:

- The City of Lafayette
- The City of West Lafayette
- The Town of Dayton
- The Town of Battle Ground
- The Town of Clarks Hill
- Fairfield Township
- Jackson Township
- Lauramie Township
- Perry Township
- Randolph Township
- Sheffield Township
- Shelby Township
- Tippecanoe Township
- unincorporated Union Township
- Wabash Township
- Washington Township
- Wayne Township
- Wea Township

including any map representing a part of the above (Americus, Buck Creek, Colburn, Montmorenci, Romney, Stockwell and West Point/Glenhall). These Official Zoning Maps shall be kept under the control of the Executive Director of the APC. (Amend 81)

1-5-2 ZONE BOUNDARIES:
On current and future Official Zoning Maps, all zones (except FP zones) depicted adjacent to the edge of road or railroad rights-of-way, shall be extended laterally to the centerlines of those rights-of-way. Zones shall be depicted on Official Zoning Maps in any format(s) which clearly identifies the zone and the boundaries of the zone as determined by the Executive Director. (Amend 81)

1-5-3 UNCERTAIN BOUNDARIES:
The scale of an Official Zoning Map shall be used when the exact boundaries of a zone are uncertain.
1-5-4 LOTS DIVIDED BY BOUNDARIES:
If the boundary line of a zone divides a lot having frontage on a street so that the front part of the lot lies in one zone and part of the lot lies in another, a restriction that applies to the front part of the lot applies to the entire lot.

1-6 CHANGE BY AMENDMENT

1-6-1 CHANGES TO THE TEXT OF THE ORDINANCE:
Amendments to the text of this ordinance may be initiated by the APC or by the legislative body of any member jurisdiction. Filing procedures and public notice requirements for amending the text of this ordinance are as provided in the APC bylaws and in state statute at I.C. 36-7-4.

1-6-2 CHANGES TO THE OFFICIAL ZONING MAPS:
(a) Except as provided in 2-26 and 2-27 below, zone boundaries on Official Zoning Maps shall only be changed by an amendment to this ordinance.
(b) A request to amend an Official Zoning Map may be initiated by any of the following groups or persons:
   (1) the APC;
   (2) the legislative body of any member jurisdiction; or
   (3) the owner(s) of more than 50% of the land involved or their notarized consent.
(c) Filing procedures and public notice requirements for initiating a request to amend an Official Zoning Map are found in the APC bylaws and in state statute at I.C. 36-7-4.
(d) When the APC is to consider a request for rezoning, in addition to all other notices, the petitioner shall post a sign in a conspicuous place on the real estate not more than 25’ from the front lot line. For properties adjoining more than one street, the petitioner shall erect a separate sign for each frontage. The sign(s) shall be made of durable material, and measure no less than 2’x3’. The words NOTICE OF REQUEST FOR REZONING shall appear on the sign in bold face letters at least 4” high. This is to be followed, in at least 1” letters, by a statement that a public hearing on the request will be held before the APC, noting the date, time and place of the meeting. The sign shall further state in at least 1” letters that the request will then be referred to the appropriate, named legislative body for its action. Date, time and place of the legislative body’s meeting at which the request is scheduled to be considered, shall follow. The petitioner shall post the sign(s) at least 10 days before the APC’s public hearing. The sign(s) shall remain in place until final action has been taken by the appropriate legislative body. The petitioner shall prove this sign posting by an affidavit filed with the APC before it takes action on the request. Petitioners may purchase signs with the appropriate wording at the APC offices.
(e) Final action on a request to amend an Official Zoning Map, except as provided in 2-26 and 2-27 below, shall only be made by the legislative body of the appropriate APC member jurisdiction. The legislative body's action shall follow a public hearing by the APC at which APC has acted to recommend either approval or disapproval, or has acted to make no recommendation.

(f) Within 5 days of its passage by the legislative body, a copy of the duly adopted amendment to the Official Zoning Map shall be certified to the Executive Director by the member jurisdiction. Upon receiving the amendment, the Executive Director shall update the Official Zoning Map in accordance with the amendment. Records of each map update, its ordinance number and date of adoption shall be kept in the office of the Area Plan Commission. Maps shall be updated by the end of each calendar month in accordance with the amendments received from member jurisdictions. Any map changes resulting from an amendment shall be drawn to the center of all abutting rights-of-way. 

(Amend 81)

1-7 SAVING PROVISION
Except as expressly provided for herein, this ordinance shall not be construed as either:
(a) abating any action now pending under or by virtue of any preexisting ordinance; or
(b) discontinuing, abating, modifying or altering any penalty accruing or about to accrue; or
(c) affecting the liability of any person, firm or corporation; or
(d) waiving any right of a participating jurisdiction under any section or provision existing at the time of the effective date of this ordinance; or
(e) vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the participating jurisdictions or administrative bodies thereof.

1-8 SEVERABILITY
If a part of this ordinance is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this ordinance is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

1-9 REPEAL AND EFFECTIVE DATE

1-9-1 REPEAL OF INITIAL ZONING ORDINANCE:
The initial Unified Zoning Ordinance of Tippecanoe County being Ordinance Number 65-6 in Lafayette, 8-65 in West Lafayette, 65-200 in Tippecanoe County, 70-4 in Dayton, 169-A in Battle Ground and 96-4 in Clarks Hill, is by this ordinance repealed. Said repeal shall become effective, subject to the provisions of I.C. 36-7-4-612(b), 14 days after the notice of the adoption of this ordinance is published pursuant to I.C. 36-7-4-610(a) and (b).
1-9-2 EFFECTIVE DATE OF THIS ORDINANCE:
This ordinance shall take effect 14 days after the notice of the adoption is published pursuant to I.C. 36-7-4-610(a) and (e).

1-9-3 RECORDATION OF AFFIDAVIT:
The Commission shall cause to be recorded in the Tippecanoe County Recorder’s Office an affidavit following publication of the notice of adoption setting forth the dates of such publication, and file a copy thereof with the City Clerk, Clerk-Treasurer and Town Clerk-Treasurers.

1-10 DEFINITIONS

1-10-1 USAGE:
(a) Words and terms appearing in this ordinance in bold italics are to be used, defined and interpreted as set forth in this section. (In the Permitted Use Table, 3-2 below, primary uses in quotes are as defined in this section.)
(b) Unless the context clearly indicates otherwise:
   (1) words used in the present tense include the future tense;
   (2) words used in the plural number include the singular;
   (3) the masculine and feminine pronouns are used to mean any individual, male or female;
   (4) the words "Executive Director" and "Administrative Officer" also imply "or his/her designee;" and
   (5) the Area Plan Commission is also referred to as the Commission.
(c) A "person" means either an individual, a corporation, a firm, a partnership, an association, an organization, a club, or any other group that acts as a unit.
(d) An "owner" means an ownership entity, whether consisting of one individual or of more than one individual acting as a unit.

1-10-2 WORDS AND TERMS DEFINED:

A-WEIGHTING SCALE. A scale for sound measurement that is meant to simulate the subjective response of the human ear.

ABZA. The Area Board of Zoning Appeals of Tippecanoe County.

ABZA-LD. The Lafayette Division of the Area Board of Zoning Appeals of Tippecanoe County.

APC. The Area Plan Commission of Tippecanoe County.
ABANDONED. Regarding nonconforming uses, nonconforming mobile homes and nonconforming signs, a situation where there has been a cessation of the use with a voluntary act or failure to act on the part of the owner that signifies an intent to relinquish the right to continue the nonconforming use, nonconforming mobile home, or nonconforming sign. The discontinuance of the use must be for a period of one year and may be a factor in determining the intent to relinquish the right to continue the use.

ABANDONED. Regarding PDRS, PDNR and PDMX-zoned properties, a situation in which either 2 years have passed and no Final Detailed Plans have been approved and recorded, or 10 years have passed and Final Detailed Plans for all parts have not been approved and recorded.

ACCESS AISLE. An accessible pedestrian space in a parking facility, between elements such as parking spaces, that provides clearances appropriate for use of the elements.

ACCESSIBLE. Describes a parking facility that can be used by all people including individuals with disabilities.

ACCESSIBLE ROUTE. A continuous unobstructed path connecting all accessible elements and spaces in a parking facility that can be used by all people including individuals with disabilities. Exterior ACCESSIBLE ROUTES may include maneuvering aisles, curb ramps, walks, ramps, and lifts.

ACCESSORY BUILDING. A subordinate, detached and roofed structure, not designed or used for human habitation (other than as an on-site caretaker’s residence), which serves a function incidental to and associated with that of the primary use on the same lot.

ACCESSORY CHILD CARE. An occupant’s use of a dwelling to provide child care for 5 or fewer children at any time, for less than 24 hours a day. The State exempts this use from licensing requirements.

ACCESSORY COMMUNICATIONS TOWER. The structure, accessory to a primary use, on which transmitting or receiving antennas are located.

ACCESSORY METEOROLOGICAL TOWER. A meteorological tower is accessory to and on the same site as defined in the Special Exception for a wind farm, or another primary use. (Amend 66)

ACCESSORY STRUCTURE. A subordinate attached or detached structure, not designed or used for human habitation, which serves a
function incidental to and associated with that of the primary use on the same lot. (Amends 16, 16A)

ACCESSORY USE. An accessory building or other subordinate use, not designed or used for human habitation (other than as an on-site caretaker’s residence), which serves a function incidental to and associated with that of the primary use on the same lot. Regarding nonresidential uses, that accessory use is only incidental if the income it produces accounts for less than 50% of all income arising from the use of that lot.

ACTIVE BURNING. A rate of combustion described by a substance that has a low ignition temperature, burns with a high degree of activity, and is consumed rapidly.

ADMINISTRATIVE OFFICER. The person or persons within each member jurisdiction with the responsibility for enforcing this ordinance within that jurisdiction. (Amend 22)

ADULT BOOKSTORE. An establishment having as a preponderance of its stock in trade or its dollar volume in trade, books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records or other forms of visual or audio representations which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

ADULT CABARET. A nightclub, bar, theatre, restaurant or similar establishment which frequently features live performances by topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly feature films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

ADULT DRIVE-IN THEATER. An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats in which a preponderance of the total presentation time is devoted to the showing of materials distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.
ADULT ENTERTAINMENT BUSINESS. An adult bookstore, adult motion picture theatre, adult mini motion picture theatre, adult motion picture arcade, adult cabaret, adult drive-in theater, adult live entertainment arcade or adult service establishment.

ADULT LIVE ENTERTAINMENT ARCADE. Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee to view from an enclosed or screened area or booth a series of live dance routines, strip performances or other gyrational choreography which performances are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas.

ADULT MINI MOTION PICTURE THEATER. Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee, with a capacity of more than 5 but less than 50 persons, used for presenting films, motion pictures, video cassettes, slides or similar photographic reproductions in which a preponderance of the total presentation time is devoted to the showing of materials which are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

ADULT MOTION PICTURE ARCADE. Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

ADULT MOTION PICTURE THEATER. Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee, with a capacity of 50 or more persons used for presenting films, motion pictures, video cassettes, slides or similar photographic reproductions in which a preponderance of the total presentation time is devoted to showing of materials which are distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

ADULT SERVICE ESTABLISHMENT. Any building, premises, structure or other facility, or any part thereof, under common ownership or control which provides a preponderance of services involving specified sexual activities or display of specified anatomical areas.
AGRICULTURAL RENTAL HALL. An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events, open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, an agricultural rental hall: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 and 2. May only host such public events up to four times per calendar year. (Amend 76)

AIRPORT APPROACH AREA. Those parts of the Airport Zone, established by this ordinance for any public-use airport, which lie generally below the flight path of aircraft approaching or taking off from the runways of such airport and, specifically, below the defined airport reference surfaces: the airport approach surface, the airport primary surface and the airport transitional surfaces.

AIRPORT APPROACH SURFACE. A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the airport primary surface of a public-use airport. An airport approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end. The following also applies to the airport approach surface:

(1) The inner edge of the airport approach surface is the same width as the airport primary surface and it expands uniformly to a width of the following:
(a) 1,250' for that end of a runway with only visual approaches;
(b) 1,500' for that end of a runway other than an airport utility runway with only visual approaches;
(c) 2,000' for that end of an airport utility runway with a nonprecision instrument approach;
(d) 3,500' for that end of an airport nonprecision instrument runway other than utility, having visibility minimums greater than 3/4 of a statute mile; and
(e) 4,000' for that end of an airport nonprecision instrument runway, other than utility, having a nonprecision instrument approach with visibility minimums as low as 3/4 of a statute mile;
(f) 16,000' for airport precision instrument runways.
(2) The airport approach surface extends for a horizontal distance of the following:
   (a) 5,000' at a slope of 20:1 for all airport utility and visual runways;
   (b) 10,000' at a slope of 34:1 for all airport nonprecision instrument runways other than utility; and
   (c) 10,000' at a slope of 50:1 with an additional 40,000' at a slope of 40:1 for all airport precision instrument runways.

(3) The outer width of an airport approach surface to an end of a runway will be that width prescribed in this ordinance for the most precise approach existing or planned for that runway end.

AIRPORT CIRCLING AREA. Those parts of the Airport Zone, established by this ordinance for any public-use airport, which lie generally below the flight path of aircraft circling such airport and, specifically, below the airport horizontal surface and the airport conical surface.

AIRPORT CONICAL SURFACE. A surface extending outward and upward from the periphery of the airport horizontal surface of a public-use airport at a slope of 20:1 for a horizontal distance of 4,000'.

AIRPORT HORIZONTAL SURFACE. A horizontal plane 150' above the established airport elevation of a public-use airport, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the airport primary surface of each runway of each airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is 5,000' for all airport runways designated as utility or visual, and 10,000' for all other runways. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest determined for either end of the runway. When a 5,000' arc is encompassed by tangents connecting two adjacent 10,000' arcs, the 5,000' arc shall be disregarded on the construction of the perimeter of the airport horizontal surface.

AIRPORT NONPRECISION INSTRUMENT RUNWAY. A runway of a public-use airport having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved, or planned, and for which no precision approach facilities are planned, or indicated on a Federal Aviation Administration planning document.

AIRPORT PRECISION INSTRUMENT RUNWAY. A runway of a public-use airport having an existing instrument approach procedure utilizing an instrument landing system (ILS) or other precision approach system approved by the Federal Aviation administration. It also means a runway for which a precision approach system is planned and is so indicated by a
Federal Aviation Administration approved airport layout plan or other planning document.

**AIRPORT PRIMARY SURFACE.** A surface longitudinally centered on a runway of a public-use airport. When the runway has a specially prepared hard surface, the airport primary surface extends 200' beyond each end of the runway, but when the runway has no specially prepared hard surface, or planned hard surface, the airport primary surface ends at each end of that runway. The elevation of any point on the airport primary surface is the same as the elevation of the nearest point on the runway centerline. The width of an airport primary surface is the following:

1. 250' for airport utility runways having only visual approaches;
2. 500' for airport utility runways having nonprecision instrument approaches; and
3. for other than airport utility runways, the width is the following:
   a. 500' for airport visual runways having only visual approaches;
   b. 500' for airport nonprecision instrument runways having visibility minimums greater than 3/4 of a statute mile; and
   c. 1,000' for airport nonprecision instrument runways, having a nonprecision instrument approach with visibility minimums as low as 3/4 of a statute mile, and for airport precision instrument runways.

The width of the airport primary surface of a runway will be that width prescribed in this ordinance for the most precise approach existing or planned for either end of that runway.

**AIRPORT REFERENCE POINT.** A point within the boundaries of a public-use airport established as follows for each such airport:

1. Purdue University Airport -- 86° 56' 12.80" W, and 40° 24' 44.21 N, 606' above sea level;
2. Aretz Airport -- the center of the intersection of runways, 614' above sea level.

**AIRPORT REFERENCED SURFACES.** The airport horizontal surface, the airport conical surface, the airport approach surface, the airport transitional surfaces and the airport primary surface associated with a public-use airport.

**AIRPORT TRANSITIONAL SURFACES.** These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7:1 from the sides of the airport primary surface and from the sides of the airport approach surfaces. Transitional surfaces for those portions of the precision airport approach surface which project through and beyond the limits of the airport conical surface, extend a distance of 5,000' measured horizontally from the edge.
of the *airport approach surface* and at right angles to the runway centerline.

**AIRPORT UTILITY RUNWAY.** A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 lbs. maximum gross weight or less.

**AIRPORT VISUAL RUNWAY.** A runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on a Federal Aviation Administration approved airport layout plan or any other planning document.

**ALLEY.** A *right-of-way* that provides a permanent secondary access to abutting property.

**ALTERED.** Changed or rearranged as to supporting members of an existing *building* (See *STRUCTURAL ALTERATION*), such as bearing walls, columns, beams, girders or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a *building* or *structure*, whether horizontally or vertically. However, with regard to *nonconforming structures* and *nonconforming uses, altered* shall not be construed to mean *enlarged*.

**ANIMAL UNIT.** For purposes of defining a *confined feeding operation*, one *animal unit* equals: 1 cow, steer or bull; or 2 swine or sheep; or 100 fowl. For other species, an *animal unit* equivalent shall be as determined by the *Administrative Officer*.

**ANIMATED SIGN.** Any *sign* that uses movement or change of lighting to depict action or create a special effect or scene, or which uses a crawling message, or which changes more frequently than once per minute.

**ANTENNA.** Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any *structure*.

**ATM.** An automated teller machine, which dispenses cash, takes bank deposits, and performs other limited banking functions, with no personal attendant on site. An *ATM* is an *accessory use* if it is attached to a building, or if it shares a *lot* with the bank it serves. An *ATM* is a *primary use*, or a *primary use building* (if enclosed), if it is freestanding on any *lot* other than one it may share with the bank it serves.

**ATRIUM.** An open, unroofed court within the walls of a *zero-lot-line dwelling*. 
BABYSITTING. Care provided at the home of one or more children when parents are not at home.

BANNER. An event oriented sign of lightweight fabric or similar material including any pole-mounted fabric other than the official flag of a governmental entity, or any government authorized fabric strung over a public right-of-way. (Amend 5, 18)

BEACON. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same sign-lot as the light source; also, any light with one or more beams that rotate or move. A beacon is a type of event oriented sign.

BED AND BREAKFAST. A primary use consisting of an operator-occupied single-family dwelling within which (or an operator-occupied farm on which) limited transient accommodations of up to 7 guest rooms may be provided for rent, subject to the restrictions of 4-11-6 below. (Amend 53)

BEDROOM (BR). Any room with an area of at least 70 sq.ft., that meets applicable building code, either intended for sleeping, or intended for use as a den, study or all-purpose room.

BERM. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

BLOCK. An area that abuts a street and lies between two successive streets or barriers such as a railroad right-of-way or a waterway.

BREEDING KENNEL. An establishment engaged in the mating of dogs and/or cats primarily for purposes of retailing their offspring. One litter per year, produced at home by household pets, does not make a residence a BREEDING KENNEL. (Amend 16, 19)

BUFFERYARD. An open, landscaped space along the perimeter of a property, required where a property line serves as a boundary between dissimilar abutting zones, or surrounding certain uses to eliminate or minimize potential nuisances or to reduce potential dangers.

BUILDING. A roofed structure for the shelter, support, enclosure, or protection of persons, animals, or property.

BUILDING ENVELOPE. The three-dimensional space within which a structure is permitted to be built and which is defined by UZO regulations or planned development plans and documents governing building
setbacks, maximum height and bulk; by other regulations; or any combination thereof. (Amend 83)

BUILDING FOOTPRINT. The two-dimensional space containing the outline of the total area covered by a building's perimeter at the ground level. (Amend 83)

BUILDING HEIGHT. In all zones except R3W and R4W, the vertical distance from the finished ground level at the wall of the building nearest and most parallel to the front lot line (measured as an average of the ground level at its 2 furthest corners) to the top of the roof. In R3W and R4W zones, the vertical distance from the lowest point of the average finished ground level all around the building to the finished floor of the upper story.

BUILDING MARKER. Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

BUILDING SIGN. Any sign attached to any part of a building, as contrasted to a freestanding sign. Included within this category are: banners, building markers, canopies, identification signs, incidental signs, marquees, projecting signs, residential signs, roof signs, integral roof signs, suspended signs, temporary building signs, and wall signs.

BUILDING TYPE. A component within a Form-Based Overlay that describes a specific form of a building and contains development requirements designed to achieve the required form. (Amend. 87)

BUSINESS. The purchase, sale, or exchange of goods or services, or the maintenance for profit of offices or recreational or amusement enterprises, or the storage of goods or equipment.

CAMPground. See RECREATIONAL VEHICLE PARK AND CAMPground (RVP/C).

CAMPsite. A piece of land, the location, shape and size of which have been established in an approved recreational vehicle park and campground (RVP/C) plan, to be rented for occupancy by a tent or recreational vehicle (RV).

CANOPY. With reference to bufferyards: a landscape element which functions as an overhead or "ceiling", used in single or multiple plantings to create shade.
CANOPY. With reference to *structures*: a rooflike cover, including an awning, that projects from the wall of a *building* over a door, entrance or window; or a freestanding or projecting cover above an outdoor service area, such as at a *gasoline service station*. A *marquee* is not a **canopy**.

CANOPY SIGN. Any *sign* that is a part of or is attached to a **canopy**.

CARD LOCK SYSTEM FOR COMMERCIAL FLEETS. A *primary use* vehicle refueling center not for use by the general public.

CARETAKER’S RESIDENCE. An *accessory dwelling* on a nonresidential premises, occupied by the person who oversees the nonresidential operation 24 hours a day, and his or her family.

CEMETERY. A place, at least 5 acres in area, for burying the dead, including gravesites, columbaria or mausoleums, but not including either mortuaries or crematories.

CERTIFICATE OF COMPLIANCE. An occupancy permit, as cited in *I.C. 36-7-4-801* and 802.

CHANGEABLE COPY SIGN. A *sign* or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the *sign*, such as a reader board. A *sign* on which the message changes more than once per minute is considered an *animated sign* and not a **changeable copy sign** for purposes of this section. A *sign* on which the only copy that changes is an electronic or mechanical indication of time and temperature is considered a "time and temperature" portion of a *sign* and not a **changeable copy sign** for purposes of this section.

CHILD CARE. Custodial, supervisory, recreational or instructional care, designed to supplement parental care, given children (other than the provider's), who are under 11 years old. Child care facilities are either licensed by the State or exempted from licensing requirements. *Child care* does not include: public or parochial schools, *babysitting*, day camps, summer camps, foster homes, *group homes* or cooperative reciprocating care by a group of parents in their own homes. See **ACCESSORY CHILD CARE, CHILD CARE CENTER, CHILD CARE HOME**.

CHILD CARE CENTER. A State licensed (or exempted) facility in a nonresidential *structure* where one or more individuals provide *child care* for any number of children; or such a facility in a residentially occupied residential *structure* where individuals provide *child care* for 11 or more children at any time; or in a non-residentially occupied residential *structure*, 6 or more children at any time.
CHILD CARE HOME. A State licensed (or exempted) facility in a residential structure where one or more individuals provide child care for 6 to 10 children, for more than 4 but less than 24 hours, for 10 or more consecutive working weekdays. The structure shall be occupied as a residence.

CIVIC USES. Use types including the performance of educational, recreational, cultural, medical, protective, religious, governmental, and other uses which are strongly vested with public social importance as determined by the Administrative Officer. (Amend. 87)

CLEARCUTTING. The indiscriminate and broad removal of trees, shrubs or undergrowth with the intention of preparing real property for non-agricultural development purposes. This definition shall not include the selective removal of non-native tree and shrub species or hazardous trees when the soil is left relatively undisturbed; removal of dead trees; or normal mowing operations. (Amend 56)

COLLECTOR STREET. A street, designated by APC, intended to move traffic from local streets to secondary arterials.

COMMERCIAL GREENHOUSE. A building and premises intended for the indoor growth and propagation of plants to be sold on site at retail or wholesale. It may include enclosures that are unroofed or that have open slat or louvered roofs or walls, cold frames, potting sheds, buildings and sheds housing HVAC and irrigation equipment, storage sheds, display and sales rooms, and garages. This use does not include the sale of power equipment or farm implements.

COMMERCIAL MESSAGE. Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

COMMERCIAL ZONE. An NB, NBU, OR, MR, MRU, GB, HB, CB or CBW zone. (Amend 69)

COMMUNITY GARDEN. Any piece of privately owned land gardened by a group of people utilizing either individual or shared plots. The land may produce fruit, vegetables, and/or ornamentals which cannot be sold on-site. The use can only be accessory to a residential Primary Use and occupy no more than 25% of the residential Primary Use Lot. (Amend. 87)

COMMUNITY RATING SYSTEM (CRS). The CRS was established by the Federal Emergency Management Agency (FEMA) to promote flood plain management above and beyond the minimum requirements of the National Flood Insurance Program (NFIP). As incentives, communities are awarded credits or points for implementation of new, CRS approved flood protection
activities and educational outreach programs which help residents prevent or reduce flood losses. The higher the total number of points received by a community, the lower its **CRS** rating which results in a reduction of insurance premiums for insured residents. (Amend 56)

**COMPENSATORY STORAGE.** An excavated volume of storage within a *flood plain* used to balance the loss of natural flood storage capacity when *suitable fill* or *structures* are placed in the *flood plain*. Such excavated volume has to be available to inundation by and accessible to flood waters. (Amend 56)

**CONDOMINIUM.** Real estate lawfully subjected to *I.C. 32-1-6 (the Horizontal Property Law)* by the recordation of *condominium* instruments, in which undivided interests in the common areas and facilities are vested in the *condominium* unit owners.

**CONFINED FEEDING.** The provision, in an enclosed area, of food other than grazing for animals being raised for food, fur or pleasure. Such enclosed areas may include pens, ponds, sheds, *buildings*, or fenced fields.

**CONFINED FEEDING OPERATION.** A concentration of more than 300 *animal units* at one location that depend totally upon food provided from sources that are external to the area in which livestock are maintained.

**CONFINED FEEDING OPERATION SETBACK.** The minimum permitted separation between a *confined feeding operation* and any of the *uses*, *zones*, and environmental features listed in 4-4-9-a-1 below, measured from that *use* to the enclosure that defines the *confined feeding operation*. (Amend 2)

**CONSTRUCTION/DEMOLITION DISPOSAL SITE.** An off-site solid waste disposal facility, as established in *Indiana Code*, designed and operated to accept waste material from construction and/or demolition sites. Such material may include but is not limited to: bricks, concrete, stone, glass, wallboard, lumber, roofing materials, and other items which are affixed to a *structure* being constructed, repaired or demolished, including plumbing fixtures, wiring, and nonasbestos insulation.

**CORNER LOT.** A *lot* at the junction of and abutting two intersecting or intercepting *streets*. A corner lot has just one *front lot line* and *front setback*.

**COURTHOUSE PROXIMATE AND UPPER MAIN STREET AREA.** That geographic area bounded by South Street, the Wabash River Flood Plain zone, Ferry Street and Fifth Street, and extending east from Fifth Street on both sides of Main Street to the alleys on the north and south sides of the
street, to 11th Street except for the building at the southwest corner of Main and 11th Streets, specifically 1021-1023 Main Street. (Amend 12 & 57)

**DECIBEL (dB).** A unit, expressed on a logarithmic scale, for measuring the relative intensity of sounds, ranging from 0 to 130, for the average pain level experienced by the human ear.

**DECIDUOUS.** A plant with foliage that is shed annually.

**DENSITY.** The number of *dwelling units* per acre exclusive of *right-of-way*.

**DEVELOPMENT.** Any improvement or change to property brought about by human activity, including but not limited to: *buildings* and other *structures*, mining, dredging, filling, grading, paving, excavation or drilling operations.

**DEVELOPMENT DIRECTOR.** The person holding the title of “Economic Development Director” in the City of Lafayette and the person holding the title of “Development Director” in the City of West Lafayette. (Amend. 87)

**DEVELOPMENT SECTOR.** A geographic area within a *Form-Based Overlay* District which contains specific development requirements for qualifying projects. (Amend. 87)

**DWELLING.** A *building* or part of a *building*, or a *mobile home*, used primarily as a place of abode, except for those *uses* classified in the Permitted *Use* Table under SIC Groups 701 through 704 (Hotels, Rooming Houses, Camps and Other Lodging Places).

**DWELLING UNIT (DU).** One or more rooms with cooking, living, sanitary, and sleeping facilities, for the exclusive *use* of one *family*, or where permitted, the occupants of *shared housing*, either group living as a single *housekeeping unit*. The DWELLING UNIT shall be characterized by but not limited to:

1. an exclusive house number or an exclusive house number plus apartment number, with an exclusive mailbox for the receipt of materials sent through the United States mail;
2. a single kitchen adequate for the preparation of meals; and
3. a tenancy based upon a legal relationship of a unitary nature, i.e., a single lease, mortgage or contractual sales agreement for the entire premises.

**EASEMENT.** A grant of one or more property rights by the property owner to and/or for *use* by the public, a corporation, or another person or entity.
EFFICIENCY. A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

ELEVATION CERTIFICATE. A form published by FEMA that is used to certify the regulatory flood elevation and the lowest floor elevation of useable space to which the building has been constructed. (Amend 56)

ENLARGED. Regarding an existing structure or use, an increase in size of the property, building, parking or other improvements.

ENTRANCE. A passageway from premises to thoroughfare by which vehicles enter or leave, or a passageway from building to exterior through which pedestrians leave.

ESTABLISHED AIRPORT ELEVATION. The elevation above mean sea level of the highest point of the landing surface of a public-use airport as indicated on the Airport Zone Map for such airport.

ESTABLISHMENT OF AN ADULT ENTERTAINMENT BUSINESS. Includes any of the following:
(1) the opening or commencement of any adult entertainment business as a new business;
(2) the conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined herein;
(3) the addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
(4) the relocation of any adult entertainment business.

EVENT ORIENTED SIGN. A freestanding on-site sign, used no more than 21 days within a 90-day period, no more than 4 times a year to commemorate a special event or sporting event, or to notify potential customers of a new business or sale. Event oriented signs include portable signs, beacons, pennants, government authorized banners strung over public right-of-way, strings of lights not permanently mounted to a rigid background unless containing no commercial message, inflatable signs, and tethered balloons. (Amend 5)

EVERGREEN. A plant with foliage that persists and remains green year-round.

EXECUTIVE DIRECTOR. The executive director of the APC.

FAMILY. One or more persons related by blood, marriage or adoption and not more than two unrelated persons living as a single housekeeping unit.
FAMILY VEHICLE. A motor vehicle with a maximum hauling capacity of less than one ton or a recreational vehicle (RV), that has been owned by and registered to the same individual(s) for a period of at least one year. (Amend 45)

FARM. An area used for agricultural operations, including truck gardening, forestry, the operating of a tree or plant nursery, or the production of livestock and poultry.

FARM DRAINAGE TILE CONTRACTOR. A business which installs and maintains agricultural drainage. (Amend 74)

FEDERAL-AID PRIMARY HIGHWAY. Any highway on the Federal-aid primary system in existence on June 1, 1991 as defined in 23 USC, and any highway which is not on such system but which instead is on the National Highway System as defined in section 23 U.S.C. 103(b) and 104(c) of ISTEA. (See Appendix F-2.) (Amend 29)

FILL IMPROVEMENT LOCATION PERMIT. An improvement location permit issued by an Administrative Officer to add suitable fill to land in the FP zone or to land determined to be below the regulatory flood elevation as per 6-2-1-a-8 below. (Amend 56)

FLAG. Any pole-mounted fabric which is the official emblem of a governmental entity. A flag is not subject to the restrictions of 4-8 below, other than the minimum setback standard for freestanding signs established in 4-8-6.

FLAG LOT. A piece of land meeting all definitional requirements for a lot or parcel, which is situated behind one or more lots or parcels having frontage on a public or private street. The “flag” portion contains the primary use building, meeting setback requirements from the designated front lot line. The “pole” portion fronts on a public or private street, and is a minimum of 20’ wide. The “pole” portion shall contain the driveway connecting the “flag” to the street unless the driveway is wholly contained within a recorded access easement, which connects to the street at a location, which has been approved by the Administrative Officer, County Highway Department, or other responsible jurisdiction. (Amend 27, 45)

FLOOD INSURANCE RATE MAP (FIRM). An official map of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground or Clarks Hill, Indiana, on which the Federal Emergency Management Agency (FEMA) has delineated special flood hazard areas and the risk premium zones applicable to Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill, Indiana. (Amend 62)
FLOOD INSURANCE STUDY (FIS). The official hydraulic and hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, and the water surface elevation of the base flood. (Amend 62)

FLOOD PLAIN. The channel proper and areas adjoining any wetland, lake, or watercourse which has been or may hereafter be covered by the regulatory flood. The flood plain includes both the regulatory floodway and floodway fringe. See Special Flood Hazard Area (SFHA). (Amend 62)

FLOOD PLAIN ZONE. An FP zone.

FLOOD PROTECTION GRADE. The elevation of the lowest floor of a building, including the basement, which shall be two feet above the elevation of the regulatory flood.

FLOODWAY. See REGULATORY FLOODWAY.

FLOODWAY FRINGE. That portion of the flood plain lying outside the regulatory floodway, which is inundated by the regulatory flood.

FOOTCANDLE. A unit of illumination equal to the illumination at all points that are 1’ from a uniform point source of 1 candle power.

FORM-BASED OVERLAY. A geographically defined area over existing zones which contain land development regulations designed to foster predictable built results and a high-quality public realm by using physical form as the organizing principle. (Amend. 87)

FOUNDATION. The supporting member of a wall or structure situated in the ground.

FRATERNITY, SORORITY OR STUDENT COOPERATIVE. An unrelated group of persons, recognized under state or federal tax law as a not-for-profit entity and recognized as a student living unit by a college or university.

FREE BURNING. A rate of combustion described by a substance that burns actively and easily supports combustion.

FREESTANDING SIGN. Any signage supported by structures or supports that are placed on, or anchored in, the ground, such as but not limited to poles and pylons or bases, and that are independent from any building or other structure. (Amend 7)
FRONT LOT LINE.
(1) For an interior lot, the line marking the boundary between the lot and the edge of the right-of-way of the abutting street;
(2) For a corner lot, the line marking the boundary between the lot and the edge of the right-of-way of the shorter of the two abutting street segments except as deed restrictions specify otherwise. However, no deed restriction may create a nonconforming lot or a nonconforming structure, nor may any deed restriction make any existing nonconforming lot or nonconforming structure more nonconforming with respect to any setback;
(3) For a through lot, the line designated in 4-4-2-b marking the boundary between the lot and the edge of the right-of-way of the abutting street, or the line marking the boundary between the lot and a lake or watercourse except as deed restrictions specify otherwise; and
(4) For a lot without street frontage, the line designated as the front lot line except as deed restrictions specify otherwise. However, no deed restriction may create a nonconforming lot or a nonconforming structure, nor may any deed restriction make any existing nonconforming lot or nonconforming structure more nonconforming with respect to any setback. (Amend 60)

FRONT SETBACK. An open space extending a lot’s full width, measured as the shortest distance between the front lot line and the nearest exterior wall (excluding structural projections) of the lot’s primary use building. For a corner lot, the front setback always abuts the shorter of the two street frontages, unless deed restrictions specify otherwise. However, no deed restriction may create a nonconforming lot or a nonconforming structure, nor may any deed restriction make any existing nonconforming lot or nonconforming structure more nonconforming with respect to any setback. (Amend 60)

FRONTAGE. Same as STREET FRONTAGE.

GARAGE SALE. A public or private sale, conducted by the owner or occupier of a premises either inside or outside of a residence, garage or other accessory building.

GASOLINE SERVICE STATION. Any retail facility that dispenses gasoline (or other motor fuels such as LP gas or compressed natural gas) to the general public, primarily for use in automobiles and other passenger vehicles. This facility may sell other merchandise (motor oil, tires, batteries, parts, etc.), and/or perform repair work indoors. Even in combination with other commercial activities such as a convenience store, carwash or fast food restaurant, this facility shall still be defined as a GASOLINE SERVICE STATION.
GATEWAY SIGN. Any permanent freestanding sign marking the location at which a public street enters a subdivision, office park or similar unified development, which provides only the name of that development.

GREEN BUILDING. A building which meets the certification requirements of the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) green building rating system. (Amend. 87)

GROSS FLOOR AREA. The total area of building expressed in square feet, measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage. (WEST LAFAYETTE, TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) Should an eating or drinking establishment (SIC 58) within a building extend to any outdoor seating or serving area, exclusive of right-of-way, such as a patio or rooftop, that area too shall be, by definition, included in the total. (Amend 23A)

GROSS LEASABLE AREA (GLA). The total floor area designed for both tenant occupancy and exclusive use. This includes both owned and leased areas, and basement, mezzanine and upper floors if any. It is expressed in square feet and measured from the center line of joint partitions and from the inside face of outside walls.

GROUND FLOOR AREA. The gross floor area of the ground floor.

GROUP HOME. A single self-contained children’s home, established in a residence, and operated by the County Division of Children And Families, licensed private child placement agency or licensed incorporated group established for the purpose of receiving and caring for up to 8 children who are attended by resident adults. Nothing in this ordinance shall regulate any residential facility in a residential zone within the definition of I.C. 12-7-2-165, as amended, or any such facility operated and existing within the applicable state and federal laws.

HARDSHIP. A perceived difficulty with regard to one’s ability to improve land stemming from the application of the development standards of this ordinance, which may or may not be subject to relief by means of variance. In and of themselves, self-imposed situations and claims based on a perceived reduction of or restriction on economic gain will not be considered hardships. Self-imposed situations include:
(1) the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards of this ordinance will inhibit the desired improvement;
(2) any improvement initiated in violation of the standards of this ordinance; and
(3) any result of land division requiring variance from the development standards of this ordinance in order to render that site buildable.


HOME OCCUPATION. An accessory use to a dwelling unit, carried out for gain by one or more residents, conducted as a customary and incidental use to the resident’s dwelling unit, within the use requirements of 5-5-2 below, and as authorized in 5-5-3. Except as indicated in 5-5-2, this does not include the wholesale or retail sale of goods or materials on site. It is permitted:
(1) in any non-rural and non-flood plain zone,
(2) in A, AW and AA zones on any lot up to 2 acres in area, and
(3) on any residential lot in an RE zone, which authorizes the dwelling unit to which the home occupation is accessory. (Amend 27)

HOME OCCUPATION SIGN. Any sign on a sign-lot marking the presence of a home (or rural home) occupation which conforms with all requirements of this ordinance. This sign may only include the occupant’s name and/or address and/or home (or rural home) occupation.

HOOSIER HEARTLAND CORRIDOR. That portion of Indiana State Road 25 from Interstate 65 north to the Tippecanoe County line. (Amend.85)

HOUSEKEEPING UNIT. Either a family, or the occupants of shared housing, living together in one dwelling unit, with common access to and use of all living, eating, and food preparation and storage areas within the dwelling unit.

IMPERVIOUS SURFACE. Any material or object which substantially reduces or prevents direct absorption of storm water.
IMPROVEMENT LOCATION PERMIT. Written permission issued by the appropriate Administrative Officer to construct, repair, alter, move or add to a structure, or change the condition of land, with the exception of adding suitable fill, as per 6-2-1-a-7 below. (Amend 56)

INCIDENTAL SIGN. Any sign, generally informational, that has a purpose secondary to the use of the sign-lot on which it is located, such as:
(1) "no parking," "entrance," "loading only," "telephone," and other similar directives;
(2) drive-thru menu boards; (Amend 38)
(3) "for sale," "for lease" or "for rent" signs including an agent's name, address and phone number;
(4) any sign indicating the name, address and phone number of a contractor currently engaged at that location.
No sign with a commercial message legible from a position off the sign-lot on which the sign is located will be considered incidental, except for drive-thru restaurant menu boards, "for sale," "for lease" and "for rent" signs and contractors' signs.

INDIANA RESIDENTIAL CODE. The nationally recognized model building code titled The International Residential Code for One and two Family Dwellings as adopted under 675 I.A.C. 14, and, which includes those supplements and amendments promulgated by the Indiana Department of Fire and Building Services (Amend 31).

INDIANA SCENIC BYWAY. Any roadway recommended by the Scenic and Heritage Byways Advisory Committee of the Indiana Department of Transportation (INDOT) and approved by the Lt. Governor (or his appointee) and the Commissioner of INDOT, in accordance with the Scenic and Heritage Byways Program Procedures Criteria Application for Route Designation (Amend 38).

INDUSTRIAL ZONE. An I1, I2 or I3 zone.

INTEGRAL ROOF SIGN. Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than 6".
INTEGRATED CENTER. One or more buildings occupying a site under one ownership or management, containing a number of individual, unrelated and separately operated uses each with their own outside entrance (commonly known as a strip center) or completely enclosed (such as a retail mall). The building or buildings of an integrated center 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. 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. (Amend 28)

INTEGRATED CENTER SIGN. Any freestanding or building sign which provides the name of the integrated center and optionally, a list or display of the names of the center’s occupants. The name of the integrated center shall comprise at least 25% of the total sign area of the integrated center sign. A changeable copy sign may be included in an integrated center sign in the GB and HB zones only, up to a maximum of 25% of the total sign area. (Amend 67)

INTENSE BURNING. A rate of combustion described by a substance that burns with a high degree of activity and is consumed rapidly.

INTERIOR LOT. A lot having frontage on an abutting street, that is neither a corner lot nor a through lot.

JUNK YARD. Any of the following:
(1) A place, usually outdoors, where waste, used property or discarded used property is accumulated or stored and is or may be salvaged for reuse or resale either as a whole or in parts. Waste, used property or discarded used property includes but is not limited to: automobiles, trucks, farm implements except on farms actively engaged in crop production (SIC 01) in rural and FP zones, trailers, mobile homes, recreational vehicles, vans, other vehicles, machinery, household or commercial appliances, or parts taken from any of the above. A vehicle which is currently licensed in the State of Indiana, is registered in the name of the owner of the real estate on which it is located, and is operable, shall not be considered in determining the presence of a junk yard.
(2) A place outdoors where waste, or discarded or previously used building or construction material, is accumulated or stored and is or may be salvaged for reuse or resale. Waste, or discarded or previously used building or construction material, includes but is not limited to: glass, windows, doors, roofing, trusses, wood, bricks, stone, beams, concrete, or similar items. However, where an original improvement
location permit has been issued for construction of a structure that would use these items on that same real estate, that situation shall not be determined to be a junk yard, provided: that the permit is neither a renewal, nor an extension as provided in this ordinance, nor a subsequently issued permit; and that the permit has neither expired nor become null and void under this ordinance.

(3) A place outdoors where waste or discarded or prior used boxes, rags, clothing, food, garbage, food containers, food or drink bottles or cans, other bottles and cans, furniture, household furnishings or similar items, is accumulated or stored.

Temporary collection stations approved by a member jurisdiction shall not be considered a junk yard.

KENNEL (BATTLE GROUND, DAYTON, CLARKS HILL, TIPPECANOE COUNTY). For a residence, a place for keeping 4 or more dogs that are at least 4 months old; for a commercial boarding facility, a place for keeping an aggregate of 4 or more dogs and/or cats and/or other small animals that are ordinarily kept as pets, that are at least 4 months old. (Amend 19)

LAPSED. A situation in which 2 years have passed since rezoning to PDCC, and no Final Detailed Plans have been approved and recorded.

LARGE WIND SYSTEM. A WECS that has a nameplate capacity (manufacturer’s rating) of more than 50 kilowatts per wind tower, or a total height of more than 140’, or a swept area of more than 40’. Any WECS meeting one or more of these criteria shall be considered a large wind system. (Amend 58)

LETTER OF MAP AMENDMENT (LOMA). A FEMA authorized written change in the FIRM, on file in the office of the APC, amending the FIRM map(s) of Lafayette, West Lafayette, Tippecanoe County or Battle Ground.

LOADING BERTH. An off-street, off-alley area designed or used to load goods on, or unload goods from, vehicles.

LOCAL HISTORIC DISTRICT. A single building, structure, object, or site or a concentration of buildings, structures, objects, spaces, or sites, the boundaries of which are described or delineated on a map approved in an ordinance adopted under this title. (Amend 87)

LOCAL STREET. A street, designated in the Thoroughfare Plan, intended to provide primary access to other roads from individual property.
LOT (WEST LAFAYETTE, TIPPECANOE COUNTY, DAYTON, BATTLE GROUND, CLARKS HILL). Either:

(1) (a) a piece of land, the location, shape and size of which have been established by a recorded plat, subdivision or planned development; or

(b) any part of that piece of land where a division has been made by a document recorded prior to July 1, 1978, and in Clarks Hill, April 1 1996;

and which shall include any adjacent area of land added to that piece of land by either the vacation of a public way, or an exempt division as permitted by the Unified Subdivision Ordinance, or a document recorded prior to July 1, 1978, and in Clarks Hill, April 1 1996; or

(2) a piece of land, not in a recorded plat, subdivision or planned development, the location, shape and size of which are determined by:

(a) the legal description in the last recorded document prior to July 1, 1978, and in Clarks Hill, April 1 1996; or thereafter by

(b) the legal description in the last recorded document made as an exempt division or parcelization under the then applicable Subdivision Ordinance;

and which shall include any adjacent area of land added to that piece of land by either vacation of public way or an exempt division as permitted by the Unified Subdivision Ordinance. (This does not include the term mobile home park/manufactured home community lot which is defined separately.)

LOT (LAFAYETTE). An area of land exclusive of street areas but including adjacent areas that are used as one, having an access from a public street approved by the Administrative Officer.

LOT AREA. The total horizontal area within the lot lines of a lot.

LOT COVERAGE. The horizontal area of all buildings on a lot as a percentage of lot area. Horizontal area is measured within the outside of the exterior walls of the ground floor of primary use buildings. Lot coverage includes roofed decks and porches, and architectural features that project more than 2', but excludes unroofed decks or porches, and architectural features that project no more than 2'.

LOT LINE. Either a front lot line, a rear lot line or a side lot line.

LOT WIDTH. The distance between the side lot lines as measured at the front setback.

LOWEST FLOOR ELEVATION. The lowest level of a building, including garage floor, basement or crawl space; except for those residences which
meet all Unified Zoning Ordinance requirements to be elevated, the lowest floor elevation is the bottom of the lowest floor joist of the first floor.  
(Amend 56 and 70)

MANEUVERING AISLE. A driving lane in a parking area, such as between two rows of parking spaces or between a row of parking spaces and the edge of a parking area, which serves two or more parking spaces.

MANEUVERING SPACE. An open space in a parking area designed to be used for and which is necessary for turning, backing, or driving a motor vehicle forward into a parking space, but which is not used for the parking or storage of motor vehicles.

MANUFACTURED HOME. A single-family dwelling unit designed and built in a factory, installed as a permanent residence, which bears a seal certifying that it meets or exceeds all standards established in I.C. 36-7-4-1106(d), and which also complies with the following specifications:
(1) shall have been constructed after January 1, 1981, and shall exceed 750 sq.ft. of occupied space;
(2) is attached to a permanent foundation and has a permanent perimeter enclosure, built in accordance with the Indiana Residential Code (Amend 31);
(3) has wheels, axles, towing chassis and tongue removed;
(4) has a pitched roof with a minimum rise of 3/12; and,
(5) consists of 2 or more sections which, when joined, have a minimum dimension of 23' in both length and width.
A single-family dwelling unit designed and built in a factory and installed as a permanent residence, which fails to meet any of the above criteria, shall be defined here as a MOBILE HOME, even if called a “manufactured home” in the trade. (Amend 15)

MARKET VALUE. The value of a building, structure, use, or mobile home, excluding land value that is determined by a current appraisal prepared by a certified general appraiser, certified residential appraiser or a licensed residential appraiser. (Amend 56)

MARQUEE. A rooflike cover that projects from the wall of a building such as a theater, designed or built to hold one or more changeable copy signs.

MARQUEE SIGN. Any sign, including a changeable copy sign, that is part of or is attached to a marquee.

MASSAGE. Any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external parts of the human body with the hands or with the aid of any mechanical electrical apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder,
creams, lotions, ointment, or other such similar preparations commonly used in the practice of massage, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his behalf will pay money or give any other consideration or any gratuity therefore. However, massage as used in this ordinance shall not apply to the activity of any person who is registered or licensed by the United States Government or any agency thereof, by the State of Indiana or any agency thereof, by Tippecanoe County or any agency thereof, by any city or town within Tippecanoe County or any agency thereof, or registered or licensed by any agency or association authorized to so register or license by any statute or ordinance of the United States, State of Indiana, Tippecanoe County or any city or town in Tippecanoe County, while such person so registered or licensed is performing the services for which the registration or license was issued and during the period of time said registration or license is in effect.

MASSAGE ESTABLISHMENT. Any establishment having a source of income or compensation derived from the practice of massage as herein defined and which has a fixed place of business where any person, firm, association, or corporation engages in, or carries on any of the activities as defined in a massage.

METEOROLOGICAL TOWER. A tower whose primary function is to measure atmospheric conditions to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location and may include, but is not limited to, the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment anemometers and vanes, data loggers, instrument wiring, and any telemetry devices. Meteorological towers may also include wildlife protection related equipment such as bird diverters and wildlife entanglement protectors. A meteorological tower does not generate electricity and is not considered a WECS. (Amend 66)

MICRO WIND SYSTEM. A building-mounted wind system that has a nameplate capacity (manufacturer’s rating) of 10 kilowatts or less, and projects no more than 15’ above the highest point of the roof; such building-mounted wind systems shall not be considered a wind energy conversion system. Micro wind systems are subject to UZO section 4-11-11 but only subsections (a), (k), (q) and (r). (Amend 55 and 64)

MILITARY RECRUITING OFFICE. An establishment at which members of the Armed Forces enlist members of the civilian population.

MOBILE HOME. A single dwelling suitable for year-round occupancy, transportable in one or more sections, built on a permanent chassis and
designed to be used with or without a permanent foundation when
connected to required utilities.

MOBILE HOME PARK/MANUFACTURED HOME COMMUNITY
(MHP/MHC). A site with required improvements and utilities containing 2
or more mobile home park/manufactured home park lots, which may
include services and facilities for its residents, and within which
recreational vehicles and tents shall not be used as places of abode. A
mobile home park/manufactured home community does not include a
mobile home dealer (SIC 527).

MOBILE HOME PARK/MANUFACTURED HOME COMMUNITY LOT
(MHP/MHC-LOT). A piece of land, the location, shape and size of which
have been established in an approved mobile home park/manufactured
home community plan, to be rented for occupancy by a single mobile
home or manufactured home.

MULTI-FAMILY DWELLING (West Lafayette). A dwelling, on a separate
lot, containing more than two dwelling units.

MULTI-FAMILY DWELLING (Lafayette, Tippecanoe County, Battle
Ground, Clarks Hill, Dayton). A dwelling on a separate lot containing
more than two dwelling units, or a dwelling containing two or more
dwelling units when that dwelling is part of a project approved as a multi-
family subdivision as regulated by Section 5.12 of the Unified Subdivision
Ordinance. (Amend 80)

NATIONAL HIGHWAY SYSTEM. The system of highways designated and
defined in 23 U.S.C. 103(b). (See Appendix F-2.) (Amend 29)

NONCOMPLYING USE. A primary use of a structure (including a
building) or lot which fails to meet one or more of the requirements of 4-2
and 4-6 through 4-11 below regarding minimum vegetative cover, parking
and loading, entrances, signs, buffering, industrial or miscellaneous
restrictions, and which otherwise lawfully existed at the time those
requirements became effective.

NONCONFORMING LOT. A lot which does not meet the minimum
requirements in 4-2 below for lot area or 4-3 below for lot width, and which
otherwise lawfully existed at the time those minimum requirements became
effective. (Amend 18)

NONCONFORMING MOBILE HOME. A mobile home which is not
permitted in 3-2 below to be operated in the zone in which it is located, and
which otherwise lawfully existed at the time the applicable portion of 3-2
became effective.
NONCONFORMING SIGNAGE. Any sign or package of signs on a sign-lot that does not meet the requirements of 4-8-4 through 4-8-8 below, and which was otherwise lawfully installed on a given site at the time the applicable portions of 4-8-4 through 4-8-8 became effective.

NONCONFORMING STRUCTURE. A structure (including a building but not a sign) which entirely or in part does not meet the minimum requirements in 4-2, 4-4 and 4-5 below for front, rear or side setbacks, lot coverage by primary use building or maximum permitted building height, and which otherwise lawfully existed at the time those requirements became effective.

NONCONFORMING USE. A primary use of a structure or lot which is not permitted in 3-2 below to be operated in the zone in which it is located, and which otherwise lawfully existed at the time the applicable portion of 3-2 became effective.

NON-RESIDENTIAL USES. Uses permitted as a matter of right or permitted by special exception that do not contain a residential component. In zones that permit mixed-uses and specify that non-residential uses be located on the ground floor at a minimum, the majority of the required non-residential space may not be related to the corresponding residential uses such as residential parking, the building’s leasing office or storage for residents. The majority of the ground floor non-residential space must be independent of the corresponding residential uses. (Amend 87)

NON-TILLABLE. Covered with brush or scattered trees with less than 50% canopy cover, or permanent pasture land with natural impediments (ditches, water channels, rocks, etc.) that deter use of the land for crop production. (Amend 27)

NO-PARKING SETBACK. An open space in which all parking is prohibited, consisting of the first 5 feet of the front setback of any commercial- or industrial-zoned lot, and the first 5 feet of the side or rear setback of any lot not zoned R1, R1A, R1B, R1U, R1Z, R2 or R2U.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). As adopted in 1993 is a vertical control datum used as a reference for establishing varying elevations within the flood plain. (Amend 62 and 65)

OFFICE BUILDING. A building in which the majority 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 and in which all such businesses have public entrances in the interior of the building. (Amend 28)
OPEN USE. A primary use without a building; or one in which there is outdoor use of the lot for purposes other than customer and employee parking, and which contains a building occupying no more than 10 percent of the lot; or one which is classified in the Permitted Use Table under SIC Group 55 (Automotive Dealers and Gasoline Service Stations) unless all activity other than customer and employee parking is conducted inside a building.

OPEN USE SETBACK. An open space consisting of the first 5 feet of even width (beginning at the lot line) of the front setback of any open use, and the first 5’ of even width (beginning at the lot line) of any side or rear setback of an open use which abuts a street or a residential zone.

OUTLET MALL. A type of integrated center containing multiple retail establishments, each one selling a single manufacturer’s product.

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. (Amend 8)

PARCEL. A lot created by parcelization.

PARCELIZATION. Any division of land complying fully with subsection 3.5 of the Unified Subdivision Ordinance of Tippecanoe County.

PARENT TRACT. A piece of land, the location, shape and size of which is determined by the official record of the last transfer of its ownership transacted before the Unified Subdivision Ordinance of Tippecanoe County was enacted or the last division by recordation of a plat prior to the enactment of that ordinance provided such plat is not in violation of any previous ordinance. The ordinance was enacted on November 19, 1979 in Tippecanoe County; December 3, 1979 in Lafayette, West Lafayette and Dayton; March 3, 1980 in Battle Ground; and April 1, 1996 in Clarks Hill.

PARKING AREA. A group of parking spaces, exclusive of any part of a street or an alley, designed or used for the temporary parking of motor vehicles or bicycles.

PARKING SPACE. An open space, exclusive of maneuvering aisle and driveway, used for the temporary parking of one motor vehicle or bicycle.

PENNANT. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. A pennant is a type of event oriented sign.
PERIMETER LOT. A lot in an R1Z zone that either adjoins or faces any other lot zoned R1, R1A, R1B, R1U, A, AA, AW or RE. (Amend 27)

PERMANENT FOUNDATION. A structural system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

PERMANENT PERIMETER ENCLOSURE. A permanent perimeter structural system, completely enclosing the space between the floor joists of the home and the ground except for necessary openings, constructed in accordance with the Indiana Residential Code (Amend 31).

PERVIOUS SURFACE. Any material which permits full or partial absorption of storm water.

PLACE. A short residential street, cul-de-sac or court with a maximum development potential of 10 dwelling units.

PLANNED DEVELOPMENT (PD) ZONE. A PDRS, PDNR, PDMX or PDCC zone.

PLAT. A map or chart that shows a division of land and is intended to be filed for record.

PORTABLE SIGN. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business on that lot. A portable sign is a type of event oriented sign.

PRIMARY ARTERIAL. A road, designated in the Thoroughfare Plan, intended to: move through traffic to and from such major attractors as central business districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, and similar traffic generators within a participating jurisdiction; and/or as a route for traffic between communities or large developed areas.

PRIMARY COMMUNICATIONS TOWER. A structure situated in a nonresidential zone that is intended for transmitting or receiving internet, television, radio, or telephone communications, including those used exclusively for dispatch communications if the tower is the primary use. (Amend 52)
PRIMARY STREET FRONTAGE. In UZO Chapter 7, Form-Based Overlay, the street on which a lot has either exclusive frontage or has a higher volume of traffic than the other street or streets on which the property has frontage; except in cases where maintaining the primary frontage on the street or streets with a lower volume of traffic would more positively contribute to the established development pattern set by the other neighboring lots, as determined by the Administrative Officer. (Amend. 87)

PRIMARY USE. The principal, predominant use.

PRIMARY USE BUILDING (West Lafayette). A building (including any other building attached in a substantial way, such as by a roof), in which the primary use of the lot or parcel is conducted. For single-family and two-family residential uses, it is the main dwelling or dwellings. For multi-family residential uses it is all dwelling units.

Only one PRIMARY USE BUILDING is permitted per lot or parcel. If multiple buildings on a lot or parcel are engaged in the same primary use, the building housing that use’s operating or managing office is considered the PRIMARY USE BUILDING; all others are considered accessory buildings. Where multiple primary use buildings occupy the same lot or parcel, but are all operated or managed from the same building(s), the building(s) housing the managing office(s) shall be the PRIMARY USE BUILDING(S), and all others shall be accessory to it (them), but only if these multiple use buildings are in single ownership. Also, an integrated center shall be considered a PRIMARY USE BUILDING.

The PRIMARY USE BUILDING constructed on any qualifying lot, parcel or tract to which land has been added by Exemption B or E pursuant to the definition of subdivision, shall be located in whole or in part on the portion of that lot, parcel or tract from which it acquired its building site as defined in the Unified Subdivision Ordinance. No PRIMARY USE BUILDING shall be located wholly on land included in an Exemption B or E transfer unless that transfer was recorded prior to the date this definition was amended. (Amend 27)

PRIMARY USE BUILDING (Lafayette, Tippecanoe County, Battle Ground, Clarks Hill, Dayton). A building (including any other building attached in a substantial way, such as by a roof), in which the primary use of the lot or parcel is conducted. Except as otherwise provided in this definition, only one PRIMARY USE BUILDING is permitted per lot or parcel. A single-family dwelling is a PRIMARY USE BUILDING. A two-family dwelling is a PRIMARY USE BUILDING. A building containing multi-family dwelling units is a PRIMARY USE BUILDING.

With respect to multi-family and two-family dwellings, multiple PRIMARY
USE BUILDINGS may occupy the same lot, if all such PRIMARY USE BUILDINGS are in single ownership and the operating or managing office for such use is located on the same lot, and the lot has been approved and recorded as a multi-family subdivision. If multiple buildings (other than those containing dwelling units) on a lot or parcel are engaged in the same primary use, the building housing that use’s operating or managing office is considered the PRIMARY USE BUILDING; all other buildings are considered accessory buildings. Where multiple buildings (other than those containing dwelling units) occupy the same lot or parcel, but are all operated or managed from the same building, the building housing the managing office(s) shall be the PRIMARY USE BUILDING, and all other buildings shall be accessory to the PRIMARY USE BUILDING, but only if all buildings containing multiple uses on such lot or parcel are in single ownership. An integrated center is a PRIMARY USE BUILDING.

The PRIMARY USE BUILDING constructed on any qualifying lot, parcel or tract to which land has been added by Exemption B or E pursuant to the definition of subdivision, shall be located in whole or in part on the portion of that lot, parcel or tract from which it acquired its building site as defined in the Unified Subdivision Ordinance. No PRIMARY USE BUILDING shall be located wholly on land included in an Exemption B or E transfer unless that transfer was recorded prior to July 1, 2002. (Amend 27 and 80)

PROJECTING SIGN. Any sign affixed to a building or wall in such a manner that its leading edge extends more than 6 inches beyond the surface of such building or wall.

PUBLIC PARK. A tract of land, designated and used by the public for active and passive recreation.

PUBLIC STREET. A street established for or dedicated to the public use.

PUBLIC-USE AIRPORT. Any area, site, or location, either on land, water, or upon any building, which is specifically adapted and maintained for the landing and taking off of aircraft, and utilized or to be utilized in the interest of the public for such purposes. The term does not include:
(1) any private use airport or landing field; or
(2) any military airport solely occupied by any federal branch of government using that airport for military air purposes.

REAR LOT LINE. For an interior or corner lot, the lot line that is opposite the front lot line and farthest from it; except for a triangular or other irregularly-shaped lot, the line 10’ long, parallel to the front lot line, and wholly within the lot, that is farthest from the front lot line.
REAR SETBACK. An open space extending a lot’s full width, measured as the shortest distance between the rear lot line and the nearest exterior wall of the lot’s primary use building and accessory buildings. For a corner lot, the rear setback is always situated at the opposite end of the lot from the front lot line.

RECREATIONAL VEHICLE (RV). A vehicle designed to provide temporary living quarters for travel, recreation or camping, which is either self-propelled or mounted on or towed by another powered vehicle. The term includes but is not limited to travel trailers, collapsible trailers, truck-mounted campers and motorhomes, tent trailers, and converted buses and trucks. An RV is not a dwelling.

RECREATIONAL VEHICLE PARK AND CAMPGROUND (RVP/C). A site with required improvements and utilities containing 3 or more campsites for tents and/or cabins and/or recreational vehicles, which may contain services and facilities for its occupants. If the RVP/C is designed as an en route facility, no occupant shall occupy it for any period longer than 14 days. If the RVP/C has been designed as a destination facility, that is, a place to visit in and of itself, the 14-day limit shall not apply.

RECYCLABLE MATERIAL. Material that is intended for reuse, remanufacture, or reconstitution, consisting of items as authorized by each member jurisdiction.

RECYCLING. A process by which recyclable materials that would otherwise become solid waste are collected, separated or processed, and converted into materials or products for reuse or sale.

RECYCLING COLLECTION FACILITY. A use designed to receive and store pre-sorted recyclable materials not intended for disposal. The facility may include the bins, boxes or containers transported by trucks, vans or trailers and used for the collection of recyclable materials. The facility shall use no power-driven processing equipment on-site.

RECYCLING PROCESSING FACILITY. A primary use designed for the collection and processing of recyclable materials. Processing entails the preparation of materials for efficient shipment, or to an end user’s specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding or cleaning.

REGULATORY FLOOD. That flood having a one percent (1%) chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood at any location is defined
The regulatory flood is also known by the terms “Base Flood”, “One Percent Annual Chance Flood”, and “100 Year Flood”.

The regulatory flood elevation, floodway, and floodway fringe limits for the studied Special Flood Hazard Areas of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill shall be delineated on the 100 year flood profiles in the Flood Insurance Study of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill dated September 25, 2009 and the corresponding FIRM prepared by FEMA and dated September 25, 2009.

(1) The regulatory flood elevation, floodway and floodway fringe limits for each of the remaining Special Flood Hazard Areas delineated as an “A zone” on the FIRM of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill prepared by the Federal Emergency Management Agency and dated September 25, 2009 shall be according to the best data available as provided by the Indiana Department of Natural Resources, provided the upstream drainage area from the subject site is greater than one square mile.

(2) In the absence of a published FEMA map, or absence of identification on a FEMA map, the regulatory flood elevation, floodway, and floodway fringe limits of any watercourse in the community’s known flood prone areas shall be according to the best data available as provided by the Indiana Department of Natural Resources, provided the upstream drainage area from the subject site is greater than one square mile. (Amend 62)

REGULATORY FLOODWAY. The channel of a river or stream and those portions of the flood plains adjoining the channel which are reasonably required to efficiently carry and discharge peak flow of the regulatory flood of any river or stream and, is that area covered by floodwaters in significant downstream motion or covered by significant volumes of stored water during the occurrence of the regulatory flood. (Amend 56)

REGULATORY FLOODWAYS. Regulatory floodways shall be determined by the Federal Insurance Administration's Flood Boundary and Floodway Maps, (effective March 16, 1981 in Tippecanoe County, November 19, 1980 in Lafayette, and January 2, 1981 in West Lafayette and Battle Ground), and/or by designation in writing by the Indiana Department of Natural Resources, Division of Water. In small drainage basins the limits of alluvial soils, as verified by a soil scientist and mapped, and certified by a Registered Land Surveyor (RLS), shall be considered as delineating the regulatory floodway. (Amend 56)

RELOCATED US 231. That portion of US Highway 231 from County Road 500S north to its intersection with US Highway 52/Sagamore Parkway. (Amend. 85)
REPAIR COST. The current fair market value of the labor and materials used to restore a damaged use, structure, mobile home, or signage to its condition immediately prior to sustaining the damage in question. (Amend 61)

REPETITIVE LOSS. Flood related damages sustained by a structure on at least two (2) separate occasions during a 10-year period ending on the date of the event for which the second claim is made for which the cost of repairs at the time of each such flood event, on average, equals or exceeds twenty-five (25%) of the market value of the structure immediately before the damage occurred. (Amend 56, 61 and 65)

REPLACEMENT COST. The current cost of recreating or reconstructing a damaged use, structure, mobile home, or signage to its condition immediately prior to sustaining the damage in question using new materials of the same or similar type. (Amend 61)

RESIDENCE. A dwelling.

RESIDENTIAL ZONE. An R1, R1A, R1B, R1U, R1Z, R2, R2U, R3, R3U, R3W or R4W zone or a residential component of a Planned Development zone. (Amend 52)

RIGHT-OF-WAY. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to encompass a road, cross-walk, alley, railroad, electric transmission line, oil or gas pipeline, water line, sanitary and/or storm sewer, and other similar uses.

RIGHT-OF-WAY LINE. The property line that forms the boundary of a right-of-way.

RIVER ROAD SCENIC BYWAY. A stretch of roadway from I-65 southwest to Ross Hills Park, including SR 43 (North River Road) south of I-65, US 231 from Harrison Bridge to South River Road, South River Road, Division Road west of South River Road to CR 875 W and CR 875 W. (Amend 38)

ROAD. A street.

ROOF SIGN. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
RURAL ESTATE ROAD. A *road* built as part of a *rural estate subdivision* providing access from an existing perimeter *street* to and/or through an RE zone, built to specific minimum standards found in the *Unified Subdivision Ordinance*. This *road* may be designated as either a private *road* to be maintained by a homeowners’ association, or a public *street*, dedicated to the public and accepted for public maintenance (Amend 27).

RURAL ESTATE SUBDIVISION. A unified rural residential *development* zoned RE, *rural estate zone*, or RE and FP. (The FP-zoned portion may include tilled land, and may make up portions of residential *lots*.) A *rural estate subdivision* shall not be located within an IURC approved service area (CTA) of a sanitary sewer provider or within the service area of a municipally owned sewer system unless it is farther than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity for twelve (12) lots. Proposed RE-zoned sites, or FP-zoned portions of *rural estate subdivisions* may be located closer than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity if outside the IURC approved service area (CTA) of a sanitary sewer provider or outside the service area of a municipally owned sewer system. More than 50% of its acreage is either:

1. wooded and untilled,
2. *non-tillable*, or
3. not mechanically harvested for at least 3 of the 5 years between 1997 and 2001,

or a combination of any 2 or 3 of the 3 above conditions equaling more than 50%. A *rural estate subdivision* has a maximum *density* of no more than 1 *dwelling unit* per 2 acres, and a minimum residential *lot area* of 1 acre, exclusive of any outlot containing drainage *easements* and/or *rural estate roads*, and exclusive of any public *street right-of-way*. (Amend 27 and 61)

RURAL ESTATE ZONE. A *rural zone* containing part or all of a *rural estate subdivision*. Proposed RE-zoned sites, or FP-zoned portions of *rural estate subdivisions* shall not be located within an IURC approved service area (CTA) of a sanitary sewer provider or within the service area of a municipally owned sewer system unless it is farther than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity for twelve (12) lots. Proposed RE-zoned sites, or FP-zoned portions of *rural estate subdivisions* may be located closer than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity if outside the IURC approved service area (CTA) of a sanitary sewer provider or outside the service area of a municipally owned sewer system. More than 50% of the acreage of the *rural estate subdivision* of which it is a part is either:

1. wooded and untilled,
2. *non-tillable*, or
(3) not mechanically harvested for at least 3 of the 5 years between 1997 and 2001, or a combination of any 2 or 3 of the 3 above conditions equaling more than 50%. A rural estate zone request includes no more than 12 residential lots, and shall include no FP-zoned lands; FP-zoned land cannot be rezoned. (Amend 27 and 61)

RURAL HOME OCCUPATION. An accessory use to a dwelling unit, carried out for gain by one or more residents, and if desired, one non-resident, conducted as a customary and incidental use to the resident’s dwelling unit, within the use requirements of 5-5-5 below, and as authorized in 5-5-6 below. Except as indicated in 5-5-5, this does not include the wholesale or retail sale of goods or materials on site. It is permitted on lots 2 acres or larger in area in any rural zone, other than RE, which authorizes the dwelling unit to which the rural home occupation is accessory. (Amend 27)

RURAL OUTDOOR SIGN. Any sign that is a freestanding device, fixture or placard that uses any color, form, graphic, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public and which is:
(1) located only on A, AA, or AW zoned property;
(2) unrelated to the property on which it is erected and maintained;
(3) 6 sq.ft. or less;
(4) placed outside the boundaries of the urban area as defined by this ordinance;
(5) not located within sight of any Federal-Aid Primary Highway, any road on the National Highway System, any Interstate System, or any roadway designated an Indiana Scenic Byway (Amend 38). (See Appendix F-2.);
(6) not located within sight of any road designated as requiring a special setback in Section 4-4-3(a); and
(7) not in any public right-of-way. (Amend 29)

RURAL ZONE. An A, AA or AW or RE zone. (Amend 27)

SECONDARY ARTERIAL. A road, designated in the Thoroughfare Plan, intended to collect and distribute traffic in a manner similar to primary arterials, except that these roads service minor traffic-generating areas such as community/commercial areas, primary and secondary educational facilities, hospitals, major recreational areas, churches and offices, and/or are designed to carry traffic from collector streets to the system of primary arterials.
SELF-STORAGE WAREHOUSE BUSINESS. A building or buildings designed and used for renting or leasing individual storage spaces accessed by customers from individual inside or outside doors or garage bays to which customers thereof have access for storing or removing their personal property. Individual self-storage spaces shall not be used as a residence or for illegal purposes. All storage shall be indoors. (Amend 92)

SERVICES INVOLVING SPECIFIED SEXUAL ACTIVITIES OR DISPLAY OF SPECIFIED ANATOMICAL AREAS. As used in the definition of adult service establishment, includes any combination of two or more of the following activities:

1. the sale or display of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records or other forms of visual or audio representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas;

2. the presentation of films, motion pictures, video cassettes, slides, or similar photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons;

3. the operation of coin or slug operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image producing devices to show images to five (5) or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas;

4. live performance by topless and/or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas; and

5. the operation of a massage establishment.

SETBACK. A space that lies between a primary use building, or an accessory use, or an open use, or a parking area, or the leading edge of a sign and the nearest lot line, that is open and unobstructed except for required bufferyards, or as otherwise authorized by this ordinance.

SHARED HOUSING. Any dwelling unit which the owner allows to be occupied by unrelated persons living as a single housekeeping unit, provided that the number of occupants does not exceed twice the number of bedrooms, and that the total number of occupants does not exceed 4 regardless of the number of bedrooms.
SHELTERED WORKSHOP AND REHABILITATION CENTER. An establishment primarily engaged in providing supervised production and vocational training tasks for adults with disabilities or special needs, along with life skills training and specialized therapies to address the habilitation/rehabilitation needs of children and adults with disabilities or special needs.

SHRUB. A woody deciduous or evergreen plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

SIDE LOT LINE. A lot boundary line other than a front or rear lot line.

SIDE SETBACK. An open space extending a lot’s full length, measured as the shortest distance between the side lot line and the nearest exterior wall of the lot’s primary use building and accessory buildings.

SIDE STREET FRONTAGE. In UZO Chapter 7, Form-Based Overlay, the street or streets on which a property has frontage but does not meet the definition of a primary street frontage. (Amend. 87)

SIGN. Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

SIGNAGE. A sign or a package of signs on a sign-lot.

SIGN AREA ASSURANCE. The least area of signage to which a primary use is entitled. It is equal to the zonal base rate, except for:
(1) primary use buildings with more than 15000 sq.ft. of ground floor area in NBU and MRU zones; and
(2) primary use buildings with more than 20000 sq.ft. of ground floor area in all other commercial and industrial zones,
where SIGN AREA ASSURANCE is equal to 0.2% of ground floor area of the primary use building. (Amend 69)

SIGN AREA CAP. The maximum sign area to which a primary use is entitled in situations where the calculated maximum sign area per sign-lot exceeds 6% of the ground floor area of the primary use building. In such situations, the maximum sign area is capped at 6% of the ground floor area of the primary use building, but in no case less than the zonal base rate.

SIGN-LOT. For purposes of determining sign requirements, a piece of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such
setbacks and other open spaces as required by this ordinance. For tracts without street frontage, the SIGN-LOT includes the access easement that connects the tract to the public right-of-way. (Amend 20)

SINGLE-FAMILY DWELLING. A building, on a separate lot, containing one dwelling unit.

SITE PLAN. A drawing, showing accurately and with complete dimensioning, the boundaries of a site and location of all buildings, structures, uses and principal site development features proposed for a specific piece of land.

SMALL WIND SYSTEM. A WECS that has a nameplate capacity (manufacturer’s rating) less than or equal to 50 kilowatts per wind tower, and a total height of 140’ or less, and a swept area of 40’ or less. (Amend 58)

SOUND LEVEL METER. An electronic instrument that includes a microphone, output meter and amplifier, and measures sound pressure levels.

SPECIAL EXCEPTION. The authorization of a use that is designated as such by this ordinance as being permitted in the zone concerned if it meets special conditions, and upon application, is specifically authorized by the Area Board of Zoning Appeals.

SPECIAL FLOOD HAZARD AREA (SFHA). The lands within the jurisdictions of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill, Indiana, subject to inundation by the regulatory flood. The SHFAs within Tippecanoe County are generally identified as such on the FIRM of Tippecanoe County, Lafayette, West Lafayette, Dayton, Battle Ground and Clarks Hill, Indiana, dated September 25, 2009, as well as any future updates, amendments, or revisions, prepared by FEMA with the most recent date. (These are areas shown on a Flood Hazard Boundary Map or FIRM as Zone A, AE, A1-A30, AH, AR, A99, or AO.) (Amend 62)

SPECIFIED ANATOMICAL AREAS. Includes any of the following:
(1) less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areola; or
(2) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES. Includes any of the following:
(1) human genitals in a state of sexual stimulation or arousal;
(2) acts of human masturbation, sexual intercourse or sodomy;
(3) fondling or other erotic touchings of human genitals, pubic regions, buttocks or female breasts;
(4) flagellation or torture in the context of a sexual relationship;
(5) masochism, erotic or sexually oriented torture, beating or the infliction of pain;
(6) erotic touching, fondling or other such contact with an animal by a human being; or
(7) human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in (1) through (6) above.

STANDARD PLANT UNIT. One of a number of alternative planting schemes used to landscape required bufferyards.

STATE AGENCY. All boards, commissions, departments, and institutions, including Purdue University and other state educational institutions of the State of Indiana created pursuant to legislative acts.

STOOP. An unroofed outdoor staircase and/or small platform whose sole purpose is to provide access to the entrance of a building.

STORY. That habitable portion of a building included between the upper surface of any floor (having a floor level not more than 4’ below grade for more than 50% of its perimeter, or more than 8’ at any point), and either the upper surface of the next floor above it, or if there is no floor above it, the ceiling or roof above it.

STREET. A strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, avenues, boulevards, courts, drives, highways, lanes, places, roads, or other thoroughfares.

STREET FRONTAGE. The distance for which a lot line of a lot or sign-lot adjoins a public street, from one lot line intersecting that street to the furthest distant lot line intersecting the same street.

STRUCTURAL ALTERATION. Any change in either the supporting members of a building, such as bearing walls, columns, beams, or girders, or in the dimensions or configurations of the roof or exterior walls.

STRUCTURAL PROJECTION. A part of a primary use building that may extend into a minimum setback.

STRUCTURE. Anything constructed or erected that requires location on or in the ground or attachments to something having a location on or in the ground.
SUBDIVISION. The division of a parent tract or other piece of land into at least two (2) smaller lots so that either now or in the future the subdivider can do any of the following with one or more of the subdivided lots:

1. transfer ownership
2. construct buildings
3. create new building sites for leasehold.

The actual location, shape and size of a parent tract to be divided is determined by the official record of the last transfer of its ownership transacted before the Unified Subdivision Ordinance of Tippecanoe County was enacted or by its last conditional transfer of ownership by recorded contract transacted before the Unified Subdivision Ordinance of Tippecanoe County was enacted. The following kinds of divisions are not subdivisions and are exempt from the rules of the Unified Subdivision Ordinance of Tippecanoe County:

(A) A division of land into two (2) or more tracts all of which are at least ten (10) acres in size;
(B) A division of land for the transfer of a tract or tracts to correct errors in an existing legal description, provided that no additional primary use building sites are created by the division;
(C) A division of land pursuant to an allocation of land in the settlement of a decedent's estate or a court decree for the distribution of property;
(D) A division of land for federal, state or local government to acquire street right-of-way; and
(E) A division of land for the transfer of a tract or tracts between adjoining lots provided that no additional primary use building sites are created by the division. The lots so created hereunder shall have only one primary use building site each.

Additionally, any division of land complying fully with subsection 3.5 of the Unified Subdivision Ordinance of Tippecanoe County is not a subdivision and shall be called a parcelization. (Amend 27)

SUBDIVISION DEVELOPMENT SIGN. A sign subject to the requirements of 4-8-11 advertising the initial sale of vacant lots and/or spec buildings within a subdivision. (Amend 14)

SUBSTANTIALLY DAMAGED. A non-conforming building, structure, use or mobile home in the Flood Plain (FP) zone shall be considered to be substantially damaged when damage of any origin is sustained by the building, structure, use or mobile home, whereby the cost of restoring it to its pre-damaged condition would equal or exceed 50% of the market value of the building, structure, use or mobile home before the damage occurred. (Amend 56)
SUBSTANTIAL IMPROVEMENT. For structures in the FP zone or determined to be on land below the regulatory flood elevation, any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred repetitive loss or have been substantially damaged, regardless of the actual repair work performed. (Amend 56)

SUITABLE FILL. Fill material which is organic, stable, compacted, well graded, pervious, and generally unaffected by water and frost and is appropriate for the purpose of supporting the intended use. Unsecured organic material such as tree trunks or wood chips shall not be used. Furthermore, material shall be devoid of contaminants, solid waste, trash, tires, concrete, asphalt, automobile parts or bodies and other similar material. (Amend 56)

SUSPENDED SIGN. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

SWEPT AREA. The diameter of the least circle encompassing all blades for a WECS. (Amend 55)

SWIMMING POOL. (LAFAYETTE, WEST LAFAYETTE, BATTLE GROUND, CLARKS HILL, DAYTON) A temporary or permanent in-ground or above ground water-filled enclosure containing filtration and/or pumping equipment and/or having or providing for a water depth of at least 2' at any point, designed, used and maintained for swimming, diving, bathing or soaking. Hot tubs, spas, lap pools, whirlpool baths and tubs, and Jacuzzi-type baths and tubs shall also be considered swimming pools if located outdoors. Temporary wading pools, consisting of only an enclosure capable of holding less than 2' of water throughout, shall not be considered swimming pools, nor shall permanent decorative or reflecting pools not designed or used for swimming, diving, bathing or soaking.

SWIMMING POOL. (TIPPECANOE COUNTY) Either an in-ground water-filled enclosure, or an above ground water filled enclosure that can be defined as a structure (a deck makes an above ground swimming pool a structure), designed used and maintained for swimming, diving, bathing or soaking. Hot tubs, spas, lap pools, whirlpool baths and tubs, and Jacuzzi-type baths and tubs shall also be considered swimming pools if located outdoors and otherwise meeting the requirements of the first sentence above. A temporary wading pool, consisting of only an enclosure capable of holding water, shall not be considered a swimming pool, nor shall permanent decorative or reflecting pool not designed or used for swimming, diving, bathing or soaking.
TEMPORARY SIGN. Any building sign that is used only temporarily, and is not permanently mounted. It shall be attached to a building.

TENT. A shelter designed to provide temporary quarters for travel, recreation or camping, with at least some portion of its walls and/or roof made of, or covered or protected by, canvas or any other fabric material.

THROUGH LOT. A lot fronting on two parallel or approximately parallel streets.

TOTAL HEIGHT. Regarding WECS, the distance measured from the ground level at the base of the tower to the highest extension of the blade or rotor. (Amend #55)

TRANSIENT GUEST HOUSE. (TIPPECANOE COUNTY, LAFAYETTE, BATTLE GROUND, CLARKS HILL & DAYTON) A primary use consisting of a single-family, two-family, or multi-family dwelling where none of the units are required to be owner-occupied, within which transient accommodations may be provided for rent for a period of less than one month, subject to the restrictions of UZO Section 4-11-13. (Amend #88)

TRANSIENT GUEST RENTAL. (TIPPECANOE COUNTY, LAFAYETTE, BATTLE GROUND, CLARKS HILL & DAYTON) An accessory use consisting of an owner-occupied dwelling unit within which limited transient guest accommodations may be provided for rent for a period of less than one month and no more than 60 days per calendar year, while the owner is not required to be present, subject to the restrictions of UZO Section 4-11-13. (Amend #88)

TRANSIENT GUEST ROOM. (TIPPECANOE COUNTY, LAFAYETTE, BATTLE GROUND, CLARKS HILL & DAYTON) Limited transient guest accommodations within an owner-occupied abode where up to a maximum of two rooms, a duplex unit, or two apartment units may be rented and the owner must be present on site. A transient guest room shall meet the requirements of a home occupation or rural home occupation and is subject to the restrictions of UZO Section 4-11-13(b). (Amend #88)

TRASH TRANSFER STATION. A facility at which solid waste is transferred from a vehicle or a container to another vehicle or container for transportation. This does not include either a recycling collection facility, or a recycling processing facility.

TREE. A large, woody plant having one or several self-supporting stems or trunks and numerous branches. It may be classified as deciduous or evergreen.
TRUCK STOP. Any retail facility that dispenses motor fuels to the general public primarily for use in trucks and other commercial vehicles. This facility may sell other merchandise (motor oil, tires, batteries, parts, etc.), perform maintenance, servicing and repair work, and provide overnight accommodations and food service primarily for the use of truck crews.

TRUCK TIRE MOBILE SALES AND SERVICE. A facility serving the trucking industry predominantly by delivering and installing on the Interstate or other roads and streets, new or retread tires to trucks that have suffered tire damage.

TWO-FAMILY DWELLING. A building, on a separate lot, containing two dwelling units.

UNDERSTORY. A landscape element which functions as a barrier or "wall", used to block or screen the view into or out of a site.

UNIVERSITY-PROXIMATE RESIDENCE. Any newly constructed or converted dwelling unit within the corporate limits of the City of West Lafayette, lying south of Stadium Avenue extended to the Wabash River, or north of Stadium Avenue to the centerline of Meridian Street between the centerlines of Grant Street and Northwestern Avenue, for which an improvement location permit has been obtained subsequent to the adoption of this definition.

UPPER STORY STEPBACK. A step-like recession in an exterior wall of an upper story of a building measured from the lowest floor wall located closest to a property or right-of-way line. (Amend. 87)

URBAN AREA. Land that falls within:
(1) the 2000 urbanized area designated by the United States Bureau of Census (See Appendix F-1); or
(2) an incorporated city or town. (Amend 29)

URBAN FORESTER. The person designated by the Development Director to oversee the development and implementation of a jurisdiction’s landscape ordinance, including requirements for streetscape amenities and landscaping in public rights-of-way. (Amend.87)

URBANIZED SEWERED AREA. Older developed parts of the cities and incorporated towns designated by map in Appendix A.

USE. The employment or occupation of a building, structure or land for a person's service, benefit or enjoyment.
USE VARIANCE. The approval of a primary use other than that prescribed by the zoning ordinance for that zone, such as density capped in another zone, the granting of which is prohibited by law. (Amend 18)

VARIANCE. A specific approval granted by the Area Board of Zoning Appeals (ABZA) or its Lafayette Division (ABZA-LD) in the manner prescribed by this ordinance, to deviate from the development standards (such as height, bulk, area) that the ordinance otherwise prescribes.

VEGETATIVE COVER: Pervious surface supporting plant materials.

VISION SETBACK. A triangular open space at the intersection of certain streets, certain alleys and streets, and certain driveways and streets, within which nothing can be erected, parked, placed, planted or allowed to grow in such a way as to materially impede drivers' vision between 2.5' and 8' above grade, row crops excluded.

WABASH RIVER SCENIC BYWAY. From the entrance to Ross Camp north on County Road 925W, east on County Road 50S, north on County Road 875W, east on Division Road then continuing on South River Road and North River Road to its intersection with the northernmost ramp of Interstate 65. (Amend. 85)

WALL SIGN. Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

WATERCOURSE. Any river, stream, creek, brook, branch, natural or manmade drainageway in or into which stormwater runoff or floodwaters flow either continuously or intermittently. (Amend 56)

WATERSHED. The region drained by or contributing water to a specific point that could be along a watercourse, lake or stormwater facility. (Amend 56)

WIND ENERGY CONVERSION SYSTEM (WECS). The equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, wind tower, transformer, turbine, vane, wind farm collection system, or other component used in the system. (Amend 58)

WIND FARM. Two or more large wind systems on a single property or aggregated properties. (Amend 55)

WIND FARM COLLECTION SYSTEM. All of the low-voltage wiring and cabling connecting any wind turbine with another wind turbine or to a place
where voltage is stepped up, commonly known as a substation or switching station.  (Amend 58)

WIND TOWER.  The monopole, freestanding, or guyed structure that supports the energy capture, conversion, storage and transfer components of a WECS.  These wind towers are not attached to any building.  (Amend 55)

WINDOW SIGN.  Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

WINERY.  An establishment which is primarily engaged in one or more of the following: (1) growing grapes and manufacturing wines and brandies; (2) manufacturing wines and brandies from grapes and other fruits grown elsewhere; (3) blending wines and brandies; and (4) bottling wines and brandies (See Footnote 58).  In addition, a winery may include offices, reception area, indoor tasting rooms, outdoor tasting patio and/or deck, and a sales room where wine made or bottled on-premise and wine-related items produced or manufactured elsewhere may be sold.

A winery may provide tours, and hold private and public events.  Private events, those limited to attendance by invitation or reservation, and public events, those open to the public without the requirement of an invitation or reservation at which entertainment, either a spectator or participatory event, is provided as the main attraction, are permitted subject to Footnote 58.

Unless located in a zone that also permits eating and drinking places as a primary use, a winery may only serve food prepared by an off-premises caterer and may not include a restaurant.  Wineries are also subject to all Federal and Indiana statutes and rules governing these activities.  Growing grapes without manufacturing wine is a vineyard and is classified in SIC 0172, a part of Agricultural Production - Crops.  Distribution of wine and brandy without bottling is classified in SIC 5182, a part of Wholesale Trade – Nondurable Goods.  (Amend 43)

ZERO-LOT-LINE (ZLL) DWELLING.  A building, on a separate lot, containing one dwelling unit built so that one or more of the building's sides rest directly on a lot line.
ZONAL BASE RATE. The area of signage which is multiplied by various factors to determine the maximum sign area per sign-lot. The ZONAL BASE RATE is:

1. 6 sq.ft. in R1, R1A, R1B, R1U, R1Z, R2, R2U and RE zones;
2. 20 sq.ft. in R3, R3U, R3W, and R4W zones and for institutional uses (SIC 801-972) permitted under 3-2 below in residential, rural and flood plain zones;
3. 30 sq.ft. in NBU and MRU zones;
4. 40 sq.ft. in NB, MR, OR, GB, HB, CB, CBW, I1, I2 and I3 zones; and
5. 10 sq.ft. in A, AA, AW, and FP zones. (Amend. 27 and 69)

ZONE. A specifically delineated area or district within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.
## 2 ZONE REGULATIONS

<table>
<thead>
<tr>
<th>R1</th>
<th>2-1 SINGLE-FAMILY RESIDENTIAL ZONES</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2-1-1</strong></td>
<td><strong>INTENT:</strong></td>
<td>To provide areas for low <em>density single-family dwellings</em>.</td>
</tr>
</tbody>
</table>
| **2-1-2** | **PERMITTED USES AND STRUCTURES:** | **Primary uses:** see 3-2  
**Accessory uses:** see 4-1 |
| **2-1-3** | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:** | **Primary uses:** see 3-2 |
| **2-1-4** | **MINIMUM LOT AREA:** | Served by sanitary sewer - 10000 sq.ft.  
*Not served by sanitary sewer* - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for *single- and two-family residences*), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. *(Amend 31)*  
See 4-3 for additional information |
| **2-1-5** | **MINIMUM LOT WIDTH:** | Served by sanitary sewer - 75’ except on lots with a 50’ radius across the entire front measured at the property line, which can be 65’ at the building setback *(Amend 44)*  
*Not served by sanitary sewer* - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for *single- and two-family residences*), on a lot-by-lot basis, but in no case less than the requirement for *uses* served by sanitary sewer  
See 4-3 for additional information |
| **2-1-6** | **LOT COVERAGE:** | Maximum coverage by all buildings - 30% *(Amend 44)*  
Minimum vegetative cover - 40% |
| **2-1-7** | **MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:** | Along a *local street or place* - 25'  
Along a *collector street* - 30'  
Along a *secondary arterial* - 40'  
Along a *primary arterial* - 60' *(Amend 8)*  
See 4-4 for exceptions |
### R1 2-1 SINGLE-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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</thead>
</table>
| 2-1-8   | **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:** Primary use building - 25'  
          Accessory building - 10'  
          See 4-4 for additional information |
| 2-1-9   | **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:** 6'  
          See 4-4 for additional information |
| 2-1-10  | **MAXIMUM BUILDING HEIGHT:** (Amend 10) 35' (or to the original height if being repaired, restored or rehabilitated)  
          See 4-5 for exceptions |
| 2-1-11  | **MINIMUM OFF-STREET PARKING REQUIREMENTS:** Residential use: 2 spaces per dwelling unit  
          Nonresidential use: See 3-2 and 4-6-3 |
| 2-1-12  | **ON-PREMISE SIGNS:** See 4-8 |
| 2-1-13  | **BUFFERING REQUIREMENTS:** See 4-9 |

### R1A 2-2 SINGLE-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-2-1</td>
<td><strong>INTENT:</strong> To provide areas for low and medium density single-family dwellings.</td>
</tr>
</tbody>
</table>
| 2-2-2   | **PERMITTED USES AND STRUCTURES:** Primary uses: see 3-2  
          Accessory uses: see 4-1 |
| 2-2-3   | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:** Primary uses: see 3-2 |
| 2-2-4   | **MINIMUM LOT AREA:** Served by sanitary sewer - 7500 sq.ft.  
          Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft.  
          (Amend 31)  
          See 4-3 for additional information |
### 2-2-5  **MINIMUM LOT WIDTH:**
- **Served by sanitary sewer** - 60’ (Amend 44)
- **Not served by sanitary sewer** - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for **single- and two-family residences**), on a lot-by-lot basis, but in no case less than the requirement for **uses** served by sanitary sewer
  - See 4-3 for additional information

### 2-2-6  **LOT COVERAGE:**
- **Maximum coverage by all buildings** - 30% (Amend 44)
- **Minimum vegetative cover** - 40%

### 2-2-7  **MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:**
- **Along a local street or place** - 25’
- **Along a collector street** - 30’
- **Along a secondary arterial** - 40’
- **Along a primary arterial** - 60’
  - See 4-4 for exceptions

### 2-2-8  **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**
- **Primary use building** - 25’
- **Accessory building** - 10’
  - See 4-4 for additional information

### 2-2-9  **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**
- 6’
  - See 4-4 for additional information

### 2-2-10  **MAXIMUM BUILDING HEIGHT:** (Amend 10)
- 35’ (or to the original height if being repaired, restored or rehabilitated)
  - See 4-5 for exceptions

### 2-2-11  **MINIMUM OFF-STREET PARKING REQUIREMENTS:**
- **Residential use:** 2 spaces per **dwelling unit**
- **Nonresidential use:** See 3-2 and 4-6-3

### 2-2-12  **ON-PREMISE SIGNS:**
- See 4-8

### 2-2-13  **BUFFERING REQUIREMENTS:**
- See 4-9
## Chapter 2  UNIFIED ZONING ORDINANCE, 3rd EDITION

### R1B  2-3  SINGLE-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
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<tbody>
<tr>
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<td><strong>INTENT:</strong> To provide areas for low, medium and relatively high density single-family dwellings.</td>
</tr>
</tbody>
</table>
| 2-3-2   | **PERMITTED USES AND STRUCTURES:** Primary uses: see 3-2  
Accessory uses: see 4-1 |
| 2-3-3   | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:** Primary uses: see 3-2  
Accessory uses: see 4-1 |
| 2-3-4   | **MINIMUM LOT AREA:** Served by sanitary sewer - 6000 sq.ft.  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. (Amend 31)  
See 4-3 for additional information |
| 2-3-5   | **MINIMUM LOT WIDTH:** Served by sanitary sewer - 50' (Amend 44)  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer  
See 4-3 for additional information |
| 2-3-6   | **LOT COVERAGE:** Maximum coverage by all buildings - 35% (Amend 44)  
Minimum vegetative cover - 35% |
| 2-3-7   | **MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:** Along a local street or place - 25'  
Along a collector street - 30'  
Along a secondary arterial - 40'  
Along a primary arterial - 60'  
(Amend 8)  
See 4-4 for exceptions |
### R1B 2-3 SINGLE-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
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<tr>
<th>Section</th>
<th>Description</th>
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</table>
| 2-3-8   | **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**  
*Primary use building* - 25'  
*Accessory building* - 10'
|          | See 4-4 for additional information |
| 2-3-9   | **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**  
|          | 5' (Amend 44) |
|          | See 4-4 for additional information |
| 2-3-10  | **MAXIMUM BUILDING HEIGHT:** (Amend 10)  
|          | 35' (or to the original height if being repaired, restored or rehabilitated) |
|          | See 4-5 for exceptions |
| 2-3-11  | **MINIMUM OFF-STREET PARKING REQUIREMENTS:**  
|          | Residential use: 2 spaces per *dwelling unit*  
|          | Nonresidential use: See 3-2 and 4-6-3 |
| 2-3-12  | **ON PREMISE SIGNS:**  
|          | See 4-8 |
| 2-3-13  | **BUFFERING REQUIREMENTS:**  
|          | See 4-9 |

### R1U 2-4 SINGLE-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-4-1   | **INTENT:**  
To preserve and protect older developed parts of the community by providing areas for medium and relatively high *density* of *single-family dwellings* on older platted lots in *urbanized sewer areas* of the cities, incorporated towns, and unincorporated towns with sewer. (Amend 57) |
| 2-4-2   | **PERMITTED USES AND STRUCTURES:**  
*Primary uses:* see 3-2  
*Accessory uses:* see 4-1 |
| 2-4-3   | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**  
*Primary uses:* see 3-2 |
| 2-4-4   | **MINIMUM LOT AREA:**  
|          | 4000 sq.ft.  
|          | See 4-3 for additional information |
| 2-4-5   | **MINIMUM LOT WIDTH:**  
|          | 40'  
|          | See 4-3 for additional information |
| 2-4-6   | **LOT COVERAGE:**  
Maximum coverage by all *buildings* -  
40% (Amend 44)  
*Minimum vegetative cover* - 30% |
### R1U 2-4 SINGLE-FAMILY RESIDENTIAL ZONES, cont. R1U

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
<th>Details</th>
</tr>
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<tbody>
<tr>
<td>2-4-7</td>
<td>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</td>
<td>15' (See 4-4-1 regarding Averaging Setbacks along Street Frontages)</td>
</tr>
<tr>
<td></td>
<td>(Amend 30)</td>
<td>See 4-4 for additional information)</td>
</tr>
<tr>
<td></td>
<td>(Amend 8)</td>
<td></td>
</tr>
<tr>
<td>2-4-8</td>
<td>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</td>
<td>Primary use building – 20' (Amend 30)</td>
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<tr>
<td></td>
<td>(Amend 30)</td>
<td>Accessory building – 6’</td>
</tr>
<tr>
<td></td>
<td>(Amend 8)</td>
<td></td>
</tr>
<tr>
<td>2-4-9</td>
<td>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</td>
<td>Primary use building - 6’</td>
</tr>
<tr>
<td></td>
<td>(Amend 30)</td>
<td>Accessory building - 4’</td>
</tr>
<tr>
<td></td>
<td>(Amend 8)</td>
<td></td>
</tr>
<tr>
<td>2-4-10</td>
<td>MAXIMUM BUILDING HEIGHT: (Amend 10)</td>
<td>35' (or to the original height if being repaired, restored or rehabilitated)</td>
</tr>
<tr>
<td></td>
<td>(Amend 10)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Amend 8)</td>
<td>See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-4-11</td>
<td>MINIMUM OFF-STREET PARKING REQUIREMENTS:</td>
<td>Residential use: 2 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>(Amend 10)</td>
<td>Nonresidential use: See 3-2 and 4-6-3</td>
</tr>
<tr>
<td>2-4-12</td>
<td>ON PREMISE SIGNS:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Amend 10)</td>
<td>See 4-8</td>
</tr>
<tr>
<td>2-4-13</td>
<td>BUFFERING REQUIREMENTS:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Amend 10)</td>
<td>See 4-9</td>
</tr>
</tbody>
</table>

### R1Z 2-5 ZERO LOT LINE (ZLL) SINGLE-FAMILY RESIDENTIAL ZONES R1Z

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-5-1</td>
<td>INTENT:</td>
<td>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.</td>
</tr>
<tr>
<td>2-5-2</td>
<td>PERMITTED USES AND STRUCTURES:</td>
<td>Primary uses: see 3-2</td>
</tr>
<tr>
<td></td>
<td>(Amend 10)</td>
<td>Accessory uses: see 4-1</td>
</tr>
</tbody>
</table>
### R1Z

**2-5 ZERO LOT LINE (ZLL)**

**SINGLE-FAMILY RESIDENTIAL ZONES. cont’d.**

**2-5-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**

- *Primary uses:* see 3-2

**2-5-4 MINIMUM LOT AREA:**

- 5000 sq.ft.
- See 4-3 for additional information

**2-5-5 MINIMUM LOT WIDTH:**

- **Perimeter lot:** 60'
  - 48' in *urbanized sewer areas*
- **Nonperimeter lot:** 48'
- See 4-3 for additional information

**2-5-6 LOT COVERAGE:**

- Maximum coverage by all buildings - 40%
- Minimum vegetative cover - 30%

**2-5-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:**

- Along a *local street or place:*
  - **perimeter lot:** 25'
  - **nonperimeter lot:** 20'
- Along a *collector street:* 30'
- Along a *secondary arterial:* 40'
- Along a *primary arterial:* 60'
- See 4-4 for exceptions

**2-5-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**

- **Primary use building:**
  - abutting R1Z zone: 10'
  - abutting any other zone: 20'
- **Accessory building:**
  - abutting R1Z, R1U, R2U, R3U: 6'
  - abutting any other zone: 10'
- See 4-4 for additional information

**2-5-9 SIDE SETBACK:**

- **Primary use building:**
  - non-ZLL side:
    - **perimeter lot:** 17' minimum
      - (12' in *urbanized sewer area*)
    - **nonperimeter lot:** 12' minimum
  - **ZLL side:** none permitted,
    - except:
      - (a) Where the ZLL side of an R1Z-zoned lot abuts any lot not zoned R1Z, a second *side setback,* this one of 6', is required. (2-5-14-a below does not apply to the wall located on this *side setback.*)
2-5-14 DESIGN REQUIREMENTS:
To ensure privacy, separation, and a useful interface between indoor and outdoor spaces, and to ensure compatibility with surrounding land uses, the following design elements are required for all R1Z ZLL dwellings:

(a) The wall of a dwelling located on a shared side lot line shall be free of doors, other openings, air conditioning units, utility meters and faucets. This wall shall also contain no windows, except for ones made entirely of obscure glass and located at least 6' above any inside floor other than a basement floor. No dormer shall overlook the adjacent side setback. Roof eaves (including gutters) may extend 2' over the shared side lot line, but gutters and downspouts shall direct rainwater back to the lot that the dwelling is built on.

(b) A rear lot line cannot also serve as a side lot line for another lot.
(c) An *atrium* along the shared side lot line, enclosed on 3 sides by the dwelling, shall be enclosed along that lot line by a solid wall, at least 8’ high, built of the same material as the outside of the dwelling.

(d) An offset along the shared side lot line, at either the front or rear of the dwelling, shall also be enclosed along that side lot line by a solid wall, at least 8’ high, continuous with and built of the same material as the outside of the dwelling. This wall shall extend along the side lot line the full length of the offset.

(e) Closure shall be provided for the required non-ZLL side setback, at the front setback, along at least 75% of the width of the side setback. This closure shall be 3-5’ high, and may consist of a wall, or solid fence, or continuous landscape material. In addition, for a corner lot with a required non-ZLL side setback that abuts a street, this same kind of closure shall be provided along at least 50% of the length of the street side setback.

(f) Along the shared side lot line, continuous with the rear of the dwelling (or the end of its rear offset wall) a solid wall, at least 8’ high and built of the same material as the outside of the dwelling, shall be extended an additional 6’.

(g) To better integrate the dwelling’s interior and exterior spaces, one or more doors shall be provided which open directly onto the required non-ZLL side setback from rooms other than the garage or storage or utility areas. Two options are available:

1. at least one door, if it is part of a window and door assembly at least 8’ wide, which can be seen through substantially from top to bottom; or
2. at least 2 doors, other than the kind described in (1), from 2 different rooms.

(h) Regardless of other design requirements, R1Z dwelling units must comply with all relevant building codes.

### 2-5-15 SUBDIVISION OF PROPOSED R1Z SITES:

(a) All requests for R1Z zoning shall be accompanied or preceded by a complete application for major sketch plan review.

(b) To help determine the appropriateness of the rezoning request, a sketch plan review, pursuant to the requirements of the Unified Subdivision Ordinance, shall be completed no less than a week before the public hearing on the rezoning request.
2-5 ZERO LOT LINE (ZLL)

SINGLE-FAMILY RESIDENTIAL ZONES, cont’d.

(c) An irrevocable *easement*, 5’ wide, shall be provided on the adjacent property, permitting access for maintenance purposes along the entire length of the wall on the ZLL side. This *easement* shall be kept clear of *structures*. The *easement* shall be shown on the face of any *plat*, made part of restrictive covenants, and included in any deed transferring title to the property.

### 2-6 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>2-6-1 INTENT:</th>
<th>To provide areas for medium <em>density</em> single-family and two-family residences.</th>
</tr>
</thead>
</table>
| 2-6-2 PERMITTED USES AND STRUCTURES: | Primary uses: see 3-2  
Accessory uses: see 4-1 |
| 2-6-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION: | Primary uses: see 3-2 |
| 2-6-4 MINIMUM LOT AREA: | Served by sanitary sewer:  
*Single-family dwelling* - 7500 sq.ft.  
*Two-family dwelling* - 3750 sq.ft. per dwelling unit  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for *single-* and *two-family residences*), on a lot-by-lot basis, but in no case less than 30,000 sq.ft.  
(Amend 31)  
See 4-3 for additional information |
| 2-6-5 MINIMUM LOT WIDTH: | Served by sanitary sewer - 60’  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of... |
### 2-6 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-6-6   | LOT COVERAGE: Maximum coverage by all buildings - 30%  
Minimum vegetative cover - 30% |
| 2-6-7   | MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:  
Along a local street or place - 25'  
Along a collector street - 30'  
Along a secondary arterial - 40'  
Along a primary arterial - 60'  
See 4-4 for exceptions |
| 2-6-8   | MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:  
Primary use building - 25'  
Accessory building - 10'  
See 4-4 for additional information |
| 2-6-9   | MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:  
6'  
See 4-4 for additional information |
| 2-6-10  | MAXIMUM BUILDING HEIGHT: (Amend 10)  
35' (or to the original height if being repaired, restored or rehabilitated)  
See 4-5 for exceptions |
| 2-6-11  | MINIMUM OFF-STREET PARKING REQUIREMENTS:  
Residential use: 2 spaces per dwelling unit  
Nonresidential use: See 3-2 and 4-6-3 |
| 2-6-12  | ON PREMISE SIGNS:  
See 4-8 |
| 2-6-13  | BUFFERING REQUIREMENTS:  
See 4-9 |

### 2-7 SINGLE-FAMILY AND TWO-FAMILY R2U RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-7-1</td>
<td>INTENT: 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 sewer areas of the cities, incorporated towns, and unincorporated towns with sewer. (Amend 57)</td>
</tr>
</tbody>
</table>
### R2U 2-7 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONES, cont’d. R2U

**2-7-2 PERMITTED USES AND STRUCTURES:**
- **Primary uses:** see 3-2
- **Accessory uses:** see 4-1

**2-7-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**
- **Primary uses:** see 3-2

**2-7-4 MINIMUM LOT AREA:**
- **Single-family dwelling** - 4000 sq.ft.
- **Two-family dwelling** - 3000 sq.ft. per dwelling unit
  - See 4-3 for additional information

**2-7-5 MINIMUM LOT WIDTH:**
- **Single-family dwelling** - 40’
- **Two-family dwelling** - 60’
  - See 4-3 for additional information

**2-7-6 LOT COVERAGE:**
- **Maximum coverage by all buildings** - 35%
- **Minimum vegetative cover** - 30%

**2-7-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:**
- 15’ (See 4-4-1 regarding Averaging Setbacks along Street Frontages)
  - See 4-4 for additional information) (Amend 30)

**2-7-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**
- **Primary use building** - 20’ (Amend 30)
- **Accessory building** - 6’
  - See 4-4 for additional information

**2-7-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**
- **Primary use building** - 6’
- **Accessory building** - 4’
  - See 4-4 for additional information

**2-7-10 MAXIMUM BUILDING HEIGHT:**
- 35’ (or to the original height if being repaired, restored or rehabilitated)
  - See 4-5 for exceptions

**2-7-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:**
- **Residential use:** 2 spaces per dwelling unit
- **Nonresidential use:** See 3-2 and 4-6-3

**2-7-12 ON PREMISE SIGNS:**
- See 4-8

**2-7-13 BUFFERING REQUIREMENTS:**
- See 4-9
### R3 2-8 SINGLE-FAMILY, TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL ZONES

#### 2-8-1 INTENT:
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.

#### 2-8-2 PERMITTED USES AND STRUCTURES:
- **Primary uses:** see 3-2
- **Accessory uses:** see 4-1

#### 2-8-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
- **Primary uses:** see 3-2

#### 2-8-4 MINIMUM LOT AREA:
- **Single-family dwelling** - 6000 sq.ft.
- **Two-family dwelling** - 3000 sq.ft. per dwelling unit
- **Multi-family dwelling** - 2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3.

See 4-3 for additional information

#### 2-8-5 MINIMUM LOT WIDTH:
- **Single- and two-family dwelling** - 60'
- **Multi-family dwelling** - 70'

See 4-3 for additional information

#### 2-8-6 LOT COVERAGE:
- Maximum coverage by all buildings - 40%
- Minimum vegetative cover - 30%

#### 2-8-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:
- Along a local street or place - 25'
- Along a collector street - 30'
- Along a secondary arterial - 40'
- Along a primary arterial - 60'

See 4-4 for exceptions

#### 2-8-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:
- **Primary use building** - 25'
- **Accessory building** - 10'

See 4-4 for additional information

#### 2-8-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:
6'

See 4-4 for additional information
## 2-8 SINGLE-FAMILY, TWO-FAMILY AND R3 MULTI-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-8-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> (Amend 10) 35’ (or to the original height if being repaired, restored or rehabilitated) See 4-5 for exceptions</td>
</tr>
</tbody>
</table>
| 2-8-11 | **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 (TIPP. CO, DTN, BG, CH, WLAF):**  
  - 2 spaces per **dwelling unit** (except University-Proximate residences see 4-6-4)  
  (Amend 1 and 86)  
- **Nonresidential use:** See 3-2 and 4-6-3 |
| 2-8-12 | **ON PREMISE SIGNS:** See 4-8 |
| 2-8-13 | **BUFFERING REQUIREMENTS:** See 4-9 |

## 2-9 SINGLE-FAMILY, TWO-FAMILY AND R3U MULTI-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-9-1</td>
<td><strong>INTENT:</strong> To preserve and protect older developed parts of the community by providing areas for medium and relatively high <strong>density single-family</strong> and <strong>two-family dwellings</strong>, and appropriate numbers of <strong>multi-family dwellings</strong>, the latter at <strong>density</strong> levels less than or equal to the maximum established in 2-9-4 below, on older platted lots in <strong>urbanized sewered areas</strong> of the cities, incorporated towns, and unincorporated towns with sewer. (Amend 57)</td>
</tr>
</tbody>
</table>
| 2-9-2 | **PERMITTED USES AND STRUCTURES:**  
- **Primary uses:** see 3-2  
- **Accessory uses:** see 4-1 |
| 2-9-3 | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:** **Primary uses:** see 3-2 |
### 2-9 SINGLE-FAMILY, TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL ZONES, cont’d.

#### R3U

**2-9-4 MAXIMUM DENSITY OF MULTI-FAMILY DWELLING UNITS PER ACRE:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>A units (825 sq.ft. and up)</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>B units (650 to 824 sq.ft.)</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>C units (470 to 649 sq.ft.)</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>D units (under 470 sq.ft.)</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td>Efficiencies (under 350 sq.ft.)</td>
<td>62</td>
<td></td>
</tr>
</tbody>
</table>

For developments containing more than one multi-family dwelling type, maximum density shall be calculated by formula:

\[
A + .71B + .40C + .28D + .24E = 15.00
\]

\[
\text{Acres}
\]

where A, B, C, D, and E equal the number of Type A, Type B, Type C, Type D and Efficiency units respectively, and Acres equals the total lot area expressed in acres (1 acre = 43,560 sq.ft.). Higher density requires rezoning to R3 (Amend 18).

#### 2-9-5 MINIMUM LOT AREA:

- **Single-family dwelling** - 4000 sq.ft.
- **Two-family dwelling** - 3000 sq.ft. per dwelling unit
- **Multi-family dwelling** - 2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3.

See 4-3 for additional information

#### 2-9-6 MINIMUM LOT WIDTH:

- **Single-family dwelling** - 40’
- **Two-family dwelling** - 60’
- **Multi-family dwelling** - 70’

See 4-3 for additional information

#### 2-9-7 LOT COVERAGE:

- Maximum coverage by all buildings - 40%
- Minimum vegetative cover - 30%

#### 2-9-8 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:

- 15’ See 4-4-1 regarding Averaging Setbacks along Street Frontages
- See 4-4 for additional information (Amend 30)

#### 2-9-9 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:

- Primary use building - 20’ (Amend 30)
- Accessory building - 6’

See 4-4 for additional information
### R3U

#### 2-9 SINGLE-FAMILY, TWO-FAMILY AND
MULTI-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-9-10</td>
<td>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</td>
</tr>
<tr>
<td></td>
<td>Primary use building - 6' Accessory building - 4'</td>
</tr>
<tr>
<td></td>
<td>See 4-4 for additional information</td>
</tr>
<tr>
<td>2-9-11</td>
<td>MAXIMUM BUILDING HEIGHT:</td>
</tr>
<tr>
<td></td>
<td>(Amend 10) 35' (or to the original height if being repaired, restored or rehabilitated) See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-9-12</td>
<td>MINIMUM OFF-STREET PARKING REQUIREMENTS:</td>
</tr>
<tr>
<td></td>
<td>Residential use:</td>
</tr>
<tr>
<td></td>
<td>Single- and two-family: 2 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Multi-family (LAFAYETTE):</td>
</tr>
<tr>
<td></td>
<td>1.50 per Type D and E units</td>
</tr>
<tr>
<td></td>
<td>1.75 per Type C unit</td>
</tr>
<tr>
<td></td>
<td>2.00 per Type A and B units</td>
</tr>
<tr>
<td></td>
<td>Multi-family (TIPP. CO, DTN, BG, CH &amp; WLAF):</td>
</tr>
<tr>
<td></td>
<td>2 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>(except University-Proximate residences see 4-6-4)</td>
</tr>
<tr>
<td></td>
<td>(Amend 1 &amp; 86)</td>
</tr>
<tr>
<td>2-9-13</td>
<td>ON PREMISE SIGNS:</td>
</tr>
<tr>
<td></td>
<td>See 4-8</td>
</tr>
<tr>
<td>2-9-14</td>
<td>BUFFERING REQUIREMENTS:</td>
</tr>
<tr>
<td></td>
<td>See 4-9</td>
</tr>
</tbody>
</table>

### R3W

#### 2-10 SINGLE-FAMILY, TWO-FAMILY AND
MULTI-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-10-1</td>
<td>INTENT:</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>2-10-2</td>
<td>PERMITTED USES AND STRUCTURES:</td>
</tr>
<tr>
<td></td>
<td>Primary uses: see 3-2 Accessory uses: see 4-1</td>
</tr>
<tr>
<td>2-10-3</td>
<td>USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:</td>
</tr>
<tr>
<td></td>
<td>Primary uses: see 3-2</td>
</tr>
</tbody>
</table>
2-10-4 MAXIMUM DENSITY OF MULTI-FAMILY DWELLING UNITS PER ACRE:

<table>
<thead>
<tr>
<th>Type</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type A (825 sq.ft. and up)</td>
<td>15</td>
</tr>
<tr>
<td>Type B (650 to 824 sq.ft.)</td>
<td>21</td>
</tr>
<tr>
<td>Type C (470 to 649 sq.ft.)</td>
<td>37</td>
</tr>
<tr>
<td>Type D (under 470 sq.ft.)</td>
<td>53</td>
</tr>
<tr>
<td>Efficiencies (under 350 sq.ft.)</td>
<td>62</td>
</tr>
</tbody>
</table>

For developments containing more than one multi-family dwelling type, maximum density shall be calculated by formula:

$$A + .71B + .40C + .28D + .24E = 15.00 \text{ Acres}$$

where A, B, C, D, and E equal the number of Type A, Type B, Type C, Type D and Efficiency units respectively, and Acres equals the total lot area expressed in acres (1 acre = 43,560 sq.ft.). Higher density requires rezoning to R4W (Amend 18).

2-10-5 MINIMUM LOT AREA:

<table>
<thead>
<tr>
<th>Type</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>6000 sq.ft.</td>
</tr>
<tr>
<td>Two-family dwelling</td>
<td>3000 sq.ft. per dwelling unit</td>
</tr>
<tr>
<td>Multi-family dwelling</td>
<td>2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3.</td>
</tr>
<tr>
<td>University-proximate multi-family dwelling:</td>
<td></td>
</tr>
<tr>
<td>A 825 and over</td>
<td>2000 sq.ft.</td>
</tr>
<tr>
<td>650 - 824</td>
<td>1500</td>
</tr>
<tr>
<td>470 - 649</td>
<td>1200</td>
</tr>
<tr>
<td>under 470</td>
<td>1000</td>
</tr>
<tr>
<td>Efficiency</td>
<td>800</td>
</tr>
</tbody>
</table>

For university-proximate multi-family projects containing more than one unit type, the 3 largest units shall be used to calculate "lot area, each of first 3 units". See 4-3 for additional information.

2-10-6 MINIMUM LOT WIDTH:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single- and two-family dwelling</td>
<td>60'</td>
</tr>
<tr>
<td>Multi-family dwelling</td>
<td>70'</td>
</tr>
</tbody>
</table>

See 4-3 for additional information.
## 2-10  SINGLE-FAMILY, TWO-FAMILY AND R3W
## MULTI-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-10-7 | **LOT COVERAGE:**
| | Maximum coverage by all buildings - 40%
| | Minimum vegetative cover - 30%
| 2-10-8 | **MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:**
| | Along a local street or place - 25'
| | Along a collector street - 30'
| | Along a secondary arterial - 40'
| | Along a primary arterial - 60'
| | See 4-4 for exceptions
| 2-10-9 | **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**
| | Primary use building - 25'
| | Accessory building - 10'
| | See 4-4 for additional information
| 2-10-10 | **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**
| | 6'
| | See 4-4 for additional information
| 2-10-11 | **MAXIMUM BUILDING HEIGHT:**
| | 14' at the finished floor of the upper story
| | See 4-5 for exceptions
| 2-10-12 | **MINIMUM OFF-STREET PARKING REQUIREMENTS:**
| | Residential use: 2 spaces per dwelling unit (except university-proximate residences: see 4-6-4)
| | Nonresidential uses: See 3-2 and 4-6-3
| 2-10-13 | **ON PREMISE SIGNS:**
| | See 4-8
| 2-10-14 | **BUFFERING REQUIREMENTS:**
| | See 4-9

## 2-11  SINGLE-FAMILY, TWO-FAMILY AND R4W
## MULTI-FAMILY RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-11-1 | **INTENT:**
| | 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.
| 2-11-2 | **PERMITTED USES AND STRUCTURES:**
| | Primary uses: see 3-2
| | Accessory uses: see 4-1
| 2-11-3 | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**
| | Primary uses: see 3-2
2-11-4 MINIMUM DENSITY OF MULTI-FAMILY DWELLING UNITS PER ACRE:

- Type A units (825 sq.ft. and up) - 16
- Type B units (650 to 824 sq.ft.) - 22
- Type C units (470 to 649 sq.ft.) - 38
- Type D units (under 470 sq.ft.) - 54
- Efficiencies (under 350 sq.ft.) - 63

For developments containing more than one multi-family dwelling type, minimum density shall be calculated by formula:

\[
A + .71B + .40C + .28D + .24E
\]

\[
= 15.01
\]

Acres

where A, B, C, D, and E equal the number of Type A, Type B, Type C, Type D and Efficiency units respectively, and Acres equals the total lot area expressed in acres. (1 acre = 43,560 sq.ft.)

2-11-5 MINIMUM LOT AREA:

- Single-family dwelling - 6000 sq.ft.
- Two-family dwelling - 3000 sq.ft. per dwelling unit
- Multi-family dwelling - 2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3.

University-proximate multi-family dwelling:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>LOT AREA, EACH OF FIRST 3 UNITS</th>
<th>LOT AREA, EACH ADDITIONAL UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>2000 sq.ft.</td>
<td>1000 sq.ft.</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
<td>1500</td>
<td>1000</td>
</tr>
<tr>
<td>C</td>
<td>470 - 649</td>
<td>1200</td>
<td>750</td>
</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>1000</td>
<td>500</td>
</tr>
<tr>
<td>Efficiency</td>
<td>---</td>
<td>800</td>
<td>500</td>
</tr>
</tbody>
</table>

For university-proximate multi-family projects containing more than one unit type, the 3 largest units shall be used to calculate "lot area, each of first 3 units". See 4-3 for additional information.

2-11-6 MINIMUM LOT WIDTH:

- Single- and two-family dwelling - 60'
- Multi-family dwelling - 70'

See 4-3 for additional information.
### R4W

#### 2-11 SINGLE-FAMILY, TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-11-7</td>
<td><strong>LOT COVERAGE:</strong> Maximum coverage by all <em>buildings</em> - 40%</td>
</tr>
<tr>
<td>2-11-8</td>
<td><strong>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</strong> Along a <em>local street or place</em> - 25'</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>2-11-9</td>
<td><strong>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</strong></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>2-11-10</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong> 6'</td>
</tr>
<tr>
<td>2-11-11</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> 14' at the finished floor of the upper <em>story</em></td>
</tr>
<tr>
<td>2-11-12</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong> Residential <em>use</em>: 2 spaces per <em>dwelling unit</em> (except university-proximate <em>residences</em>: see 4-6-4)</td>
</tr>
<tr>
<td>2-11-13</td>
<td><strong>ON PREMISE SIGNS:</strong></td>
</tr>
<tr>
<td>2-11-14</td>
<td><strong>BUFFERING REQUIREMENTS:</strong></td>
</tr>
</tbody>
</table>

### NB

#### 2-12 NEIGHBORHOOD BUSINESS ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-12-1</td>
<td><strong>INTENT:</strong> To provide areas for retail and service establishments appropriate to the needs of nearby residents.</td>
</tr>
<tr>
<td>2-12-2</td>
<td><strong>PERMITTED USES AND STRUCTURES:</strong> <em>Primary uses</em>: see 3-2</td>
</tr>
<tr>
<td>2-12-3</td>
<td><strong>USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:</strong> <em>Primary uses</em>: see 3-2</td>
</tr>
<tr>
<td>2-12-4</td>
<td><strong>MINIMUM LOT AREA:</strong> Served by sanitary sewer - none</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>2-12-5</td>
<td><strong>MINIMUM LOT WIDTH:</strong>&lt;br&gt; Served by sanitary sewer - none&lt;br&gt; Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis&lt;br&gt; See 4-3 for additional information</td>
</tr>
<tr>
<td>2-12-6</td>
<td><strong>LOT COVERAGE:</strong>&lt;br&gt; Maximum coverage by all buildings - 50%&lt;br&gt; Minimum vegetative cover - 20%</td>
</tr>
<tr>
<td>2-12-7</td>
<td><strong>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</strong>&lt;br&gt; Along a local street or place - 25'&lt;br&gt; Along a collector street - 30'&lt;br&gt; Along a secondary arterial - 40'&lt;br&gt; Along a primary arterial - 60'&lt;br&gt; See 4-4 for exceptions</td>
</tr>
<tr>
<td>2-12-8</td>
<td><strong>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</strong>&lt;br&gt; 15'&lt;br&gt; See 4-4 for additional information</td>
</tr>
<tr>
<td>2-12-9</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong>&lt;br&gt; 0' (10' if abutting a residential zone or use)&lt;br&gt; (Amend 43) See 4-4 for additional information</td>
</tr>
<tr>
<td>2-12-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong>&lt;br&gt; 35'&lt;br&gt; See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-12-11</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong>&lt;br&gt; See 3-2 and 4-6-3</td>
</tr>
<tr>
<td>2-12-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong>&lt;br&gt; See 4-6-18</td>
</tr>
<tr>
<td>2-12-13</td>
<td><strong>ON PREMISE SIGNS:</strong>&lt;br&gt; See 4-8</td>
</tr>
<tr>
<td>2-12-14</td>
<td><strong>BUFFERING REQUIREMENTS:</strong>&lt;br&gt; See 4-9</td>
</tr>
</tbody>
</table>
# NBU 2-13 NEIGHBORHOOD BUSINESS ZONES

## 2-13-1 INTENT:
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 sewer 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 (Amend 10, 45).

## 2-13-2 PERMITTED USES AND STRUCTURES:
- **Primary uses**: see 3-2
- **Accessory uses**: see 4-1

## 2-13-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
- **Primary uses**: see 3-2

## 2-13-4 MINIMUM LOT AREA:
- **Served by sanitary sewer** – none, except university-proximate multi-family dwellings (see below)  
- **Not served by sewer** – as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis. See 4-3 for additional information. (Amend 10, 45)  
  
  University-proximate multi-family dwelling (Amend 5):
### NBU 2-13 NEIGHBORHOOD BUSINESS ZONES, cont’d.

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>LOT AREA, EACH OF FIRST 3 UNITS</th>
<th>LOT AREA, EACH ADDITIONAL UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>2000 sq.ft.</td>
<td>1000 sq.ft.</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
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<td>1000</td>
</tr>
<tr>
<td>C</td>
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</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>1000</td>
<td>500</td>
</tr>
<tr>
<td>Efficiency</td>
<td>---</td>
<td>800</td>
<td>500</td>
</tr>
</tbody>
</table>

For university-proximate multi-family projects containing more than one unit type, the 3 largest units shall be used to calculate "lot area, each of first 3 units".

#### 2-13-5 MINIMUM LOT WIDTH:

- Served by sanitary sewer: none
- Not served by sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis. (Amend 10, 41, 45)

See 4-3 for additional information

#### 2-13-6 LOT COVERAGE:

(Amend 10)
- Maximum coverage by all buildings: 60%
- Minimum vegetative cover: none

#### 2-13-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:

- 0'

See 4-4 for exceptions

#### 2-13-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:

- Primary use building: 15' (Amend 10)
- Accessory use or building: 10' (Amend 10)

See 4-4 for additional information

#### 2-13-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:

- 0' (10' if abutting a residential zone or use) (Amend 10)

See 4-4 for additional information

#### 2-13-10 MAXIMUM BUILDING HEIGHT:

- 35' (or to original height if being repaired, restored or rehabilitated) (Amend 10)

University-proximate multi-family dwelling: 14' at the finished floor of the upper story (Amend 5)

#### 2-13-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:

- Residential use: Single- and two-family: 2 spaces per dwelling unit (see 4-6-4) (Amend 5)
### NBU 2-13 NEIGHBORHOOD BUSINESS ZONES, cont’d.

*Multi-family (LAFAYETTE):* (Amend 8)

1.50 per *efficiency* and 1-*BR* unit  
1.75 per 2-*BR* unit  
2.00 per 3+*BR* unit

*Multi-family (WL, TIPP.CO, DTN, BG, CH)*  
2 spaces per *dwelling unit*

**Nonresidential use:** See 3-2, 4-6-3 and 4-6-11-b (except *university-proximate residences:* See 4-6-4)

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-13-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong> See 4-6-18</td>
</tr>
<tr>
<td>2-13-13</td>
<td><strong>ON PREMISE SIGNS:</strong> See 4-8</td>
</tr>
<tr>
<td>2-13-14</td>
<td><strong>BUFFERING REQUIREMENTS:</strong> See 4-9</td>
</tr>
</tbody>
</table>

### OR 2-14 OFFICE / RESEARCH ZONES

**INTENT:**

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

**PERMITTED USES AND STRUCTURES:**

*Primary uses:* see 3-2  
*Accessory uses:* see 4-1

**USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**

*Primary uses:* see 3-2

**MINIMUM LOT AREA:**

Served by sanitary sewer - 20000 sq.ft.  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for *uses* served by sanitary sewer  
See 4-3 for additional information
## OR 2-14 OFFICE / RESEARCH ZONES OR

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-14-5 | **MINIMUM LOT WIDTH:**  
- Served by sanitary sewer: 100'  
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer  
See 4-3 for additional information |
| 2-14-6 | **LOT COVERAGE:**  
- Maximum coverage by all buildings: 25%  
- Minimum vegetative cover: 30% |
| 2-14-7 | **MINIMUM FRONT, REAR, OR SIDE SETBACK ALONG STREET FRONTAGE:**  
- Along a *local street or place*: 25'  
- Along a *collector street*: 30'  
- Along a *secondary arterial*: 40'  
- Along a *primary arterial*: 60'  
See 4-4 for exceptions |
| 2-14-8 | **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:**  
- Primary use building: 25'  
- Accessory use or building: 10'  
See 4-4 for additional information |
| 2-14-9 | **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:**  
- 20'  
See 4-4 for additional information |
| 2-14-10 | **MAXIMUM BUILDING HEIGHT:**  
- 50'  
See 4-5 for exceptions |
| 2-14-11 | **MINIMUM OFF-STREET PARKING REQUIREMENTS:**  
(Amend 15)  
See 3-2 and 4-6-3 |
| 2-14-12 | **MINIMUM OFF-STREET LOADING REQUIREMENTS:**  
See 4-6-18 |
| 2-14-13 | **ENTRANCE RESTRICTIONS:**  
See 4-7 |
| 2-14-14 | **ON PREMISE SIGNS:**  
See 4-8 |
| 2-14-15 | **BUFFERING REQUIREMENTS:**  
See 4-9 |
| 2-14-16 | **INDUSTRIAL PERFORMANCE STANDARDS:**  
See 4-10 |
<table>
<thead>
<tr>
<th>MR</th>
<th>2-15 MEDICAL RELATED ZONES</th>
<th>MR</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-15-1 INTENT:</td>
<td>To provide areas for medical related facilities and services. (Amend 69)</td>
<td></td>
</tr>
</tbody>
</table>
| 2-15-2 PERMITTED USES AND STRUCTURES: | **Primary uses**: see 3-2  
**Accessory uses**: see 4-1 |  |
| 2-15-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION: | **Primary uses**: see 3-2 |  |
| 2-15-4 MINIMUM LOT AREA: | Nonresidential *use*: 25,000 sq.ft. (Amend 69)  
*Multi-family dwelling*: 2000 sq.ft. per each of the first 3 *dwelling units*, then 1000 sq.ft. per each *dwelling unit* above 3. (Amend 69)  
See 4-3 for additional information |  |
| 2-15-5 MINIMUM LOT WIDTH: | Nonresidential *use*: 100'  
*Multi-family dwelling*: 70' (Amend 69)  
See 4-3 for additional information |  |
| 2-15-6 LOT COVERAGE: | Maximum coverage by all *buildings*: 40%  
Minimum *vegetative cover*: 20% (Amend 69) |  |
| 2-15-7 MINIMUM FRONT, REAR, OR SIDE SETBACK ALONG STREET FRONTAGE: (Amend 8) | Along a *local street or place*: 25'  
Along a *collector street*: 30'  
Along a *secondary arterial*: 40'  
Along a *primary arterial*: 60'  
See 4-4 for exceptions |  |
| 2-15-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE: (Amend 69) | Residential *use*:  
*Primary use building*: 25'  
*Accessory building or use*: 10'  
Nonresidential *use*:  
*Primary use building*: 15'  
*Accessory building or use*: 15'  
(40' if abutting a *residential zone* or *use*)  
See 4-4 for additional information |  |
| 2-15-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE: (Amend 69) | Residential *use*:  
*Primary use building*: 6'  
*Accessory building*: 6'  
Nonresidential *use*:  
*Primary use building*: 0'  
*Accessory building*: 0'  
(30' if abutting a *residential zone* or *use*) |  |
| 2-15-10 MAXIMUM BUILDING HEIGHT: (Amend 69) | Multi-*family dwelling*: 35'  
Nonresidential *use*: 60'  
See 4-5 for exceptions |  |
MR 2-15 MEDICAL RELATED ZONES

2-15-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:
(Amend 8)
Residential use:
Single- and two-family: 2 spaces per dwelling unit (see 4-6-4) (Amend 5)
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 (WL, TIPP.CO, DTN, BG, CH)
2 spaces per dwelling unit
Nonresidential use: See 3-2, 4-6-3 and 4-6-11-b

2-15-12 MINIMUM OFF-STREET LOADING REQUIREMENTS:
See 4-6-18

2-15-13 ON PREMISE SIGNS:
See 4-8

2-15-14 BUFFERING REQUIREMENTS:
See 4-9

MRU 2-16 MEDICAL RELATED ZONES (Amend 69)

2-16-1 INTENT:
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 sewer areas of the cities, incorporated towns, and unincorporated towns with sewer.

2-16-2 PERMITTED USES AND STRUCTURES:
Primary uses: see 3-2
Accessory uses: see 4-1

2-16-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
Primary uses: see 3-2

2-16-4 MINIMUM LOT AREA:
Nonresidential use - none
Single-family dwelling - 4000 sq.ft.
Two-family dwelling - 3000 sq.ft. per dwelling unit
Multi-family dwelling - 2000 sq.ft. per each of the first 3 dwelling units, then 1000 sq.ft. per each dwelling unit above 3.
See 4-3 for additional information
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
</table>
| 2-16-5  | Minimum Lot Width | Nonresidential use and single-, and two-family dwelling - 40'  
Multi-family dwelling - 70'  
See 4-3 for additional information |
| 2-16-6  | Lot Coverage | Maximum coverage by all buildings - 40%  
Minimum vegetative cover - 30% |
| 2-16-7  | Minimum Front, Rear, or Side Setback Along Street Frontage | Residential use:  
Along a local street, place, collector street, secondary arterial, or a primary arterial - 15'  
Nonresidential use:  
Along a local street, place, or collector street – 0'  
Along a secondary arterial, or a primary arterial - 25'  
See 4-4 for exceptions |
| 2-16-8  | Minimum Rear Setback Not Along Street Frontage | Residential use:  
Primary use building - 20'  
Accessory building or use - 6'  
Nonresidential use:  
Primary use building - 15'  
Accessory building or use - 10'  
See 4-4 for additional information |
| 2-16-9  | Minimum Side Setback Not Along Street Frontage | Residential use:  
Primary use building - 6'  
Accessory building - 4'  
Nonresidential use: 0'  
(10' if abutting a residential zone or use) |
| 2-16-10 | Maximum Building Height | Residential use - 35' (or to the original height if being repaired, restored or rehabilitated)  
Nonresidential use - 60' (or to the original height if being repaired, restored or rehabilitated)  
See 4-5 for exceptions |
### MRU 2-16 MEDICAL RELATED ZONES (Amend 69)

**2-16-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:**

**Residential use:**
- **Single-and two-family:** 2 spaces per *dwelling unit* (see 4-6-4)
- **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 (WL, TIPP.CO, DTN, BG, CH)**
  - 2 spaces per *dwelling unit*

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

**2-16-12 MINIMUM OFF-STREET LOADING REQUIREMENTS:**

See 4-6-18

**2-16-13 ON PREMISE SIGNS:**

See 4-8

**2-16-14 BUFFERING REQUIREMENTS:**

See 4-9

### GB 2-17 GENERAL BUSINESS ZONES

**2-17-1 INTENT:**

To provide areas for all kinds of commercial activity, including retailing, services, some wholesaling, self-storage warehousing and contracting.

**2-17-2 PERMITTED USES AND STRUCTURES:**

- **Primary uses:** see 3-2
- **Accessory uses:** see 4-1

**2-17-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**

- **Primary uses:** see 3-2

**2-17-4 MINIMUM LOT AREA:**

- **Served by sanitary sewer** - none
- **Not served by sanitary sewer** - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis

See 4-3 for additional information
### GB 2-17  GENERAL BUSINESS ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-17-5</td>
<td><strong>MINIMUM LOT WIDTH:</strong></td>
<td>Served by sanitary sewer - none</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis See 4-3 for additional information</td>
</tr>
<tr>
<td>2-17-6</td>
<td><strong>LOT COVERAGE:</strong></td>
<td>Maximum coverage by all <em>buildings</em> - 60%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum <em>vegetative cover</em> - 10%</td>
</tr>
<tr>
<td>2-17-7</td>
<td><strong>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</strong></td>
<td>Along a <em>local street or place</em> - 25'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Along a <em>collector street</em> - 30'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Along a <em>secondary arterial</em> - 40'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Along a <em>primary arterial</em> - 60'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See 4-4 for exceptions</td>
</tr>
<tr>
<td>2-17-8</td>
<td><strong>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</strong></td>
<td>15' (40' if <em>rear lot line</em> abuts a <em>residential zone</em> or <em>use</em>) (Amend 43)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See 4-4 for additional information</td>
</tr>
<tr>
<td>2-17-9</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET SETBACK:</strong></td>
<td>0' (30' if <em>side lot line</em> abuts a <em>residential zone</em> or <em>use</em>) (Amend 43)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See 4-4 for additional information</td>
</tr>
<tr>
<td>2-17-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong></td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-17-11</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong></td>
<td>See 3-2 and 4-6-3</td>
</tr>
<tr>
<td>2-17-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong></td>
<td>See 4-6-18</td>
</tr>
<tr>
<td>2-17-13</td>
<td><strong>ENTRANCE RESTRICTIONS:</strong></td>
<td>See 4-7</td>
</tr>
<tr>
<td>2-17-14</td>
<td><strong>ON PREMISE SIGNS:</strong></td>
<td>See 4-8</td>
</tr>
<tr>
<td>2-17-15</td>
<td><strong>BUFFERING REQUIREMENTS:</strong></td>
<td>See 4-9</td>
</tr>
<tr>
<td>2-17-16</td>
<td><strong>INDUSTRIAL PERFORMANCE STANDARDS:</strong></td>
<td>See 4-10</td>
</tr>
</tbody>
</table>
## Chapter 2-18  HIGHWAY BUSINESS ZONES

### 2-18-1 INTENT:
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.

### 2-18-2 PERMITTED USES AND STRUCTURES:
- **Primary uses:** see 3-2
- **Accessory uses:** see 4-1

### 2-18-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
- **Primary uses:** see 3-2

### 2-18-4 MINIMUM LOT AREA:
- Served by sanitary sewer: none
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis.
  See 4-3 for additional information.

### 2-18-5 MINIMUM LOT WIDTH:
- Served by sanitary sewer: none
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis.
  See 4-3 for additional information.

### 2-18-6 LOT COVERAGE:
- Maximum coverage by all buildings: 40%
- Minimum vegetative cover: 20%

### 2-18-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:
- Along a **local street or place**: 25'
- Along a **collector street**: 30'
- Along a **secondary arterial**: 40'
- Along a **primary arterial**: 60'
  See 4-4 for exceptions.

### 2-18-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:
- 15' (40' if **rear lot line** abuts a **residential zone or use**) (Amend 43)
  See 4-4 for additional information.
### Chapter 2  
**UNIFIED ZONING ORDINANCE, 3rd EDITION**

#### HB 2-18  HIGHWAY BUSINESS ZONES, cont’d.  

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
</tr>
</thead>
</table>
| 2-18-9 | **MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:** 0’ (30’ if side lot line abuts a residential zone or use) (Amend 43)  
See 4-4 for additional information |
| 2-18-10 | **MAXIMUM BUILDING HEIGHT:** 35'  
See 4-5 for exceptions |
| 2-18-11 | **MINIMUM OFF-STREET PARKING REQUIREMENTS:** See 3-2 and 4-6-3 |
| 2-18-12 | **MINIMUM OFF-STREET LOADING REQUIREMENTS:** See 4-6-18 |
| 2-18-13 | **ENTRANCE RESTRICTIONS:** See 4-7 |
| 2-18-14 | **ON PREMISE SIGNS:** See 4-8 |
| 2-18-15 | **BUFFERING REQUIREMENTS:** See 4-9 |

#### CB 2-19  CENTRAL BUSINESS ZONES  

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-19-1</td>
<td><strong>INTENT:</strong> 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.</td>
</tr>
</tbody>
</table>
| 2-19-2 | **PERMITTED USES AND STRUCTURES:**  
*Primary uses:* see 3-2  
*Accessory uses:* see 4-1 |
| 2-19-3 | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**  
*Primary uses:* see 3-2 |
| 2-19-4 | **MINIMUM LOT AREA:** none  
See 4-3 for additional information |
| 2-19-5 | **MINIMUM LOT WIDTH:** none  
See 4-3 for additional information |
| 2-19-6 | **LOT COVERAGE:**  
Maximum coverage by all buildings - 100%  
Minimum vegetative cover - none |
### CB 2-19 CENTRAL BUSINESS ZONES, cont’d.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-19-7</td>
<td><strong>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</strong> 0’</td>
<td>See 4-4 for exceptions</td>
</tr>
<tr>
<td>2-19-8</td>
<td><strong>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</strong> 0’</td>
<td>See 4-4 for additional information</td>
</tr>
<tr>
<td>2-19-9</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong> 0’</td>
<td>See 4-4 for additional information</td>
</tr>
<tr>
<td>2-19-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> 100’</td>
<td>See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-19-11</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong></td>
<td>See 3-2 and 4-6-11-a</td>
</tr>
<tr>
<td>2-19-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong></td>
<td>See 4-6-18</td>
</tr>
<tr>
<td>2-19-13</td>
<td><strong>ON PREMISE SIGNS:</strong></td>
<td>See 4-8</td>
</tr>
<tr>
<td>2-19-14</td>
<td><strong>BUFFERING REQUIREMENTS:</strong></td>
<td>See 4-9</td>
</tr>
</tbody>
</table>

### CBW 2-20 CENTRAL BUSINESS ZONES

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-20-1</td>
<td><strong>INTENT:</strong> To provide core business areas in the City of West Lafayette...</td>
<td>See 4-5 for exceptions</td>
</tr>
</tbody>
</table>
| 2-20-2     | **PERMITTED USES AND STRUCTURES:**                                        | Primary uses: see 3-2  
Accessory uses: see 4-1  |
| 2-20-3     | **USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:**                       | Primary uses: see 3-2  
Exception: See 4-5 for exceptions. |
### Chapter 2  UNIFIED ZONING ORDINANCE, 3rd EDITION

#### CBW 2-20 CENTRAL BUSINESS ZONES, cont’d.

#### 2-20-4 MINIMUM LOT AREA:

- **Nonresidential uses, single- and two-family dwelling** - none
- **University-proximate multi-family dwelling**:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>LOT AREA, EACH OF FIRST 3 UNITS</th>
<th>LOT AREA, EACH ADDITIONAL UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>2000 sq.ft.</td>
<td>1000 sq.ft.</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
<td>1500</td>
<td>1000</td>
</tr>
<tr>
<td>C</td>
<td>470 - 649</td>
<td>1200</td>
<td>750</td>
</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>1000</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td>Efficiency</td>
<td>800</td>
<td>500</td>
</tr>
</tbody>
</table>

For **university-proximate multi-family** projects containing more than one unit type, the 3 largest units shall be used to calculate "lot area, each of first 3 units".

See 4-3 for additional information.

#### 2-20-5 MINIMUM LOT WIDTH: none (Amend 18)

See 4-3 for additional information.

#### 2-20-6 LOT COVERAGE: Maximum coverage by all buildings - 100%, including parking structure (Amend 5)

Minimum vegetative cover - none

#### 2-20-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:

- 0'

See 4-4 for exceptions.

#### 2-20-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:

- 0'

See 4-4 for additional information.

#### 2-20-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:

- 0'

See 4-4 for additional information.

#### 2-20-10 MAXIMUM BUILDING HEIGHT:

- 35'

See 4-5 for exceptions.

#### 2-20-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:

See 3-2 and 4-6-3 including parking structure (Amend 5)

#### 2-20-12 MINIMUM LOADING REQUIREMENTS:

See 4-6-18

#### 2-20-13 ON PREMISE SIGNS:

See 4-8

#### 2-20-14 BUFFERING REQUIREMENTS:

See 4-9
### 2-21-1 INTENT:
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.

### 2-21-2 PERMITTED USES AND STRUCTURES:
| Primary uses: | see 3-2 |
| Accessory uses: | see 4-1 |

### 2-21-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
| Primary uses: | see 3-2 |

### 2-21-4 MINIMUM LOT AREA:
- Served by sanitary sewer: 10000 sq.ft.
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer. See 4-3 for exceptions.

### 2-21-5 MINIMUM LOT WIDTH:
- Served by sanitary sewer: 75'
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer. See 4-3 for exceptions.

### 2-21-6 LOT COVERAGE:
- Maximum coverage by all buildings: 25%
- Minimum vegetative cover: 30%

### 2-21-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:
- Along a local street or place: 25'
- Along a collector street: 30'
- Along a secondary arterial: 40'
- Along a primary arterial: 60'
See 4-4 for exceptions.

### 2-21-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:
- 15' (40' if rear lot line abuts a residential zone or use) (Amend 43)
See 4-4 for additional information.
### Chapter 2  UNIFIED ZONING ORDINANCE, 3rd EDITION

#### I1  2-21  INDUSTRIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-21-9</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong> 0’ (30’ if <em>side lot line</em> abuts a <em>residential zone</em> or <em>use</em>) (Amend 43) See 4-4 for additional information</td>
</tr>
<tr>
<td>2-21-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> 35’ See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-21-11</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong> See 3-2 and 4-6-3</td>
</tr>
<tr>
<td>2-21-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong> See 4-6-18</td>
</tr>
<tr>
<td>2-21-13</td>
<td><strong>ENTRANCE RESTRICTIONS:</strong> See 4-7</td>
</tr>
<tr>
<td>2-21-14</td>
<td><strong>ON PREMISE SIGNS:</strong> See 4-8</td>
</tr>
<tr>
<td>2-21-15</td>
<td><strong>BUFFERING REQUIREMENTS:</strong> See 4-9</td>
</tr>
<tr>
<td>2-21-16</td>
<td><strong>INDUSTRIAL PERFORMANCE STANDARDS:</strong> See 4-10</td>
</tr>
</tbody>
</table>

#### I2  2-22  INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-22-1</td>
<td><strong>INTENT:</strong> 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 <em>Use</em> Table.</td>
</tr>
</tbody>
</table>
| 2-22-2  | **PERMITTED USES AND STRUCTURES:** Primary uses: see 3-2  
Accessory uses: see 4-1 |
<p>| 2-22-3  | <strong>USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:</strong> Primary uses: see 3-2 |</p>
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-22-4</td>
<td><strong>MINIMUM LOT AREA:</strong> Served by sanitary sewer - 10000 sq.ft. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer. See 4-3 for exceptions.</td>
</tr>
<tr>
<td>2-22-5</td>
<td><strong>MINIMUM LOT WIDTH:</strong> Served by sanitary sewer - 75’. Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer. See 4-3 for exceptions.</td>
</tr>
<tr>
<td>2-22-6</td>
<td><strong>LOT COVERAGE:</strong> Maximum coverage by all buildings - 35%. Minimum vegetative cover - 25%.</td>
</tr>
<tr>
<td>2-22-7</td>
<td><strong>MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:</strong> Along a local street or place - 25’. Along a collector street - 30’. Along a secondary arterial - 40’. Along a primary arterial - 60’. See 4-4 for exceptions.</td>
</tr>
<tr>
<td>2-22-8</td>
<td><strong>MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:</strong> 15’ (40’ if rear lot line abuts a residential zone or use). (Amend 43) See 4-4 for additional information.</td>
</tr>
<tr>
<td>2-22-9</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong> 0’ (30’ if side lot line abuts a residential zone or use). (Amend 43) See 4-4 for additional information.</td>
</tr>
<tr>
<td>2-22-10</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> 50’. See 4-5 for exceptions.</td>
</tr>
<tr>
<td>2-22-11</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong> See 3-2 and 4-6-3.</td>
</tr>
<tr>
<td>2-22-12</td>
<td><strong>MINIMUM OFF-STREET LOADING REQUIREMENTS:</strong> See 4-6-18.</td>
</tr>
</tbody>
</table>
## I2 2-22 INDUSTRIAL ZONES cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-22-13</td>
<td>ENTRANCE RESTRICTIONS: See 4-7</td>
</tr>
<tr>
<td>2-22-14</td>
<td>ON PREMISE SIGNS: See 4-8</td>
</tr>
<tr>
<td>2-22-15</td>
<td>BUFFERING REQUIREMENTS: See 4-9</td>
</tr>
<tr>
<td>2-22-16</td>
<td>INDUSTRIAL PERFORMANCE STANDARDS: See 4-10</td>
</tr>
</tbody>
</table>

## I3 2-23 INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-23-1</td>
<td>INTENT: 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.</td>
</tr>
</tbody>
</table>
| 2-23-2        | PERMITTED USES AND STRUCTURES:  
|               | **Primary uses**: see 3-2  
|               | **Accessory uses**: see 4-1                                                                                                                                                                                |
| 2-23-3        | USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:  
|               | **Primary uses**: see 3-2                                                                                                                                                                                   |
| 2-23-4        | MINIMUM LOT AREA:  
|               | Served by sanitary sewer - 10000 sq.ft.  
|               | Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer  
|               | See 4-3 for exceptions                                                                                                                                                                                      |
| 2-23-5        | MINIMUM LOT WIDTH:  
|               | Served by sanitary sewer - 75’  
|               | Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer  
|               | See 4-3 for exceptions                                                                                                                                                                                      |
### Chapter 2-23 INDUSTRIAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
</table>
| 2-23-6  | LOT COVERAGE: | Maximum coverage by all buildings - 45%  
Minimum vegetative cover - 20% |
| 2-23-7  | MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE: | Along a local street or place - 25'  
Along a collector street - 30'  
Along a secondary arterial - 40'  
Along a primary arterial - 60'  
See 4-4 for exceptions |
| 2-23-8  | MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE: | 15' (40' if rear lot line abuts a residential zone or use) (Amend 43)  
See 4-4 for additional information |
| 2-23-9  | MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE: | 0' (30' if side lot line abuts a residential zone or use) (Amend 43)  
See 4-4 for additional information |
| 2-23-10 | MAXIMUM BUILDING HEIGHT: | 100'  
See 4-5 for exceptions |
| 2-23-11 | MINIMUM OFF-STREET PARKING REQUIREMENTS: | See 3-2 and 4-6-3 |
| 2-23-12 | MINIMUM OFF-STREET LOADING REQUIREMENTS: | See 4-6-18 |
| 2-23-13 | ENTRANCE RESTRICTIONS: | See 4-7 |
| 2-23-14 | ON PREMISE SIGNS: | See 4-8 |
| 2-23-15 | BUFFERING REQUIREMENTS: | See 4-9 |
| 2-23-16 | INDUSTRIAL PERFORMANCE STANDARDS: | See 4-10 |
# 2-24 AGRICULTURAL ZONES

## 2-24-1 INTENT:
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.

## 2-24-2 PERMITTED USES AND STRUCTURES:
| Primary uses: | see 3-2 |
| Accessory uses: | see 4-1 |

## 2-24-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
| Primary uses: | see 3-2 |

## 2-24-4 MINIMUM LOT AREA:
Nonresidential use:
- Served by sanitary sewer: none
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis

Residential use:
- Served by sanitary sewer: 15000 sq.ft. (7500 sq.ft. per dwelling unit for a two-family dwelling)
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. (Amend 31)

See 4-3 for additional information
### 2-24-5 MINIMUM LOT WIDTH:
Nonresidential use:
- Served by sanitary sewer: none
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis)

Residential use:
- Served by sanitary sewer: 100'
- Not served by sanitary sewer: as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer

See 4-3 for additional information

### 2-24-6 LOT COVERAGE:
- Maximum coverage by all buildings: 20%
- Minimum vegetative cover: 50%

### 2-24-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:
- Along a local street or place: 25'
- Along a collector street: 30'
- Along a secondary arterial: 40'
- Along a primary arterial: 60'

See 4-4 for exceptions

### 2-24-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:
- Primary use building: 25'
- Accessory building: 10'

See 4-4 for additional information

### 2-24-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:
- 6'

See 4-4 for additional information

### 2-24-10 MAXIMUM BUILDING HEIGHT:
- 35' for residential buildings

See 4-5 for exceptions

### 2-24-11 MINIMUM OFF-STREET PARKING REQUIREMENTS:
- Residential use: 2 spaces per dwelling unit
- Nonresidential use: See 3-2 and 4-6-3

### 2-24-12 ON PREMISE SIGNS:
See 4-8

### 2-24-13 BUFFERING REQUIREMENTS:
See 4-9
| 2-25-1 | INTENT: | 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. |
| 2-25-2 | BOUNDARIES: | Boundaries for AA zones have been drawn to include substantial areas having either highest or a combination of high and highest potential for agricultural use. These potentials have been determined by applying the Land Use Potentials decision-making matrix, used to generate the Phased Land Use Plan within the Comprehensive Plan for Tippecanoe County (adopted September 16, 1981). The methodology is described in Volume 1 of the Comprehensive Plan, the Phased Land Use Plan in Volume 2. When a petitioner applies to rezone AA-zoned land to permit a non-agricultural or related land use, the Commission's staff shall reapply this methodology to the petitioner's site. This will determine what proportion of the site actually has less than high potential for agricultural use. This new information shall then be included in the staff's written report to the Commission. The Commission will then use the information in making its recommendation. |
| 2-25-3 | PERMITTED USES AND STRUCTURES: | Primary uses: see 3-2  | Accessory uses: see 4-1 |
| 2-25-4 | USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION: | Primary uses: see 3-2 |
| 2-25-5 | MINIMUM LOT AREA: | Nonresidential use:  | Served by sanitary sewer - none  |
|          |                        | Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis |
## Chapter 2

### AA 2-25 SELECT AGRICULTURAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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</thead>
</table>
| **Residential use:** | Served by sanitary sewer - 15000 sq.ft.  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. (Amend 31)  
See 4-3 for additional information |
| **Nonresidential use:** | Served by sanitary sewer - none  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis |
| **Residential use:** | Served by sanitary sewer - 100’  
Not served by sanitary sewer - as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer  
See 4-3 for additional information |
| **LOT COVERAGE:** | Maximum coverage by all buildings - 10%  
Minimum vegetative cover - 75% |
| **MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:** | Along a local street or place - 25’  
Along a collector street - 30’  
Along a secondary arterial - 40’  
Along a primary arterial - 60’  
See 4-4 for exceptions |
| **MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:** | Primary use building - 25’  
Accessory building - 10’  
See 4-4 for additional information |
### AA 2-25 SELECT AGRICULTURAL ZONES, cont’d.

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-25-10</td>
<td><strong>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</strong> 6' See 4-4 for additional information</td>
</tr>
<tr>
<td>2-25-11</td>
<td><strong>MAXIMUM BUILDING HEIGHT:</strong> 35' for residential buildings See 4-5 for exceptions</td>
</tr>
<tr>
<td>2-25-12</td>
<td><strong>MINIMUM OFF-STREET PARKING REQUIREMENTS:</strong> Residential use: 2 spaces per dwelling unit Nonresidential use: See 3-2 and 4-6-3</td>
</tr>
<tr>
<td>2-25-13</td>
<td><strong>ON PREMISE SIGNS:</strong> See 4-8</td>
</tr>
<tr>
<td>2-25-14</td>
<td><strong>BUFFERING REQUIREMENTS:</strong> See 4-9</td>
</tr>
</tbody>
</table>

### AW 2-26 AGRICULTURAL AND WOODED ZONES

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-26-1</td>
<td><strong>INTENT:</strong> 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.</td>
</tr>
<tr>
<td>2-26-2</td>
<td><strong>PERMITTED USES AND STRUCTURES:</strong> Primary uses: see 3-2 Accessory uses: see 4-1</td>
</tr>
<tr>
<td>2-26-3</td>
<td><strong>USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:</strong> Primary uses: see 3-2</td>
</tr>
<tr>
<td>2-26-4</td>
<td><strong>MINIMUM LOT AREA:</strong> Nonresidential use: Served by sanitary sewer - none Not served by sanitary sewer - as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis</td>
</tr>
</tbody>
</table>
## Chapter 2

### 2-26 AGRICULTURAL AND WOODED ZONES, cont'd.

**Residential use:**
- **Served by sanitary sewer:** 15000 sq.ft.
- **Not served by sanitary sewer:** as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single-family residences), on a lot-by-lot basis, but in no case less than 30,000 sq.ft. (Amend 31)

See 4-3 for additional information

### 2-26-5 MINIMUM LOT WIDTH:

**Nonresidential use:**
- **Served by sanitary sewer:** none
- **Not served by sanitary sewer:** as determined by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis

**Residential use:**
- **Served by sanitary sewer:** 100'
- **Not served by sanitary sewer:** as determined by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single-family residences), on a lot-by-lot basis, but in no case less than the requirement for uses served by sanitary sewer

See 4-3 for additional information

### 2-26-6 LOT COVERAGE:

Maximum coverage by all buildings - 10%
Minimum vegetative cover - 75%

### 2-26-7 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:

<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Along a local street or place</td>
<td>25'</td>
</tr>
<tr>
<td>Along a collector street</td>
<td>30'</td>
</tr>
<tr>
<td>Along a secondary arterial</td>
<td>40'</td>
</tr>
<tr>
<td>Along a primary arterial</td>
<td>60'</td>
</tr>
</tbody>
</table>

See 4-4 for exceptions

### 2-26-8 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary use building</td>
<td>25'</td>
</tr>
<tr>
<td>Accessory building</td>
<td>10'</td>
</tr>
</tbody>
</table>

See 4-4 for additional information
Chapter 2  UNIFIED ZONING ORDINANCE, 3rd EDITION

<table>
<thead>
<tr>
<th>AW</th>
<th>2-26 AGRICULTURAL AND WOODED ZONES, cont’d.</th>
<th>AW</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-26-9</td>
<td>MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:</td>
<td>6'</td>
</tr>
<tr>
<td></td>
<td>See 4-4 for additional information</td>
<td></td>
</tr>
<tr>
<td>2-26-10</td>
<td>MAXIMUM BUILDING HEIGHT:</td>
<td>35' for residential buildings</td>
</tr>
<tr>
<td></td>
<td>See 4-5 for exceptions</td>
<td></td>
</tr>
<tr>
<td>2-26-11</td>
<td>MINIMUM OFF-STREET PARKING REQUIREMENTS:</td>
<td>Residential use: 2 spaces per dwelling unit</td>
</tr>
<tr>
<td></td>
<td>Nonresidential use: See 3-2 and 4-6-3</td>
<td></td>
</tr>
<tr>
<td>2-26-12</td>
<td>ON PREMISE SIGNS:</td>
<td>See 4-8</td>
</tr>
<tr>
<td>2-26-13</td>
<td>BUFFERING REQUIREMENTS:</td>
<td>See 4-9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FP</th>
<th>2-27 FLOOD PLAIN ZONES</th>
<th>FP</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-27-1</td>
<td>INTENT:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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. (Amend 56)</td>
<td></td>
</tr>
<tr>
<td>2-27-2</td>
<td>BOUNDARIES: (Amend 56)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Flood Plains exist adjacent to all natural and manmade watercourses, regardless of contributing drainage area or whether they have been defined or mapped. All land in a flood plain below the regulatory flood elevation (Amend 5) shall be contained in an FP zone. Boundaries of FP zones are shown on the official zoning maps as approved by the Indiana Department of Natural Resource’s (IDNR) Division of Water and reflect the best available information. Each specific FP zone may not be shown on the zoning maps because of a lack of information and detailed studies. Inconsistencies in an FP zone’s boundary may also occur because of previously approved flood certifications which are not shown on the zoning maps.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(1) In instances where there is a lack of information and detailed studies, the boundaries of the FP zone shall be established on an individual basis for land development by using a regulatory flood elevation authorized by either the Indiana Department of Natural Resources’ (IDNR’s) Division of Water or the Executive Director per UZO 2-27-17.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(2) Areas previously certified out of an FP zone that remain above the current regulatory flood elevation shall be incorporated by reference as being out of the official FP zone</td>
<td></td>
</tr>
</tbody>
</table>
(b) For land along \textit{watercourses} with an upstream drainage basin of less than one square mile (small drainage basins), the \textit{flood plain} boundary shall be as determined by the presence of alluvial soils on site as verified by a Soil Scientist and mapped and certified by a Registered Land Surveyor (RLS). IDNR's Division of Water shall determine in writing that a \textit{watercourse's} drainage basin is less than one square mile in area.

(c) Establishing or changing these boundaries shall be done only through the procedures detailed in 2-27-17 below.

\textbf{2-27-3 USES AND STRUCTURES PERMITTED WITHIN A FLOODWAY FRINGE:} (Amend 56)

The following uses and structures are permitted, provided that all local, federal and state permits have been obtained; all new improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure. Anchoring shall be certified by a Professional Engineer (PE) or Licensed Architect prior to the issuance of a \textit{Certificate of Compliance} except when waived by the Administrative Officer:

(a) \textbf{primary uses:} see 3-2;

(b) \textbf{structures} accessory to permitted primary uses, provided they do not obstruct circulation of water, threaten water quality, create erosion hazards or disrupt significant wildlife habitat, including:

(1) detached, unenclosed carports (no walls permitted) and the driveways serving them and unenclosed shelters (no walls permitted);

(2) mailboxes;

(3) \textit{parking space} and \textit{parking areas} and the driveways serving them;

(4) recreational equipment; and

(5) water wells and fountains;

(c) except as provided in (g) below, free-standing decks on slopes no greater than 15%;

(d) fences;

(e) streets and bridges;

(f) peninsulas created of fill material as long as \textit{compensatory storage} requirements are met;

(g) walkways; benches; informational displays; incidental \textit{signs}; foot bridges; observation decks; duck blinds; wildlife management shelters and other water-related structures that are constructed on pilings to permit the unobstructed flow of water and preserve the natural contours of the \textit{flood plain} on public park land, certification by a PE or a Licensed Architect required for foot bridges, observation decks and wildlife management shelters; and
(h) enhancement of wetlands to improve wildlife habitat in accordance with a plan approved by the Indiana Department of Natural Resources (IDNR), the Indiana Department of Environmental Management (IDEM) and the Army Corps of Engineers.

2-27-4 USES AND STRUCTURES PERMITTED WITHIN A REGULATORY FLOODWAY: (Amend 56)
Approval in writing from IDNR’s Division of Water is required for any work in the regulatory floodway portion of the flood plain as is a local improvement location permit. A local improvement location permit will not be issued until IDNR’s Division of Water approval has been received; state approval does not guarantee the issuance of a local improvement location permit. All new improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure. Anchoring shall be certified by a Professional Engineer (PE) or Licensed Architect prior to the issuance of a Certificate of Compliance except when waived by the Administrative Officer. Uses and structures permitted within a regulatory floodway are as follows:
(a) primary uses: see 3-2;
(b) boat anchorages, moorings and piers;
(c) same uses as in 2-27-3(b) above;
(d) same uses as in 2-27-3(e) through (h) above; and
(e) fences per IDNR’s Division of Water’s requirements.

2-27-5 USES AND STRUCTURES PROHIBITED WITHIN EITHER A FLOODWAY FRINGE OR REGULATORY FLOODWAY: (Amend 56)
The following uses and structures are prohibited, even if federal and state approvals and/or permits have been obtained:
(a) additions to existing structures that lie wholly or partially in the FP zone see UZO 4-4-3(b); and
(b) uses not listed in 2-27-3, 2-27-4 or expressly permitted in 3-2 below.

<table>
<thead>
<tr>
<th>2-27-6 MINIMUM LOT AREA:</th>
<th>none</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-27-7 MINIMUM LOT WIDTH:</td>
<td>none</td>
</tr>
</tbody>
</table>
| 2-27-8 LOT COVERAGE:     | Maximum coverage by all structures - 5%
                         | Minimum vegetative cover - 90% |
| 2-27-9 MINIMUM FRONT,  |
| REAR OR SIDE SETBACK ALONG STREET FRONTAGE: | Along a local street or place - 25'
| (Amend 8)                  | Along a collector street - 30' |
|                           | Along a secondary arterial - 40' |
|                           | Along a primary arterial - 60' |
|                           | See 4-4 for exceptions     |
2-27-10 MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE:  
*Primary use structure* - 25'
*Accessory structure* - 10'
See 4-4 for additional information

2-27-11 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE:  
6'
See 4-4 for additional information

2-27-12 MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE:  
Along a *local street or place* - 25'
Along a *collector street* - 30'
Along a *secondary arterial* - 40'
Along a *primary arterial* - 60'
See 4-4 for exceptions

2-27-13 MAXIMUM STRUCTURE HEIGHT:  
35'
See 4-5 for exceptions

2-27-14 MINIMUM OFF-STREET PARKING REQUIREMENTS:  
See 3-2 and 4-6-3

2-27-15 ON PREMISE SIGNS:  
See 4-8

2-27-16 BUFFERING REQUIREMENTS:  
See 4-9

2-27-17 ESTABLISHING AND CHANGING FP BOUNDARIES:  
(Amend 56)

(a) Where a current *Flood Insurance Rate Map (FIRM)* includes the base flood elevation at the property in question or when there is existing written documentation from IDNR’s Division of Water (IDNR), a petitioner seeking to establish or change the boundaries of the FP *zone* described in 2-27-2-a above, shall provide the *Executive Director* with a scaled map of the property and a metes and bounds legal description. The base flood elevation on the *FIRM* map is equivalent to the *regulatory flood* elevation. The *Executive Director* shall then determine the *regulatory flood* elevation from the current *FIRM* map or best available written documentation from IDNR. In addition to establishing or changing the FP boundary on the zoning map, petitioner must also submit a *Letter of Map Amendment (LOMA)*, Letter of Map Revision Based on Fill (LOMR-F) or other required application to the Federal Emergency Management Agency to change the *FIRM*.

(b) If advised by the *Executive Director* that there is no current *FIRM* map or other written documentation that includes the base flood elevation at the property in question, a petitioner seeking to establish or change the boundaries of the FP *zone*, shall provide IDNR with the necessary information per IDNR’s requirements. IDNR shall then determine the *regulatory flood* elevation and *floodway* location for the property on the official zoning maps.
(c) When seeking to establish or change the boundaries of FP zone described in 2-27-2-b above, the regulatory flood boundary in these small drainage basins may be adjusted by the Executive Director, upon written request, to the limits of the alluvial soils as verified by a Soil Scientist and mapped and certified by a Registered Land Surveyor (RLS). The mapped and certified area shall be considered as being the regulatory floodway.

(d) The Executive Director may establish or change the boundary of the FP zone upon a petitioner providing:

1. a written request that the FP boundary be changed;
2. a letter from either IDNR’s Division of Water or the Executive Director or their designee containing a regulatory flood elevation;
3. a metes and bounds legal description of that portion of the property situated at, above or below the regulatory flood elevation determined by 2-27-17-a or 2-27-17-b above or that portion of the property containing alluvial soils per 2-27-17-c above, certified by a Registered Land Surveyor (certification statement required per Appendix H). (Amend 45); and
4. a copy of the Letter of Map Amendment (LOMA), Letter of Map Revision Based on Fill (LOMR-F) or other required application as submitted to the Federal Emergency Management Agency;

(e) An area of land removed from an FP zone through the process outlined in 2-27-17-c or 2-27-17-d above, shall take on the zoning of adjacent areas on the zoning map. Where adjacent areas are characterized by more than one zone, the line dividing those zones shall be extended through the land being removed from the FP zone. These are exceptions:

1. An area in the floodway that is filled to an elevation at or above the regulatory flood will still be considered part of the floodway, and shall retain its FP zoning.
2. If an island of land is certified as having natural ground elevation at or above that of the regulatory flood and is in the floodway fringe and adjacent to no zone other than an FP zone, it shall be zoned AW.
3. An area removed from an FP zone that is situated next to land previously removed from an FP zone shall derive its zoning from that previously removed land only if no other adjacent land is present.
4. A PD zone shall not be considered an adjacent zone for purposes of assigning a new classification to an area removed from an FP zone. Land removed from an FP zone, situated next to no zone other than PD and FP, shall be zoned AW.
Reclassification of land to some zone other than FP in and of itself provides no guarantee that an improvement location permit can be issued for any specific proposed use.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Therefore, this ordinance does not create any liability on the part of Tippecanoe County, Lafayette, West Lafayette, Battle Ground, Clarks Hill, Dayton, the Indiana Department of Natural Resources, or the State of Indiana, for any flood damage that results from reliance on this ordinance or any administrative decision made lawfully hereunder. (Amend 65)

2-27-18 ADDITIONAL RESTRICTIONS: (Amend 56)
To prevent harm to lands within or determined to be within the FP zone:
(a) The lowest floor elevation, including basements and crawl spaces, of buildings permitted in adjoining zones on land within 100' of an FP zone shall comply with the flood protection grade; compliance shall be demonstrated on FEMA’s elevation certificate;
(b) Water wells, water lines and sewage facilities located within a flood plain shall be constructed to eliminate contamination of or by floodwater;
(c) Clearcutting trees in the FP zone shall be prohibited.
(d) Because trees and other vegetation help decrease erosion, lower water temperatures, capture pollutants and stabilize the velocity of flood waters, removing trees in the FP zone shall be limited to the following situations:
   (1) Trees found to be dead or hazardous by a certified arborist, the IDNR District Forester, or an employee of the Soil and Water Conservation District (SWCD), the United States Department of Agriculture (USDA), or the National Resources Conservation Service (NRCS).
   (2) As necessary for construction; repair or maintenance of public roads; or utilities or drainage structures.
   (3) As part of an approved forestry operation meeting the standards of SIC 0811 that has approved tree protection, management and regeneration plans prepared by a certified arborist; or the IDNR District Forester; or an employee of the SWCD; the USDA; or the NRCS. Tree stumps from the removed trees shall be left on site in accordance with approved plans to reduce erosion.
(e) Peninsulas created of suitable fill material shall be permitted within a floodway fringe, and may be permitted within a regulatory floodway as per 2-27-4 above. However, islands created of fill material shall not be permitted. The addition of suitable fill is subject to the following:

(1) For sites larger than 1 acre along watercourses with a drainage area equal to or greater than one square mile, no encroachment or addition of suitable fill within the floodway fringe or the regulatory floodway shall result in a loss of flood plain storage. Before receiving a fill improvement location permit, written documentation that the project complies with the adopted stormwater ordinances must be provided to the Administrative Officer; or

(2) For sites less than 1 acre along watercourses or larger sites with a drainage area less than one square mile, no encroachment or addition of suitable fill within the floodway fringe or the regulatory floodway may increase the base flood elevation for that reach of stream more than one tenth of one foot. Before receiving a fill improvement location permit, documentation showing compliance shall be required in writing from IDNR’s Division of Water for floodways or by certification from a Professional Engineer for the floodway fringe and for small drainage basins.

(f) (Additionally, if a residential or nonresidential building is to be constructed on suitable fill that raises the elevation of land out of the floodway fringe, the fill shall be placed in layers no greater than 1’ deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method. This procedure shall be certified by a Professional Engineer.)

(g) The addition and compaction of suitable fill shall precede all on-site digging. (Amend 41).
2-28-1 INTENT: (Amend 83)

(a) PD zoning is used to foster innovative and diverse design in land development that is still consistent with both the adopted Comprehensive Plan and the intent of the Unified Zoning and Subdivision Ordinances. To achieve this, the Commission does not apply any other provisions of this chapter or Chapter 4 below. Instead, the Commission -- through its staff -- negotiates a specific development plan with the petitioner for PD zoning and representatives of the checkpoint agencies. The combined elements of this negotiated plan -- rather than zone regulations -- then become the subject of the rezoning process. All restrictions and regulations for a specific Planned Development are thus contained within the approved and recorded plan itself, having been arrived at prior to rezoning. PD zoning may be applied to a redevelopment site, existing development, undeveloped land, and on contiguous or non-contiguous tracts located within the same jurisdiction.

(b) The Commission's goal is to provide a widening variety of environmentally appropriate residential, nonresidential and mixed-use developments to meet the needs of this community. To help create attractive, healthful, efficient and sustainable places to live, shop and work, the Commission encourages use of PD zoning within the following contexts:

1. to accommodate compatible development in environmentally sensitive locations;
2. to enhance compatibility with surrounding land uses;
3. to permit a harmonious variety of uses within a single development;
4. to promote efficiency, sustainability and thus economy by clustering structures and/or by using shared facilities or services;
5. to foster new site treatments not contemplated in other kinds of zones.
6. to advance the policies of the Comprehensive Plan in innovative ways less easily achievable through other zoning districts while providing a demonstrable community benefit.

2-28-2 ORIGINATION OF PROPOSALS: (Amend 83)

(a) A request to rezone from any other zoning classification to PD may be initiated by:

1. all owners of the property in question; or
2. any group of owners united in interest, acting jointly in pursuance to an agreement to carry out the proposal in separate ownership.

(b) Because of the unified design of a planned development and because the combined elements of the negotiated plan are the substance of the
(a) All owners of the property within the current planned development; or

(2) the owners' association acting on behalf of a majority of property owners in the current planned development, as constituted in the recorded bylaws.

(c) Also, in keeping with provisions of 5-2-3 below, PD zoning is mandatory for any new condominium construction or condominium conversion.

2-28-3 CLASSIFICATION OF PLANNED DEVELOPMENTS: (Amend 83)

(a) To identify the nature of planned developments on zoning maps, they shall be classified as one of these four zones:

(1) **PDRS (Residential Planned Development)**, in which all buildings and land are developed for residential use and those activities customarily accessory to residential use;

(2) **PDNR (Nonresidential Planned Development)**, in which no buildings or land are developed for residential use, but rather for commercial and/or industrial and/or recreational and/or some other nonresidential use;

(3) **PDMX (Mixed-Use Planned Development)**, in which buildings and land are developed as a mix of both residential and nonresidential uses; and

(4) **PDCC (Condominium Conversion Planned Development)**, in which the only change proposed involves either:

(A) the conversion to condominium ownership of a development which has received occupancy permits for all parts no less than three years prior; or

(B) the conversion to condominium ownership of an existing building in a CB or CBW zone or in a PD zone adjoining or surrounded by a CB or CBW zone; where there is no further division of land involved.

(b) Those PD zones and overlays approved prior to the adoption of this amendment shall be reclassified as one of the above four zoning categories.

2-28-4 PRE-SUBMISSION CONFERENCE: (Amend 83)

(a) No pre-submission conference is required before submitting a rezoning request to PDCC.

(b) Before submitting any of the materials required for a rezoning request to either PDRS, PDNR or PDMX, the petitioner shall arrange a meeting with staff and the appropriate Administrative Officer, and if
outside the corporate limits of Lafayette and West Lafayette, the County Surveyor and Highway Executive Director, or their designees (Amend 15). If outside the service area of sanitary sewer, the County Health Department shall also be notified (Amend 41).

(c) At the pre-submission conference, the petitioner shall be prepared to explain the justification for rezoning to a PD zone based on the criteria in Section 2-28-1(b) and bring a drawing or sketch of the proposed planned development that:

(1) is at least approximately scaled;
(2) includes the entire tract;
(3) shows, in at least schematic detail, location and description of proposed uses and major buildings, neighboring buildings and uses including those on the opposite sides of all streets, layout and classification of roads, all entrances and exits, any environmentally sensitive areas;
(4) proposes treatment of environmentally sensitive areas;
(5) indicates phasing and a time frame for development.

(d) Discussion at this meeting shall include:

(1) the intent and requirements of PD zoning;
(2) the petitioner's intentions and objectives regarding land use, street improvements, utilities, the interrelationship of these aspects, and similar matters (Amend 15);
(3) the petitioner's intentions assuring compatibility between uses proposed for the perimeter of the PD and surrounding land uses and zoning classifications;
(4) general availability of utilities to the site;
(5) the area's current zoning pattern and all elements of the Comprehensive Plan;
(6) specific materials and documents required in 2-28-5 below to be included with the submission, and a list of checkpoint agencies to be involved;
(7) classification of the proposed rezoning as either PDRS, PDNR or PDMX, as per 2-28-3 above; and
(8) a proposed schedule for the rezoning process.

(e) The Administrative Officer or staff present at the pre-submission conference may request additional pre-submission conference meetings in order to seek further clarification of the project's details required by this section.

(f) Unless directed otherwise by the petitioner, the contents of pre-submission conferences are to remain confidential and are not to be disclosed by staff to the public until the petitioner files for a PD rezoning request with draft plan.
2-28-5  FILING REQUIREMENTS FOR A PD REZONING REQUEST WITH DRAFT PLAN:  (Amend 83)

(a) With the conclusion of the pre-submission conference stage per 2-28-4(e), or to initiate a PDCC action, the petitioner may file a rezoning request to one of the PD classifications. The last working day of each month is the deadline for a petitioner to make a complete submission intended to be heard, depending on the conclusion of the discussions required by Section 2-28-6-b, as a rezoning request no sooner than the Commission's public meeting about 1½ months later.

(b) The initial submission shall contain the following:

(1) a non-refundable processing fee, sufficient for up to two draft plan meetings, as set by the Commission;

(2) a signed and notarized Petition to Rezone with metes and bounds legal description, indicating the PD classification being sought, signed by the owner or owners of all property involved, or with a notarized Affidavit of Consent of all owners attached;

(3) a list of names, addresses and auditor's key numbers of all property owners located adjacent to and directly across the street, alley, or railroad right-of-way from the property described in 2-28-5-b-2 above; an original and 16 copies of the proposed ordinance to rezone the property, using the sample format provided by the staff;

(4) A completed copy (both paper copy and electronic copy) of the Commission's publication, Planned Development Submission Checklist, the required number of drawing sets labeled Draft Plan and an electronic copy of the plans. Plans shall be organized and formatted according to the checklist’s specifications and shall include a published and recorded boundary survey meeting the requirements of IAC Title 865 Article 1 Rule 12 or its successor, plus a full and detailed site analysis and proposed site plan, utilities plan, landscape plan and all other items called for in that publication;

(5) If dividing or replatting land, the required number of drawings with electronic copy of the preliminary plat, prepared by a Registered Land Surveyor in conformance with the requirements of Appendix B-1 below.

(6) The required number of number of copies with electronic copy of any proposed covenants and horizontal property ownership and owners' association documents (including amendment provisions that conform to 2-28-14-a through 2-28-14-c below). These shall include a table of contents, and be written in plain language easily understood by most readers; and

(7) signatures of all required checkpoint agencies, or post office
receipts of certified mailing, indicating receipt of one set each of the items listed as (4) through (6) above.

(c) Checkpoint agencies to be provided with sets of plans and other documents will have been determined at the pre-submission meeting stage. They include those agencies having jurisdiction in areas potentially affected by the petitioner's proposed development. The list may be drawn from the agencies listed in the Bylaws of the Area Plan Commission. For a PDCC rezoning, upon request of the petitioner, the staff will provide a list of checkpoint agencies to be provided with sets of plans and documents (Amend 15 & 84).

(d) If the petitioner fails to meet the filing requirements of 2-28-5 above within 6 months of the last pre-submission meeting date, the petitioner shall schedule a new pre-submission meeting, as per 2-28-4, in order to continue the project.

2-28-6 REQUIRED REVIEW MEETING: (Amend 83)

(a) The Commission’s staff shall determine if the petitioner's submission is complete within five business days of the day after the submission deadline. If it is, written notices shall be sent to the petitioner, the petitioner's representatives, the checkpoint agencies and the staff, scheduling a Draft Plan Meeting to be held on or before the third Wednesday of that month. If the submission is found to be incomplete within the time frame specified by this section, the staff shall provide the petitioner, within ten business days, a written statement detailing its deficiencies regarding items in 2-28-5-b above. The last day of that month will then be the next filing deadline for a complete submission.

(b) At the Draft Plan Meeting, the staff and checkpoint agency representatives will have an opportunity to require reasonable changes to the Draft Plan submission and discuss them with the petitioner and petitioner's representatives. Checkpoint agencies may provide written comments to the Executive Director, or the director's designee, instead of being present. Additional draft plan meetings may be required by the staff and/or checkpoint agencies in order to complete the discussions of the required changes and recommended revisions to the Draft Plan submission.

(c) Per Section 2-28-5, the processing fee is sufficient for up to two draft plan meetings. In the event that additional draft plan meetings are required by staff and the checkpoint agencies, or by the petitioner pursuant to Section 2-28-7-b, to complete the discussions required in Section 2-28-6-b, an additional non-refundable processing fee set at half the specified amount shall be required which shall be sufficient for up to two additional draft plan meetings.
(d) Additional draft plan meetings shall be scheduled only after the processing fee has been received by the Commission.

(e) With the conclusion of the discussions required by Section 2-28-6-b or in the petition receiving a determination of completeness by the APC Executive Committee per Section 2-28-7-b and twenty-two days before the next available APC public hearing, the following items shall be submitted to complete the filing requirements for a PD rezoning request with draft plan:

1) 2 Notices of Public Hearing, each with a metes and bounds or other proper legal description and the common address or location of the property;
2) 2 release letters authorizing the staff to submit Notices of Public Hearing to the designated newspapers;
3) A completed Notice to Interested Parties form.

2-28-7 PRELIMINARY PLAN APPLICATION REQUIREMENTS: (Amend 51 & 83)

(a) Following the Draft Plan Meeting stage, the petitioner shall submit a Preliminary Plan no later than the last Wednesday of the month preceding the intended public hearing. The Commission’s staff will notify the petitioner within five business days as to whether the Preliminary Plan application is complete. During this five business day review period, staff shall determine whether minor corrections can be made, if possible and needed, in order for the Preliminary Plan application to be complete. A complete Preliminary Plan application shall contain the following: (Amend 51)

(1) Unless directed otherwise by APC staff, 7 sets of drawings and electronic copy, labeled Preliminary Plan, containing all the elements of the Draft Plan reflecting changes resulting from the Draft Plan Meeting stage, including all reasonable changes requested by the staff and checkpoint agencies;
(2) Unless directed otherwise by APC staff, if dividing land, 7 copies and electronic copy of the preliminary plat, prepared by a Registered Land Surveyor as per Appendix B-1 below, included within the Preliminary Plans; and
(3) Unless directed otherwise by APC staff, 7 copies and electronic copy of any covenants and horizontal property ownership and owners’ association documents (including amendment provisions that conform to 2-28-14-a through 2-28-14-c below). These shall include a table of contents, and be written in plain language easily understood by most readers.
(4) a non-refundable processing fee as set by the Commission;

(b) If the Commission’s staff determines that the Preliminary Plan is incomplete because it fails to include all reasonable changes requested by the staff and checkpoint agencies during the Draft Plan
Meeting stage, and the petitioner disagrees with this determination, the petitioner may appeal this determination to the APC Executive Committee and request a public hearing for a Completeness Determination by the APC Executive Committee relative to the Preliminary Plan. At such public hearing, the petitioner and the Commission’s staff, and any checkpoint agencies which desire to participate, shall each present a summary of the discussions outlined in Section 2-28-6-b and be available to answer questions from the APC Executive Committee. The APC Executive Committee shall then determine and render a decision as to whether the changes required by the staff and checkpoint agencies required by Section 2-28-7-a-1 have been sufficiently included in the Preliminary Plan application. The APC Executive Committee is making no determination as to the appropriateness of the changes. If the APC Executive Committee finds the Preliminary Plan Application to be complete, the application shall proceed to a full APC public hearing in accordance with Section 2-28-8. If the APC Executive Committee finds the Preliminary Plan Application to be incomplete the petitioner may request additional Draft Plan Meetings in accordance with Section 2-28-6-c or withdraw the application. To initiate an appeal and request a Completeness Determination public hearing before the APC Executive Committee the petitioner shall:

1. Request in writing, on forms provided by the Commission, a Completeness Determination Public Hearing.
2. Submit, with the completed form, a non-refundable processing fee as set by the Commission.

(c) If the petitioner fails to submit a complete Preliminary Plan application requirement within 6 months after the date of the last Draft Plan Meeting, the rezoning petition shall be void. If the petitioner wishes to continue with the project, a new pre-submission meeting, as per 2-28-4 above, must be scheduled.

(d) If the petitioner fails to meet the Preliminary Plan application requirement within 6 months of the date of the last Draft Plan Meeting, and does not apply for a Completeness Determination with the APC Executive Committee per 2-28-7-b above, his rezoning petition shall be void. If the petitioner wishes to continue with the project, he shall schedule a new pre-submission meeting, as per 2-28-4 above.

2-28-8 PRELIMINARY PLAN HEARING AND DISPOSITION: (Amend 83)

(a) The petition and Preliminary Plan shall then be heard by the Commission as a petition for zoning ordinance amendment, subject to the procedures that apply to such an amendment. Upon hearing the request, the Commission may recommend approval, amendment, or
disapproval of the Preliminary Plan, or may vote no recommendation pursuant to APC bylaws.

(b) The Commission may impose reasonable conditions with its recommendation. These conditions shall only involve the inclusion of additional items unrelated to the project's design. Such items include, but are not limited to, being granted additional approval by another governmental agency such as the Drainage Board, or obtaining permission to attach to an existing utility.

(c) If the Commission requires changes in design, regarding the proposed site, utilities or landscape plans, then the Commission shall vote to recommend amendment. Should this happen, the petitioner may resubmit a second Preliminary Plan, as per 2-28-7 above, for a later rehearing by the Commission.

(d) If the Commission recommends approval, disapproval or no recommendation, the required sets of Preliminary Plans (including drawings, plats and covenants) shall be stamped with that recommendation and signed by the President and Secretary of the Commission. The distribution of these sets shall be as follows:
   (1) 1 set, including an electronic copy of the signed plans, shall be permanently retained in the office of the Commission;
   (2) 1 set shall be returned to the petitioner;
   (3) 4 sets shall be distributed by the staff, with 1 set going to each of the appropriate, gas, electric, telephone and cable television utilities; and
   (4) 1 set shall be certified to the appropriate legislative body for adoption as a Planned Development Zone pursuant to the laws governing zoning ordinance amendments.
   (5) Additional sets, as required by staff for distribution to additional utility providers of public agencies, shall be distributed accordingly.

(e) The legislative body may adopt or defeat the certified Preliminary Planned Development, but shall not amend it. If it is adopted by the legislative body, the petitioner may prepare Final Detailed Plans.

2-28-9 APPROVAL OF FINAL DETAILED PLANS FOR PDCC ZONES: (Am. 83)

(a) Following rezoning to PDCC by the legislative body, the petitioner may submit Final Detailed Plans. The petitioner cannot file required condominium documents with the County Recorder, until the staff approves these Final Detailed Plans.

(b) A complete PDCC Final Detailed Plans submission shall contain the following:
   (1) evidence that any conditions imposed by the Commission at the time of its hearing have been met;
(2) unless directed otherwise by the Commission’s staff, a minimum of 8 sets of drawings and electronic copy, labeled Final Detailed Plans -- **Condominium** Conversion, identical in content to the Approved Preliminary Plan (within the context of the imposed conditions), reviewed and signed by the appropriate **Administrative Officer**. The number of sets shall be determined by the staff; and

(3) unless directed otherwise by the Commission’s staff, a minimum of 8 signed copies and electronic copy of any covenants and horizontal property ownership and owners’ association documents (including amendment provisions that conform to 2-28-14-a through 2-28-14-c below). These shall include a table of contents, and be written in plain language easily understood by most readers. The number of copies shall be determined by the staff.

(c) The staff shall review these Final Detailed Plans within 5 working days of the petitioner's submission. If the staff finds they comply with 2-28-9-b above, the staff shall approve them by attaching a certificate of approval, signed and dated by the **Executive Director**, stating its finding of compliance. If the staff finds them incomplete as per 2-28-9-b above, the staff shall notify the petitioner of the deficiencies. After this certificate is attached, the petitioner shall not submit an alternate or revised set of Final Detailed Plans for the same legal description, except under the circumstance described in 2-28-11-c below.

2-28-10 APPROVAL OF FINAL DETAILED PLANS FOR PDRS, PDNR AND PDMX ZONES: (Amend 83)

(a) Following rezoning to PDRS, PDNR or PDMX, the petitioner may file Final Detailed Plans. The petitioner can neither seek **improvement location permits** nor begin any **development** (including earth moving) activity until the Commission approves these Final Detailed Plans and the petitioner records them (Amend 15). To be complete, Final Detailed Plans shall have already been approved and signed by the appropriate **Administrative Officer**, any applicable sanitary sewer and water provider, public or private; and if outside the Cities of Lafayette and West Lafayette, the Director of the County Highway Department, and the County Surveyor on behalf of the County Drainage Board. Final Detailed Plans may only be submitted in phases if a development phase plan was negotiated at the Draft Plan stage.

(b) A complete PDRS, PDNR or PDMX Final Detailed Plans submission shall contain the following:
(1) Evidence that any conditions imposed by the Commission at the time of its hearing have been met. If Final Detailed Plans for only part of the project are being submitted, per the negotiated and approved development phase plan, only those conditions bearing on that part need be met;

(2) Unless directed otherwise by the Commission’s staff, 10 sets of drawings and electronic copy, labeled Final Detailed Plans, consisting of full Construction Plans, prepared in conformance with the requirements of Appendix B-2 below, including all public improvements to be installed by the developer, plus all the elements of the Approved Preliminary Plan (placed at the end of the Final Detailed Plans set as an appendix).

(3) Unless directed otherwise by the Commission’s staff, 10 signed copies and electronic copy of any covenants and horizontal property ownership and owners’ association documents (including amendment provisions that conform to 2-28-14-a through 2-28-14-c below). These shall include a table of contents, and be written in plain language to be easily understood by most readers; and

(4) a release from the mortgage company, if any, covering the necessary right-of-way, where right-of-way is to be dedicated.

(5) If one or more lots are being created, the petitioner shall provide, unless directed otherwise by the Commission’s staff, 10 copies and electronic copy of the signed final plat, prepared by a Registered Land Surveyor in conformance with Appendix B-3 below, with a Planned Development Dedication Certificate appended. The final plat copies shall be included within the Final Detailed Plans set. The final plat cannot be recorded separately from the other elements of Final Detailed Plans unless a record-by date for the submission of the Final Plat was agreed to during the draft plan negotiations and included in the project’s narrative. No improvement location permit shall be issued until the Final Detailed Plans are approved as per 2-28-10-d below, and recorded as per 2-28-11.

(c) If public improvements or improvements for common usage are to be installed by the petitioner, he or she shall either:

(1) complete the improvements upon approval of the Final Detailed Plans, or

(2) provide surety to the Area Plan Commission for these improvements (either post a performance bond, submit a certified check, submit an irrevocable letter of credit or submit a certificate of deposit per Appendix B-4 below) prior to approval of the Final Detailed Plans. No improvement location permit shall be issued until surety has been provided (Amend 15).
Improvements for common usage include landscaping, recreational components and all other facilities either located in common areas or designated for common use, and shall be included in the first phase per any negotiated and approved phase plan.

(d) If the Commission finds the submission of Final Detailed Plans to conform to the Approved Preliminary Plan as adopted by the legislative body at the time of rezoning, the Commission shall adopt a resolution. After this resolution is adopted, the petitioner shall not submit an alternate or revised set of Final Detailed Plans for the same legal description, except under the circumstance described in 2-28-11-c below.

(e) The adopted resolution shall be signed and dated by the President and Secretary of the Commission, and a copy shall be attached to the front of each set of approved Final Detailed Plans.

(f) Adoption of a resolution shall neither constitute nor imply a participating jurisdiction's acceptance of any street, easement or park shown in Final Detailed Plans. Acceptance is only that of real property itself. The Commission may require notes to this effect.

2-28-11 RECORDING APPROVED FINAL DETAILED PLANS:  (Amend 83)

(a) Before performing any development, construction or earth moving activity, or applying for improvement location permits, or filing any required condominium documents, the petitioner shall record approved Final Detailed Plans in the Office of the County Recorder.

(b) The staff shall accompany the petitioner in the recording process. Final Detailed Plans shall first be stamped and dated at the County Auditor's office, with one set of plans given the County Auditor, along with any additional items required by that office. The remaining sets of Final Detailed Plans shall then be stamped, numbered and recorded at the County Recorder's office, and then distributed by the petitioner. The staff shall provide the petitioner a list of agencies to which the petitioner shall distribute sets of approved and recorded plans. The petitioner shall keep at least one set.

(c) If the petitioner fails to record Final Detailed Plans for all or any part of the entire project within 30 days of the date of their approval, that approval expires. In order to continue, the petitioner then shall resubmit Final Detailed Plans for approval, as per 2-28-9 or 2-28-10 above.

(d) Any construction that does not fully comply with recorded Final Detailed Plans will be subject to appropriate enforcement action as provided for in 6-3-1 below.
2-28-12 AMENDING RECORDED FINAL DETAILED PLANS: (Amend 83)

(a) A property owner may wish to propose changes to a PDRS, PDNR or PDMX project after Final Detailed Plans have been recorded. If these proposed changes are acceptable to the Administrative Officer and subsequently determined to conform to the Approved Preliminary Planned Development as adopted by the legislative body, and to constitute a minor modification only, then the changes shall be recorded as an Amended Final Detailed Plan, as per 2-28-11 above.

1. This written determination of conformance and minor modification shall be made and signed by the appropriate Administrative Officer, and attached to each copy of the Amended Final Detailed Plans before recording with APC staff.

2. A minor modification cannot include: any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners’ association documents regarding these items (Amend 15).

3. Submission requirements and a timetable for seeking a determination of conformance and minor modification shall be set by each Administrative Officer. Amended Final Detailed Plans with minor modification shall be submitted to the APC once a determination of conformance from the Administrative Officer is received. Prior to recordation, APC staff will review the submission to ensure the submission meets all the requirements of this section. Any discrepancies with this section that are identified by APC staff shall be brought to the attention of the Administrative Officer who will work with the APC staff to resolve the discrepancies and coordinate with the petitioner to correct the submission prior to recordation.

4. Changes beyond the scope of minor modification require rezoning.

5. As the steward of a planned development project approved by the legislative body, the Administrative Officer is not compelled to approve a minor modification proposal simply because it meets the basic requirements of this section. Rather, in determining whether to accept a proposal that meets the basic requirements
of this section, the Administrative Officer should consider whether
the proposed changes bring the project into even greater
conformance with the Commission’s goals outlined in Section 2-
28-1.

(6) Changes made to a planned development project as a result of a
public infrastructure project or other similar public development
project shall be permissible, subject to the approval of the
Administrative Officer. The public agency responsible for the
changes shall submit, on behalf of the planned development
owner, the necessary plans and documentation detailing the
changes to the planned development.

(b) For any newly constructed condominium project or attached zero-lot-
line (ZLL) project, the property owners shall provide exact
measurements locating buildings and common lot lines after
foundations have been put in place. The revised plat reflecting exact
locations needs to be approved and signed by the appropriate
Administrative Officer as Amended Final Detailed Plans and recorded
as per 2-28-11 above prior to the issuance of a Certificate of
Occupancy.

2-28-13 LAPSED AND ABANDONED PLANNED DEVELOPMENTS: (Amend 83)

(a) An intended condominium conversion has lapsed if 2 years have
passed since the date on which rezoning to PDCC was granted, and no
Final Detailed Plans have been approved and recorded as per 2-28-9
and 2-28-11 above. Following such lapse, the Commission shall initiate
a petition to rezone the property to its most recent non-planned
development classification.

(b) A planned development has been abandoned if 2 years have passed
since the date on which rezoning to PDRS, PDNR or PDMX was
granted, and no Final Detailed Plans have been approved and recorded
for the project or any part or phase of it as per 2-28-10 and 2-28-11
above; or

(c) Parts or phases of a planned development, for planned developments
less than 20 acres in size, have been abandoned if 10 years have
passed since the date on which rezoning to PDRS, PDNR or PDMX
was granted, and only Final Detailed Plans for other parts or phases
have been approved and recorded as per 2-28-10 and 2-28-11 above.

(d) Parts or phases of a planned development, for planned developments
equal to or greater than 20 acres in size, have been abandoned if 15
years have passed since the date on which rezoning to PDRS, PDNR
or PDMX was granted, and only Final Detailed Plans for other parts or
phases have been approved and recorded as per 2-28-10 and 2-28-11
above.
(e) Prior to the effective date of a planned development becoming abandoned per Sections 2-28-13-c and 2-28-13-d the project’s owner may request an extension of the approval of the Final Detailed Plans from the Commission or Executive Committee only after receiving a satisfactory endorsement from the Commission’s staff and the Administrative Officer in consultation with the Checkpoint Agencies. The project’s owner shall be responsible for organizing the meeting between the Commission’s staff and the Administrative Officer and paying the applicable fee (the same fee charged for a minor modification). In the meeting, the project’s owner shall present their request and explain why the extension is necessary in order to complete the project. The Commission’s staff and Administrative Officer shall either jointly agree to the request as presented, recommend an alternative satisfactory to the project’s owner or recommend against an extension.

(1) If the Commission’s staff and the Administrative Officer jointly recommend against an extension the project’s original abandonment date shall remain in effect. Notice of the recommendation against shall be sent in writing to the Commission and presented by the Commission’s staff as an administrative matter during the Commission’s next public hearing.

(2) If the Commission’s staff and Administrative Officer jointly recommend in favor of an extension, such endorsement shall be forwarded as new business to the Commission or Executive Committee’s next public hearing and shall contain a new effective date for the planned development’s abandonment. The new abandonment date cannot exceed 5 years from the date of the Commission or Executive Committee public hearing on which the project’s extension approval will be heard.

(3) Once approved, the project’s owner cannot seek additional Final Detailed Plan approval extensions.

(f) An Administrative Officer cannot issue an improvement location permit for an abandoned planned development or an abandoned part or phase of a planned development. An abandoned planned development or abandoned part or phase shall be rezoned (and if to a PD classification, comply with 2-28-11 above) before the property’s owner once more becomes eligible to receive an improvement location permit at that location.

(g) The Commission or any legislative body retains the authority to initiate a rezone of a PD-zoned property once such property has either lapsed or been abandoned or is found to be conforming to a non-PD zone per Section 2-28-13-h. Neither the Commission nor any
legislative body shall initiate a petition to rezone any PD-zoned property until it has either lapsed or been abandoned or been found to be conforming to a non-PD zone per Section 2-28-13-h.

(h) Applying only to a PD that is partially or completely constructed, if a PD that has not lapsed or been abandoned is found to be fully conforming, as determined by the Administrative Officer, to a non-PD zone as a result of a change to the Unified Zoning Ordinance, a rezone of the PD to the conforming non-PD zone may be sought. Such rezone petition must be accompanied by a written determination from the Administrative Officer detailing how the PD fully conforms to the non-PD zone being sought.

(i) A petitioner, that is not the Commission or any legislative body, may initiate a rezone of a PD-zoned property to new PD zone regardless if the PD has lapsed or been abandoned. This petitioner may also initiate a rezone of PD-zoned property to a non-PD zone if the PD was never constructed, the PD has lapsed or been abandoned, or if the partially or completely constructed PD is found to be conforming to a non-PD zone per Section 2-28-13-h.

2-28-14 COVENANTS AND MAINTENANCE:

(a) To assure property owners that all aspects of a planned development remain in conformance with plans adopted by the legislative body at the time of rezoning, restrictive covenants and any horizontal property ownership and owner's association documents can only be changed through the procedures detailed in 2-28-12 above.

(b) These changes may be initiated only by a majority of property owners within the planned development. Multiple owners of a single property shall be considered a single owner. The developer shall be considered a single owner until all property is sold.

(c) The Administrative Officer may determine that these changes constitute a minor modification if they meet the requirements of 2-28-12-a-2 above. Changes to these documents which would alter design aspects of the project, or which are determined by the Administrative Officer to be beyond the scope of minor modification require rezoning. Covenants and any horizontal property ownership and owner's association documents must reflect the provisions of this section.

(d) A planned development containing common facilities shall be provided with an owners' association or other private organization responsible to and controlled by the property owners. This organization's purpose is to ensure adequate operation and maintenance of these common facilities, which may include, but are not limited to private streets, common areas, landscaping, and amenities such as a clubhouse, pool or tennis courts. Recorded legal assurances shall be provided which
show this organization to be self-perpetuating.

(e) All streets and roadways not dedicated to nor accepted by a public agency, and all other common facilities not dedicated to the public, shall be operated and maintained at no expense to any governmental unit.
### RE 2-29 RURAL ESTATE ZONES (Amend 27)

#### 2-29-1 INTENT:
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.

#### 2-29-2 PERMITTED USES AND STRUCTURES:
- **Primary uses**: see 3-2
- **Accessory uses**: see 4-1

#### 2-29-3 USES AND STRUCTURES ALLOWED BY SPECIAL EXCEPTION:
- **Primary uses**: see 3-2

#### 2-29-4 MINIMUM LOT AREA, RURAL ESTATE SUBDIVISION
as determined by the Tippecanoe County Health Department – as per County Health Department Ordinance No. 99-30-CM or its successors – on a lot-by-lot basis, but in no case less than 30,000 sq.ft. of RE-zoned land within at least 1 acre, exclusive of any outlot containing drainage easements and/or rural estate roads, and exclusive of any public street right-of-way. Regardless of lot area, maximum density within a rural estate subdivision shall be no less than 2 acres per dwelling unit.

See 4-3 for additional information.

#### 2-29-5 MINIMUM LOT WIDTH:
100’, or 45’ when at least 75% of a lot fronts on the circular turn-around portion of a rural estate road cul-de-sac, measured along the line separating the lot from the adjoining outlot containing private road and drainage swale, or from the edge of the public right-of-way, or 20’ at the ‘pole’ dimension and 100’ at the flag dimension of a flag lot.
2-29-6 \textit{LOT COVERAGE}: Maximum coverage by all buildings - 10%
Minimum vegetative cover - 80%

2-29-7 \textit{MINIMUM FRONT, REAR OR SIDE SETBACK ALONG ROAD FRONTAGE}: 25’ from the edge of any \textit{rural estate road}, measured along the line separating the lot from the adjoining outlot containing private road and drainage swale, or the edge from of the public \textit{right-of-way}.
From the edge of a \textit{public street} that is not a \textit{rural estate road}:
- Along a \textit{local road or place} - 25’
- Along a \textit{collector road} - 30’
- Along a \textit{secondary arterial} - 40’
- Along a \textit{primary arterial} - 60’
See 4-4-2 through 4-4-6 for exceptions.

2-29-8 \textit{MINIMUM REAR SETBACK NOT ALONG AN INTERNAL ROAD}: \textit{Primary use or accessory building} - 25’
See 4-4 for additional information.

2-29-9 \textit{MINIMUM SIDE SETBACK NOT ALONG AN INTERNAL ROAD}: 6’
See 4-4 for additional information.

2-29-10 \textit{MAXIMUM BUILDING HEIGHT}: 35’
See 4-5 for exceptions.

2-29-11 \textit{MINIMUM OFF-ROAD PARKING REQUIREMENTS}: 2 spaces per \textit{dwelling unit}.

2-29-12 \textit{ON PREMISE SIGNS}: See 4-8.

2-29-13 \textit{BUFFERING REQUIREMENTS}: See 4-9.

2-29-14 \textbf{ADDITIONAL REQUIREMENTS}:
To ensure limited and appropriate levels of residential development in some rural areas in unincorporated Tippecanoe County, without jeopardizing productive farmland and the way of life associated with farming, the following parameters shall be incorporated into any submission seeking rezoning to RE for purposes of developing a \textit{rural estate subdivision}:
(a) Proposed RE-zoned sites, or FP-zoned portions of \textit{rural estate subdivisions} shall not be located within an IURC approved service area (CTA) of a sanitary sewer provider or within the service area of a municipally owned sewer system unless it is farther than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity for twelve (12) lots. Proposed RE-zoned
sites, or FP-zoned portions of rural estate subdivisions may be located closer than ½ mile, measured radially, from the nearest sanitary sewer line or lift station having unused capacity if outside the IURC approved service area (CTA) of a sanitary sewer provider or outside the service area of a municipally owned sewer system. (Amend 61)

(b) Petitioner shall demonstrate that more than 50% of the acreage in the rural estate subdivision request is either:
   (1) wooded and untilled,
   (2) non-tillable, or
   (3) not mechanically harvested for at least 3 of the 5 years between 1997 and 2001, based on a certification from the USDA Farm Service Agency (See Appendix G), or a combination of any 2 or 3 of the 3 above conditions equaling more than 50%, part of which may be zoned FP. Petitioner shall supply evidence of this percentage. (Amend 52)

(c) 12 single-family residential lots shall be the maximum proposed for any rural estate subdivision.

(d) Lots created through RE zoning and simultaneous rural estate subdivision, shall be a minimum of 1 acre of either RE-zoned land, or 1 acre of RE- and FP-zoned land of which at least 30,000 sq.ft. is zoned RE, exclusive of any outlot containing drainage easements and/or rural estate roads, and exclusive of any public street right-of-way, within a maximum zone density of no more than 1 dwelling unit per 2 acres within the rural estate subdivision.

(e) Each lot shall be accessed only from a rural estate road within the proposed RE-zoned site. Petitioner shall demonstrate that any rural estate road would be sited to minimize damage to existing trees and topography.

(f) A rural estate road shall be built to the specific standards found in the Unified Subdivision Ordinance and below in 2-29-14-g and 2-29-14-h.

(g) If it is to be held privately by a homeowners’ association, the rural estate road shall:
   (1) have a minimum 20’ pavement width, within a minimum 52’-wide outlot;
   (2) have either two 4’ or wider grassed shoulders or curb and gutter alongside the pavement;
   (3) if shoulders, have side ditches with a maximum 3:1 slope;
   (4) when required by the County Drainage Board, have additional easements platted beyond the edge of the outlot; and
(5) should it be a **cul-de-sac**, end in a turnaround. If looped, this turnaround shall have a minimum 20’ pavement width, surrounded by a 4’ or wider grassed shoulder and side ditches or curb and gutter; if no curb and gutter, have side ditches with a maximum 3:1 slope, all situated in an outlot having a minimum 80’ diameter. Should the **rural estate road** end in a hammerhead, each side shall conform to 2-29-14-g-1 through 2-29-14-g-4 above. All cross section design standards shall be certified by developer’s Registered Land Surveyor or Professional Engineer as complying with private **rural estate road** standards. A private **rural estate road** may, on a case-by-case basis, be dedicated and may be accepted for public maintenance at any time if it has been built or subsequently rebuilt to County Highway Department standards current at the time of the request.

(h) If it is to be a **public street** dedicated and accepted for public maintenance, the **rural estate road** shall:

   (1) conform to all **subdivision** road standards as per the **Unified Subdivision Ordinance**; or
   (2) conform to the following public **rural estate road** standards:
       (A) a rural cross-section in a dedicated 52’ minimum **right-of-way**, with 20’ of pavement, 4’ grassed shoulders, and a drainage easement configured with 3:1 maximum side slopes with a 2’ minimum ditch depth; and  
       (B) an appropriate rural cross-section **cul-de-sac**, subject to County Highway Department standards.

(i) Water supply shall be by individual well or a central water supply.

(j) Sanitary effluent shall be handled either by individual or clustered sewage disposal system, approved by the County Health Department through the **rural estate subdivision** process.

(k) The County Drainage Board shall enforce all aspects of drainage, including side ditches if situated within a privately held outlot. However, the County Highway Department shall enforce side ditches in dedicated **right-of-way**.

(l) A homeowners’ association shall be created and appropriate documents recorded at the time of final plat recording. The association shall be responsible for maintaining any outlot, private **rural estate road**, common area, and improvement for common usage, and for implementing any approved stormwater management, landscape and erosion control plans. Deeds transferring outlots and common areas to the homeowners’ association shall be recorded at the time of final **plat** recording.
2-29-15 **SUBDIVISION OF PROPOSED RE-ZONED SITES:**
(a) All requests for RE zoning shall be accompanied or preceded by a complete application for *rural estate subdivision* sketch plan review. The sketch plan shall consist only of land proposed to be rezoned RE, or land proposed to be rezoned RE plus land already zoned FP.
(b) To help determine the appropriateness of the rezoning request, this sketch plan, pursuant to the requirements of the *Unified Subdivision Ordinance*, shall be completed and revised as necessary no less than 12 days before the public hearing on the rezoning request.
3 PERMITTED USE TABLE

3-1 PERMITTED USES
A table of primary uses permitted in each kind of zone is shown in 3-2 which follows. Only one primary use building is permitted per lot. Within the jurisdiction of this ordinance, the use of land and the buildings and structures on it, and of any new or altered buildings or structures on it, shall conform to the listings of this table.

3-1-1 USES PERMITTED BY RIGHT:
A primary use is permitted by right in a zone when the letter “P” appears in the Permitted Use Table at the intersection of the row containing the name of that use and the column containing the name of that zone. Please note that the permitted use is subject to:
(a) the off-street auto and bicycle parking requirement referenced in the first column of the row on which the use appears;
(b) any special conditions referenced in the second column of the row on which the use appears; and
(c) any footnotes alongside the name of the use.
Requirements for all off-street parking groups listed in the first column are found in 4-6-3 through 4-6-9 below.

3-1-2 USES PERMITTED BY SPECIAL EXCEPTION:
A primary use is permitted by special exception in a zone when the letter “S” appears in the Permitted Use Table at the intersection of the row containing the name of that use and the column containing the name of that zone. Please note that the permitted use must be granted a special exception by the ABZA as per 6-4-4 below, and is subject to:
(a) the off-street auto and bicycle parking requirement referenced in the first column of the row on which the use appears;
(b) any special conditions referenced in the second column of the row on which the use appears; and
(c) any footnotes alongside the name of the use.
Requirements for all off-street parking groups listed in the first column are found in 4-6-3 through 4-6-9 below.

3-1-3 ACCESSORY USES AND BUILDINGS:
A use or building which is incidental to, and located on the same premises as a primary use, may be permitted as an accessory use or building. Permitted accessory uses and buildings are found in 4-1 below. Also if multiple buildings on the same premises are engaged in the same primary use, all such buildings other than the one housing that use’s managing or operating office, shall be considered accessory buildings. Where multiple primary use buildings in single ownership occupy the same premises and
are managed or operated from an office in one of those buildings, all such buildings other than the one housing the operating or managing office shall be considered accessory buildings.

3-1-4 USES NOT PERMITTED:
If neither a “P” nor an “S” appears in the Permitted Use Table at the intersection of the row containing the name of a use and the column containing the name of the zone, then that use is not permitted in that zone.

3-1-5 PERMITTED USES IN PLANNED DEVELOPMENT ZONES:
Because uses in a PD zone are negotiated and included in the zone itself, the Permitted Use Table in 3-2 below does not apply.

3-1-6 PERMITTED USE TABLE FORMAT:
(a) Except for the section on residential uses, the Permitted Use Table is organized in conformance with the 1987 Standard Industrial Classification Manual, assembled and published by the federal Office of Management and Budget. The SIC Manual, hereby included by reference, is thus part of this ordinance which shall not be administered without it.

(b) In this table, nearly every permitted primary use (except for residential uses) is assigned an SIC Group number of either 2, 3 or 4 digits. Four-digit groups are more specific than 3-digit groups, which in turn are more specific than 2-digit groups. For purposes of the Permitted Use Table, each use shall be classified in the most specific SIC Group listed.

(c) Uses not assigned an SIC Group number are shown in quotes, and are defined in 1-10 above.

(d) The word “except” followed by a colon, found directly under many SIC Group numbers, means that any indented listings of specifically named primary uses that follow “except:” shall be considered separately, and not as part of the listing from which they have been excepted.

(e) For ease of use, some items in the table have been grouped together because of related functions. Thus trash transfer stations (which might otherwise be found under SIC 4212), and junk yards and scrap and waste material (which might otherwise be found under 5093), have been included below SIC 4953 with other forms of refuse management.

(f) The major groupings of uses within the Permitted Use Table are as follows:
   3-2-1 Residential Uses
   3-2-2 Agriculture, Forestry and Fishing
   3-2-3 Mining
   3-2-4 Construction
   3-2-5 Manufacturing
   3-2-6 Transportation, Communications, Electric, Gas and Sanitary
3-2-7 Wholesale Trade Services  
3-2-8 Retail Trade  
3-2-9 Finance, Insurance and Real Estate  
3-2-10 Services  
3-2-11 Public Administration

3-1-7 PERMITTED USE TABLE ADMINISTRATION:

(a) **Administrative Officers** shall determine the appropriate SIC Group for a given use by means of the Permitted Use Table and the SIC Manual. As a further aid, the Alphabetic Index in the SIC Manual lists a 4-digit number for virtually all activities.

(b) The nature of uses will be as they are defined in the SIC Manual. Exceptions are those permitted primary uses listed in the table in quotes. These are defined in 1-10 above.

(c) Where the name of a permitted primary use appears in the SIC Manual both as a title next to an SIC Group number and as a listing under that title, the item in the Permitted Use Table refers to the group title and all uses listed below it. It does not refer to the one specific listing below the title that shares its name.

(d) SIC Major Groups 01 and 02 (Agricultural Production --- Crops, and Agricultural Production --- Livestock and Animal Specialties) are meant to identify primary uses operated for commercial purposes. The introductory paragraphs in the SIC Manual for these 2 groups dealing with classification based on “50 percent or more of the value of sales”, are to be disregarded in favor of a measure based on predominant commercial use of the land.

(e) Primary uses that are neither listed in the Permitted Use Table nor classified in the Alphabetic Index of the SIC Manual, may be permitted by an Administrative Officer in a zone in which similar uses are permitted. The Administrative Officer shall find the characteristics of such an unlisted use to be:

1. consistent with the purpose and description of the zone as per Chapter 2 of this ordinance;
2. compatible with the permitted uses in the zone; and
3. similar in traffic generation, and noise, vibration, dust, odor, glare and heat producing properties.

(f) Footnotes appearing in the Permitted Use Table are not subject to variance by the ABZA or its division. Doing so would create a use variance, prohibited by state statute (I.C. 36-7-4-916 and 918.3).

(g) As used in the footnotes to the Permitted Use Table, the word “equipment” includes trucks, except all pick-up trucks and any other trucks with a hauling capacity up to one ton.
### 3-2 PERMITTED USE TABLE

#### 3-2-1 RESIDENTIAL USES:

<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend-ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4-11-1</td>
<td></td>
<td>&quot;Single-family dwelling&quot;</td>
<td>52</td>
<td>6,15</td>
<td>P</td>
<td>P</td>
<td>P P P</td>
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<td>1</td>
<td>4-11-1</td>
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<td>&quot;Zero-lot-line dwelling&quot;</td>
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<td>6,15</td>
<td>P</td>
<td>P</td>
<td>P P P</td>
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<td>1</td>
<td>4-11-1</td>
<td></td>
<td>&quot;Two-family dwelling&quot;</td>
<td>52</td>
<td>6,15</td>
<td>P P P P P P P P P</td>
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</tr>
<tr>
<td>2 / a</td>
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<td>&quot;Multi-family dwelling&quot;</td>
<td>52,56</td>
<td>6,18</td>
<td>P P P P P P P P P</td>
<td>P P P P P</td>
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<tr>
<td>3 / b</td>
<td></td>
<td></td>
<td>&quot;Fraternity, sorority and student cooperative&quot;</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>5-4</td>
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<td>&quot;Mobile home park/Manufactured home community&quot; 2</td>
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</table>

#### 3-2-2 AGRICULTURE, FORESTRY AND FISHING:

<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend-ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<td>6</td>
<td>4-11-3</td>
<td>0279</td>
<td>Cat farms 4</td>
<td></td>
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<td>S S S S S S S</td>
<td>S S S S S</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>4-11-3</td>
<td>0279</td>
<td>Dog farms 4</td>
<td></td>
<td>S S S S S S S</td>
<td>S S S S S S S</td>
<td>S S S S S</td>
<td></td>
</tr>
</tbody>
</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### 3-2 PERMITTED USE TABLE

<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tr>
<td>6</td>
<td>0279</td>
<td></td>
<td>Laboratory animal farms (e.g., rats, mice, guinea pigs) 4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P S S</td>
</tr>
<tr>
<td>4</td>
<td>07</td>
<td></td>
<td>Agricultural services 5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S P S P</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>except:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>0721</td>
<td></td>
<td>Aerial dusting and spraying</td>
<td></td>
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<td></td>
<td></td>
<td>S S S S</td>
</tr>
<tr>
<td>7</td>
<td>0741</td>
<td></td>
<td>Veterinary services for livestock</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P S S</td>
</tr>
<tr>
<td>7</td>
<td>0742</td>
<td>4-11-3</td>
<td>Veterinary services for animal specialties 6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P S S</td>
</tr>
<tr>
<td>8</td>
<td>0752</td>
<td>4-11-3</td>
<td>Dog grooming</td>
<td>16,19</td>
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<td></td>
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<tr>
<td>6</td>
<td>0752</td>
<td>4-11-3</td>
<td>&quot;Kennels (BG, CH, DTN, TIPP.CO)&quot;</td>
<td>16,19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>0752</td>
<td>4-11-3</td>
<td>Boarding kennels 7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>S S S S</td>
</tr>
<tr>
<td>6</td>
<td>0752</td>
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<td>&quot;Breeding kennels&quot;</td>
<td>16,19</td>
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<tr>
<td>9</td>
<td>0752</td>
<td>2-27 if FP, 4-11-2</td>
<td>Boarding, and/or training horses 2</td>
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<td>10</td>
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<td>Animal shelters, dog pounds</td>
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<td>S S S S</td>
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<td>10</td>
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<td>all other Animal specialty services, except veterinary 7</td>
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<td>8</td>
<td>0752</td>
<td></td>
<td>Pedigree record services for pets and other animal specialties</td>
<td>84</td>
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<td></td>
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<td>S S S S</td>
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<tr>
<td>18</td>
<td>0752</td>
<td></td>
<td>Showing of pets &amp; other animal specialties</td>
<td>84</td>
<td></td>
<td></td>
<td></td>
<td>S S S S</td>
</tr>
<tr>
<td>18</td>
<td>0752</td>
<td></td>
<td>Training of pets &amp; other animal specialties</td>
<td>84</td>
<td></td>
<td></td>
<td></td>
<td>S S S S</td>
</tr>
<tr>
<td>4</td>
<td>078</td>
<td></td>
<td>Landscape and horticultural services</td>
<td>31</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### Chapter 3

#### 3-2 PERMITTED USE TABLE

<table>
<thead>
<tr>
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<th>SIC Group</th>
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<th>Amend-ments</th>
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<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R1</td>
<td>R1A</td>
<td>R1B</td>
<td>R1U</td>
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<tr>
<td>8</td>
<td>0781</td>
<td></td>
<td>Landscape counseling and planning</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>4</td>
<td>2-27 if FP 08</td>
<td></td>
<td>Forestry 2,63</td>
<td>56</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>except:</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>4</td>
<td>2-27 if FP 09</td>
<td></td>
<td>Fishing, hunting and trapping</td>
<td>5</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

### 3-2-3 MINING:

| 11             | 2-27 if FP, 4-11-4, 4-9-7, 4-4-8 | 10 | Metal mining                                       |             | S     | S    | S    | S    | S    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 11             | 2-27 if FP, 4-11-4, 4-9-7, 4-4-8 | 12 | Coal mining                                        |             | S     | S    | S    | S    | S    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 11             | 2-27 if FP, 4-11-4, 4-9-7, 4-4-8 | 13 | Oil and gas extraction                             |             | S     | S    | S    | S    | S    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 11             | 2-27 if FP, 4-11-4, 4-9-7, 4-4-8 | 14 | Mining and quarrying of nonmetallic minerals, except fuels |             | S     | S    | S    | S    | S    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |

### 3-2-4 CONSTRUCTION:

| 6              | 4-4-11, 4-9-9 | 15 | Building construction - general contractors and operative builders | 36          | P     | P    | P    | P    | P    | P    | P    | P    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 6              |                | 16 | Heavy construction other than building construction - contractors |             | P     | P    | P    | P    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|                |                | except:|                                                     |             |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### Chapter 3

#### 3-2 PERMITTED USE TABLE

<table>
<thead>
<tr>
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<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
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<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>4-9-7, 4-4-8</td>
<td>1611</td>
<td>Asphalt or concrete paving: roads, highways, public sidewalks, and streets-contractors 8,9</td>
<td>74</td>
<td>P P P</td>
<td>P P P</td>
<td>S S S</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>“Farm Tile Drainage Contractors” 66</td>
<td></td>
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<tr>
<td>6</td>
<td>4-4-11, 4-9-9</td>
<td>17</td>
<td>Construction-special trade contractors 8</td>
<td>36</td>
<td></td>
<td>P P P</td>
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#### 3-2-5 MANUFACTURING:

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<th>12 / c</th>
<th>4-10</th>
<th>20</th>
<th>Food and kindred products</th>
<th>P P P</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td></td>
<td>except: Prepared feed and feed ingredients for animals and fowls, except dogs and cats 60</td>
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</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>2048</td>
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<td>P P P</td>
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<td>12 / c</td>
<td>4-10</td>
<td>205</td>
<td>Bakery products 10</td>
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<tr>
<td>56 / c</td>
<td>4-4-12</td>
<td></td>
<td>Winery (also includes SIC 2084 Wine, Brandy, &amp; Brandy Spirits)</td>
<td>43</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>21</td>
<td>Tobacco products</td>
<td></td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>22</td>
<td>Textile mill products</td>
<td></td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>23</td>
<td>Apparel and other finished products made from fabrics and similar materials 10</td>
<td></td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>24</td>
<td>Lumber and wood products, except furniture</td>
<td></td>
</tr>
</tbody>
</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
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<th>Amend-ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tr>
<td>12 / c</td>
<td>4-10</td>
<td>2434</td>
<td>Wood kitchen cabinets 10</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>12 / c</td>
<td>4-10</td>
<td>25</td>
<td>Furniture and fixtures</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>except:</td>
<td>251</td>
<td>Household furniture 10</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>26</td>
<td>Paper and allied products 10</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>27</td>
<td>Printing, publishing and allied industries</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>28</td>
<td>Chemicals and allied products</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>29</td>
<td>Petroleum refining and related industries</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>30</td>
<td>Rubber and miscellaneous plastics products</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>31</td>
<td>Leather and leather products 10</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>32</td>
<td>Stone, clay, glass and concrete products</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td></td>
<td>except:</td>
<td>326</td>
<td>Pottery &amp; related products 10</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>3273</td>
<td>Ready-mixed concrete 62</td>
<td>53</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>33</td>
<td>Primary metal industries</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>34</td>
<td>Fabricated metal products, except machinery and transportation equipment</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>except:</td>
<td>3482</td>
<td>Ammunition</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

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### Chapter 3

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<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amendments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>3483</td>
<td>Ammunition</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>35</td>
<td>Industrial and commercial machinery and computer equipment</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>36</td>
<td>Electronic and electrical equipment and components, except computer equipment</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>37</td>
<td>Transportation equipment</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>38</td>
<td>Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>387</td>
<td>Watches, clocks, clockwork operated devices, and parts except:</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>12 / c</td>
<td>4-10</td>
<td>39</td>
<td>Miscellaneous manufacturing industries except:</td>
<td></td>
<td>S</td>
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<td>P</td>
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#### 3-2-6 TRANSPORTATION, COMMUNICATION, ELECTRIC, GAS AND SANITARY SERVICES:

<table>
<thead>
<tr>
<th>6</th>
<th>40</th>
<th>Railroad transportation</th>
<th></th>
<th>P</th>
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</thead>
<tbody>
<tr>
<td>8 / c</td>
<td>4013</td>
<td>Stations operated by or for railway companies</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td>41</td>
<td>Local and suburban transit and interurban highway passenger transportation except:</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td>4121</td>
<td>Taxicabs</td>
<td></td>
<td>P</td>
</tr>
</tbody>
</table>

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<th>Commercial Zones</th>
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<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R1</td>
<td>R1A</td>
<td>R1B</td>
<td>R1Z</td>
<td>R2</td>
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</table>
## Chapter 3

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<table>
<thead>
<tr>
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<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R1</td>
<td>R1A</td>
<td>R1B</td>
<td>R1U</td>
<td>R1Z</td>
</tr>
<tr>
<td>except:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>4-11-11</td>
<td>----</td>
<td>&quot;Large Wind System&quot; ¹⁹</td>
<td>55</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>8</td>
<td>4-11-11</td>
<td>----</td>
<td>&quot;Wind Farm&quot; ¹⁹</td>
<td>55</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>6</td>
<td>2-27, 4-9-7, 4-4-8</td>
<td>4952</td>
<td>Sewerage systems ¹⁷,¹⁹</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td>4-9-7, 4-4-8</td>
<td>4953</td>
<td>Refuse systems ¹⁷,¹⁹,²⁰</td>
<td>1</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td>2-27 if FP</td>
<td>4953</td>
<td>&quot;Construction/demolition disposal sites&quot;</td>
<td>56</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
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<tr>
<td>6</td>
<td>4-9-7, 4-4-8</td>
<td>5093</td>
<td>Scrap and waste materials</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td>4-9-7, 4-4-8</td>
<td>5093</td>
<td>&quot;Junk yards&quot;</td>
<td>P</td>
<td>P</td>
<td>P</td>
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### 3-2-7 WHOLESALE TRADE:

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<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R1</td>
<td>R1A</td>
<td>R1B</td>
<td>R1U</td>
<td>R1Z</td>
</tr>
</tbody>
</table>

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<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tr>
<td>17</td>
<td>4-9-7, 4-4-8</td>
<td>5015</td>
<td>Motor vehicle parts, used</td>
<td></td>
<td>69</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5047</td>
<td>Medical, Dental, and Hospital Equipment and Supplies 12</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>18</td>
<td></td>
<td>5083</td>
<td>Farm machinery and equipment (sales and service) 22</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>51</td>
<td>Wholesale trade—nondurable goods 12</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>512</td>
<td>Drugs, Drug Proprietors, and Druggists’ Sundries 12</td>
<td></td>
<td>69</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>6</td>
<td></td>
<td>515</td>
<td>Farm-product raw materials</td>
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<td></td>
<td>P</td>
<td>P</td>
<td>S</td>
</tr>
<tr>
<td>6</td>
<td>4-4-8</td>
<td>5191</td>
<td>Farm supplies 23</td>
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<td></td>
<td>P</td>
<td>P</td>
<td>S S S</td>
</tr>
<tr>
<td>6</td>
<td>4-4-8</td>
<td>5191</td>
<td>Fertilizer and fertilizer materials (including anhydrous ammonia)</td>
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<td></td>
<td>P</td>
<td>P</td>
<td>S S S</td>
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### 3-2-8 RETAIL TRADE:

<table>
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<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
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<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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</thead>
<tbody>
<tr>
<td>18</td>
<td></td>
<td>521</td>
<td>Lumber and other building materials dealers: see 521 – 527 below</td>
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<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>8 / c</td>
<td>523</td>
<td>525</td>
<td>Paint, glass and wallpaper stores</td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td>525</td>
<td>526</td>
<td>Hardware stores</td>
<td></td>
<td></td>
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<td>P</td>
<td>P</td>
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<tr>
<td>5</td>
<td></td>
<td>526</td>
<td>Retail nurseries, lawn and garden supply stores 54</td>
<td></td>
<td>13</td>
<td>P</td>
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</tbody>
</table>

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<th>Ind. Zns.</th>
<th>Rural Zones</th>
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</thead>
<tbody>
<tr>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>527</td>
<td>Mobile home dealers</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>53</td>
<td>General merchandise stores</td>
<td></td>
<td></td>
<td>P P P P P P P P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-6-5, 4-6-9</td>
<td></td>
<td>----</td>
<td>&quot;Outlet malls&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>54</td>
<td>Food stores</td>
<td></td>
<td></td>
<td>P P P</td>
<td>P P P P</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>55</td>
<td>Automotive dealers and gasoline service stations 59</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td>except:</td>
<td>553</td>
<td>Auto and home supply stores 24, 55</td>
<td>17</td>
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<td>P P P P P</td>
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</tr>
<tr>
<td>8</td>
<td>4-4-10</td>
<td>554</td>
<td>&quot;Gasoline service stations&quot;</td>
<td>23B</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>8</td>
<td></td>
<td>554</td>
<td>&quot;Card lock systems for commercial fleets&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>554</td>
<td>&quot;Truck stops&quot; 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>56</td>
<td>Apparel and accessory stores (including retail custom tailors and seamstresses)</td>
<td></td>
<td></td>
<td>P P P P P P P P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td></td>
<td>57</td>
<td>Home furniture, furnishings and equipment stores</td>
<td></td>
<td></td>
<td>P P P P P P P P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 / c</td>
<td></td>
<td>58</td>
<td>Eating and drinking places 26,27 (WLAF)</td>
<td></td>
<td></td>
<td>P P P P P P P P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 / c</td>
<td></td>
<td>58</td>
<td>Eating and drinking places (No drive-in or drive-thru service) 27 (LAF, TCO, BG, DTN, CH)</td>
<td>25</td>
<td></td>
<td>P P P P P P P P</td>
<td></td>
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</tr>
</tbody>
</table>

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# Chapter 3

## 3-2 PERMITTED USE TABLE

**Parking Groups** | **Special Conditions** | **SIC Group** | **Permitted Primary Uses** | **Amendments** | **Residential Zones** | **Commercial Zones** | **Ind. Zns.** | **Rural Zones** |
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
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</tr>
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</tr>
<tr>
<td>19 / c</td>
<td>58</td>
<td>Eating and drinking places (With drive-in or drive-thru service) 27 (LAF, TCO, BG, DTN, CH)</td>
<td>25</td>
<td></td>
<td></td>
<td>S</td>
<td>P</td>
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<td></td>
<td>59</td>
<td>Miscellaneous retail: see 591 – 5984 below</td>
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<td></td>
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<tr>
<td>8 / c</td>
<td>591</td>
<td>Drug stores and proprietary stores 28</td>
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<td>P</td>
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<tr>
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<td>592</td>
<td>Liquor stores</td>
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<td>P</td>
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<td>20 / c</td>
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<td>Used merchandise stores</td>
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<td>P</td>
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<td>8 / c</td>
<td>5941</td>
<td>Sporting goods stores and bicycle shops</td>
<td></td>
<td></td>
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<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td>5942</td>
<td>Book stores</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td>4-11-5</td>
<td>&quot;Adult bookstores&quot; except: 5942</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td>5943</td>
<td>Stationery stores</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
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<tr>
<td>8 / c</td>
<td>5944</td>
<td>Jewelry stores</td>
<td></td>
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<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td>5945</td>
<td>Hobby, toy and game shops</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>8 / c</td>
<td>5946</td>
<td>Camera and photographic supply stores</td>
<td></td>
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<td>P</td>
<td>P</td>
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<tr>
<td>8 / c</td>
<td>5947</td>
<td>Gift, novelty and souvenir shops</td>
<td></td>
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<td></td>
<td></td>
<td>P</td>
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<tr>
<td>8 / c</td>
<td>5948</td>
<td>Luggage and leather good stores</td>
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<td></td>
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<td></td>
<td>P</td>
<td>P</td>
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<tr>
<td>8 / c</td>
<td>5949</td>
<td>Sewing, needlework and piece goods stores</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
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</tbody>
</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### Chapter 3 PERMITTED USE TABLE

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<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
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<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.1</th>
<th>Rural Zones</th>
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<td>R1 R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W</td>
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<td>8 / c</td>
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<td>Fuel dealers</td>
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<td></td>
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<td>6</td>
<td>4-4-8</td>
<td>5984</td>
<td>Liquefied petroleum gas (bottled gas) dealers</td>
<td></td>
<td>P P P P P P P</td>
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<tr>
<td>599</td>
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<td>Retail stores not elsewhere classified: see 5992 → 5999 below</td>
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<td>P P P P P P P</td>
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<td></td>
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<tr>
<td>8 / c</td>
<td></td>
<td>5992</td>
<td>Florists</td>
<td></td>
<td>P P P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>5993</td>
<td>Tobacco stores and stands</td>
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<tr>
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<td></td>
<td>5994</td>
<td>News dealers and newsstands</td>
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<td>P P P P P P P P P P P</td>
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<tr>
<td>8 / c</td>
<td></td>
<td>5995</td>
<td>Optical goods stores</td>
<td></td>
<td>P P P P P P P P P</td>
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<tr>
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<td></td>
<td>5999</td>
<td>Miscellaneous retail stores, not elsewhere classified 24</td>
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#### 3-2-9 FINANCE, INSURANCE, AND REAL ESTATE:

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<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
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<th>Commercial Zones</th>
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<th>Rural Zones</th>
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<td>Depository institutions</td>
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<tr>
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<td>4-11-10</td>
<td>&quot;ATMs&quot;</td>
<td></td>
<td></td>
<td>P P P P P P P P P P P</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>61</td>
<td>Nondepository credit institutions</td>
<td></td>
<td>P P P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>62</td>
<td>Security and commodity brokers, dealers, exchanges and services</td>
<td></td>
<td>P P P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>63</td>
<td>Insurance carriers</td>
<td></td>
<td>P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>64</td>
<td>Insurance agents, brokers and service</td>
<td></td>
<td>P P P P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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<th>Ind. Zns.</th>
<th>Rural Zones</th>
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</thead>
<tbody>
<tr>
<td>8 / c</td>
<td>65</td>
<td>Real estate 29</td>
<td></td>
<td></td>
<td>P     P     P     P     P     P     P     P</td>
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<tr>
<td>8 / c</td>
<td>67</td>
<td>Holding and other investment offices</td>
<td></td>
<td></td>
<td>P     P     P     P     P     P     P     P</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td>-----</td>
<td>Offices not elsewhere classified</td>
<td>8</td>
<td></td>
<td>P     P     P     P     P     P     P     P</td>
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</tbody>
</table>

### 3-2-10 SERVICES:

| 70 | Hotels, rooming houses, camps and other lodging places: see 701 -- 704 below | ] | P     P     P     S     S |
| 21 | 701 | Hotels and motels 30 |                         |             | P     P     P     S     S |
| 22 | 4-11-6 | except: 7011 | "Bed and breakfasts" | S     S     S     S     S     S     S     P     P     S     S     S     S     P     P |
| 23 / c | 702 | Rooming and boarding houses | 13             |             | P     P     P     S     S     S     S     S     S     S     S     S     S     S     S     S     S |

### 4-11-13

| 24 | 4-11-13, 2-27, 4-4-8 | "Transient Guest House" 68 | 88 | S     S     S     S     S     P     P     P     P     P     P     P     P     P     P     P     P |
|    | 7032 | "Transient Guest Rental" 68 | 88 | S     S     S     S     S     P     P     P     P     P     P     P     P     P     P     P     P |

| 25 | 5-4, 4-4-8, 2-27 if FP | "Recreational vehicle parks and campgrounds" 31 | ] | S     S     S     S     S     S     S     S     S     S     S     S     S     S     S     S     S |

| 26 | 704 | Organizational hotels and lodging houses, on membership basis 32 | ] | P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P     P |


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<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>7215</td>
<td>Coin-operated laundries and drycleaning</td>
<td></td>
<td>P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>7219</td>
<td>Noncustom tailors and seamstresses</td>
<td></td>
<td>P P P P P</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>722</td>
<td>Photographic studios, portrait</td>
<td></td>
<td>P P P P P</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>723</td>
<td>Beauty shops 33</td>
<td></td>
<td>P P P P P</td>
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<td>8 / c</td>
<td></td>
<td>724</td>
<td>Barber shops 34</td>
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<td>8 / c</td>
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<td>725</td>
<td>Shoe repair shops and shoeshine parlors</td>
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<td>8 / c</td>
<td></td>
<td>726</td>
<td>Funeral homes</td>
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<td>726</td>
<td>Crematories 61</td>
<td>48,50</td>
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<td>27</td>
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<td>&quot;Cemeteries&quot;</td>
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<td>&quot;Massage establishments (parlors)&quot;</td>
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<td>Advertising</td>
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<td>Outdoor advertising services 35</td>
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<td>&quot;Outdoor advertising signs&quot; 51 &amp; 67</td>
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<td>732</td>
<td>Consumer credit reporting agencies, mercantile reporting agencies, adjustment &amp; collection agencies</td>
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<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R1     R1A R1B R1U R1Z R2 R2U R3 R3U R3W R4W</td>
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<td>8 / c</td>
<td></td>
<td>733</td>
<td>Mailing, reproduction, commercial art and photography and stenographic services 10</td>
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<td>4</td>
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<td>Services to dwellings and other buildings</td>
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<td>Personnel supply services</td>
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<td>Computer programming, data processing and other computer related services</td>
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<td>75</td>
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<td>18</td>
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<td>751</td>
<td>Automotive rental and leasing, without drivers</td>
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</table>

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<th>Commercial Zones (CBW)</th>
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<th>Rural Zones</th>
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<tr>
<td>4 / d</td>
<td>752</td>
<td>Automobile parking³⁶</td>
<td></td>
<td></td>
<td>P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>753</td>
<td>Automotive repair shops³⁷</td>
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<td>&quot;Truck tire mobile sales and service&quot;³⁷</td>
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</tr>
<tr>
<td>18 / c</td>
<td>841</td>
<td>Museums and art galleries</td>
<td>9</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>50 / c</td>
<td>842</td>
<td>Arboreta and botanical or zoological gardens 47</td>
<td>2-27 if FP</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>8 / c</td>
<td>86</td>
<td>Membership organizations 48</td>
<td>except:</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
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<td>52 / c</td>
<td>866</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>8 / c</td>
<td>87</td>
<td>Engineering, accounting, research, management and related services</td>
<td>except:</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>P</td>
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<td>4 / c</td>
<td>873</td>
<td>Agricultural research, commercial</td>
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<td>P</td>
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<td>55 / c</td>
<td>873</td>
<td>Research, development and testing services (other than Agricultural research, commercial)</td>
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<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
<td>53 / c</td>
<td>8744</td>
<td>Adult correctional facilities and jails; privately operated</td>
<td></td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td>89</td>
<td>Services, not elsewhere classified</td>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>8 / c</td>
<td></td>
<td>Offices not elsewhere classified</td>
<td>8</td>
<td>P</td>
<td>P</td>
<td>P</td>
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</tr>
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</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### 3-2 PERMITTED USE TABLE

<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend- ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tbody>
<tr>
<td>8 / c</td>
<td>91</td>
<td></td>
<td>Justice, public order and safety 49</td>
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<td></td>
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<td>53 / c</td>
<td>9223</td>
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<td>Correctional institutions 49</td>
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<td></td>
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<tr>
<td>8 / c</td>
<td>93</td>
<td></td>
<td>Public finance, taxation and monetary policy 49</td>
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<tr>
<td>8 / c</td>
<td>94</td>
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<td>Administration of human resource programs 49</td>
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<td></td>
<td></td>
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<tr>
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<td>95</td>
<td></td>
<td>Administration of environmental quality and housing programs 49</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 / c</td>
<td>96</td>
<td></td>
<td>Administration of economic programs 49</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>8 / c</td>
<td>97</td>
<td></td>
<td>National security and international affairs: see 971 -- 972 below</td>
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<tr>
<td>8 / c</td>
<td>971</td>
<td></td>
<td>National security 49</td>
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</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
### Chapter 3

#### 3-2 PERMITTED USE TABLE

<table>
<thead>
<tr>
<th>Parking Groups</th>
<th>Special Conditions</th>
<th>SIC Group</th>
<th>Permitted Primary Uses</th>
<th>Amend-ments</th>
<th>Residential Zones</th>
<th>Commercial Zones</th>
<th>Ind. Zns.</th>
<th>Rural Zones</th>
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<tr>
<td>8 / c</td>
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<td>972</td>
<td>&quot;Military recruiting offices&quot; 49</td>
<td>P P P P</td>
<td>P P P P</td>
<td>P P P P</td>
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<td>A A A A</td>
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<td>8 / c</td>
<td></td>
<td>R1</td>
<td>International affairs 49</td>
<td>P P P P</td>
<td>P P P P</td>
<td>P P P P</td>
<td>A A A A</td>
<td>A A A A</td>
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</tbody>
</table>

See 4-6-3 / 4-6-7 below for Parking Group requirements for automobiles / bicycles. SIC Group refers to economic activities listed in 1987 Standard Industrial Classification Manual. Primary uses in quotes are defined in 1-10 above. Footnotes follow table. See 3-1-6 and 3-1-7 for more information on how to use this table.
FOOTNOTES TO 3-2:
1. *Industrial zones* are differentiated by relative impact on surrounding uses, as measured by the amount of manufacturing, construction, contracting, warehousing, and wholesaling uses that are permitted to be conducted outdoors. Thus, 11 = low impact = manufacturing, construction, contracting, warehousing, and wholesaling uses conducted entirely indoors with an attached loading facility; I2 = moderate impact = manufacturing, construction, contracting, warehousing, and wholesaling uses conducted indoors, except for outdoor loading operations; and, I3 = high impact = manufacturing, construction, contracting, warehousing, and wholesaling uses, including storage, conducted indoors or outdoors. These restrictions on outdoor activity only apply to manufacturing, construction, contracting, warehousing, and wholesaling uses; other uses permitted in the *Industrial zones* may be conducted indoors and/or outdoors. (Amend 59)

2. Permitted in unincorporated Tippecanoe County only.

3. Permitted in *industrial zones* only without retail sales.

4. Boarding kennels, breeding of animals other than own stock (and other than cattle, hogs, sheep, goats and poultry), and training of pets and other animal specialties are classified in SIC 0752: Animal specialty services, except veterinary.

5. Permitted in designated *commercial zones* with no outdoor operation or storage of materials, chemicals or equipment and with no animals on premises, and in *industrial zones* only to the extent of outdoor activity indicated in Footnote 1.

6. May include grooming and boarding facilities as *accessory uses*.

7. May include grooming facilities as *accessory uses*.

8. Permitted in NB, NBU, OR, CB and CBW zones only with no outdoor operation or storage of materials and equipment, and maximum gross floor area of 5000 square feet. Permitted by Special Exception in A, AA and AW zones on 5 acres or more, with maximum gross floor area of 5000 square feet. (Amend 36)

9. Permitted by right in GB, I1 and I2 zones as offices only; batch plants in GB, I1 and I2 zones require special exceptions. Permitted by special exception in designated rural zones as temporary batch plants only.

10. Permitted in designated *commercial zones* only with no outdoor operation or storage of materials and equipment, and maximum first floor area of 5000 sq.ft. Maximum first floor area may be increased up to 10000 sq.ft. if there is a retail element included.

11. Railroad right-of-way permitted in all zones.

12. Permitted in MR and GB zones only on lots up to 2 acres in area.

13. Permitted in NB, MR, CB and CBW zones only with no outdoor operation or storage of materials and equipment, and maximum gross floor area of 5000 sq.ft.

14. Permitted in OR, GB and HB zones only on lots up to 2 acres in area.

15. Permitted in NB, NBU, MR, MRU, CB, and CBW zones only with no outdoor operation or storage of materials and equipment, and maximum gross floor area of 5000 sq.ft.

16. Permitted in FP zones only as docking facilities.

17. Permitted in designated *commercial zones* as offices only.

18. In addition, government agencies may operate *primary communications towers* by right in all R3, R3U, R3W, R4W, commercial and *industrial zones*, and by special exception in all other residential zones and all rural zones.

19. Except (A) public utilities under the authority and continuing jurisdiction of the IURC, which shall include any business actively regulated by a government agency and required by law to (1) serve all members of the public, (2) charge reasonable rates subject to review by a regulatory body, (3) file tariffs specifying all of the charges, and (4) modify service only with the approval of the regulatory body, and except (B) utilities owned by municipalities (Amend 26).

20. Sludge disposal as an application to farm fields is *accessory* to the agricultural use.
FOOTNOTES TO 3-2, continued:

21. Permitted in GB, I1 and I2 zones only if all processing of recyclable materials is performed inside a noise proof building with no outdoor storage of recyclable materials or equipment. In I3 zones, if operations include outdoor storage of recyclable materials, then either an opaque fence or wall or a tight screen planting effective at all times is required, sufficient to block the view of recyclable materials from all abutting uses.

22. Includes no licensed vehicles other than non-motorized vehicles.

23. Farm-based sales of field seeds by the owner and/or operator of that farm is permitted by right in A, AA and AW zones.

24. Except as noted in Footnote 55 (Amend 17), permitted in NB, NBU and CB zones (SIC 553), or NB, NBU CB and CBW (SIC 5999) only with no outdoor operation or storage of materials or equipment.

25. Permitted in HB zones but not within 1000’ of a residential zone or use.

26. (WLAF) Permitted in NB, NBU, OR, MR, MRU, CB and CBW zones only with no drive-in and/or drive-thru service provided.

27. In Lafayette, permitted in NB, NBU and MR zones only without live entertainment. In unincorporated Tippecanoe County, West Lafayette, Battle Ground, Clarks Hill and Dayton, permitted in MR zones only without live entertainment; permitted in NB and NBU zones with live entertainment by special exception only. In all jurisdictions, permitted in MR zones only under SIC 5812: Eating Places, and not SIC 5813: Drinking Places (Alcoholic Beverages) (Amend 72).

28. Permitted in MRU zones as establishments engaged only in the retail sale of prescription drugs, proprietary drugs and nonprescription medicines, which shall not carry related lines, such as cosmetics, toiletries, tobacco and novelty merchandise.

29. On-premise rental offices are accessory uses, permitted in any zone in which the primary use is permitted.

30. Permitted in designated rural zones only on tracts of 20 acres or more, and in (Amend 24) CBW zones only with all parking contained within the primary use building or an associated parking structure.

31. Permitted in FP zones (excluding the regulatory floodway) with permission of the Indiana State Board of Health.

32. Fraternities, sororities and student cooperatives are listed with residential uses, above.

33. Beauty culture and cosmetology schools not permitted in NB and NBU zones.

34. Barber colleges not permitted in NB and NBU zones.

35. Except in GB zones, permitted in designated commercial zones as offices only.

36. This does not include parking (required or otherwise) which is reserved for specific primary uses, and is thus accessory to those uses.

37. All work, materials and equipment shall be indoors.

38. Permitted in NB, NBU, CB and CBW zones only with no outdoor operation or storage of materials and equipment, and maximum gross floor area of 5000 sq.ft.

39. In commercial zones, permitted indoors only (Amend 31).

40. Permitted in NB and NBU zones only with maximum gross floor area of 5000 sq.ft.

41. Permitted by special exception in FP zones only as bathing beaches, canoe rentals, and fishing piers and lakes, and then only in accordance with Footnote 31 above if in an FP zone.

42. Permitted in NBU zones only with maximum gross floor area of 5000 sq.ft.

43. Does not include Purdue University, IVY Tech, and other educational institutions of the State of Indiana, which cannot be restricted or regulated by this ordinance.

44. Permitted in NB and NBU zones only with no outdoor operation or storage of materials and equipment, and maximum gross floor area of 5000 sq.ft.

45. Permitted in MR and MRU zones only as nursing schools. Flying instruction is an accessory use to SIC 45, Transportation by air.

46. Does not include accessory child care.

47. Zoological gardens permitted only on tracts of 10 acres or more.

48. Youth associations (YWCA, YMCA, YWHA, YMHA, etc.) are classified under SIC 8322 above.
FOOTNOTES TO 3-2, continued:

49. Does not include any state agency, or the use of property owned or occupied by the State of Indiana or any state agency.

50. Permitted in designated residential zones and rural zones only as township trustees’ offices.

51. Permitted in West Lafayette in I2 and I3 zones only. (Amend 4)

52. Residential uses in the Courthouse Proximate and Upper Main Street Area, NBU and CBW zones shall be located above the non-residential ground floor, or located to the rear of a commercial storefront on the ground floor, except that one handicapped accessible dwelling unit may be located on the ground floor of non-elevator buildings in addition to non-residential uses. (Amendments 6, 10, 12, 57)

53. Includes all ancillary services.

54. 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. (Amend 13 and Amend 47)

55. Uses engaged in both selling and installing such automotive parts as tires, transmissions, mufflers, brake linings, and glass are classified in Services, SIC 753 Automotive repair shops. (Amend 17)

56. R3U and R3W zones are subject to density caps. These can be found in subsections 2-9-4 and 2-10-4 respectively. A density higher than the caps permit would constitute a use variance, prohibited by law. Recourse is to seek rezoning to R3 and R4W respectively, which are uncapped. (Amend 18)

57. All operations shall be conducted entirely indoors. (Amend 42)

58. In A, AW, AA, I1, I2, and I3 zones, a winery must produce a minimum of 200 gallons of wine and/or brandy per year. Attendance at private events is limited to 85 persons per event. Public events are limited to 3 event days per month and 15 event days per calendar year. Private events at which attendance exceeds 85 persons shall be considered a public event. Sales and marketing promotions that do not encourage an extended visit on the property shall not be considered a public event. (Amend 43)

59. Except where otherwise prohibited, the sale of a family vehicle is allowed in any zone on property on which the vehicle’s owner resides. (Amend 45)

60. Allowed in the A and AW zones by special exception only if the volume of feed produced is less than 3000 tons per year. (Amend 46)

61. This use is permitted by special exception in NB, NBU, GB, CB, and CBW zones only in association with a funeral home. (Amend 50)

62. Only permitted by special exception in A, AA, and AW when in conjunction with an approved mining operation on the same site and subject to the same fencing, setbacks, buffer yard and reclamation requirements as the mining operation. (Amend 53)

63. Distilling processes are not allowed in the FP zone. (Amend 56)

64. An entirely enclosed trash transfer station includes a station where all operations, other than transportation, are conducted in an enclosed building and those stations entirely enclosed but with doors open during operation. (Amend 61)

65. “Trash transfer stations – not entirely enclosed’ includes but is not limited to, operations that have some component, out-building, or structure open on at least one side during operations or enclosed on four sides and unroofed. (Amend 61)

66. In the A zone, all work, materials and equipment shall be indoors and on lots with a minimum of two acres in area. (Amend 74)


68. In all jurisdictions except West Lafayette.
4 ADDITIONAL USE RESTRICTIONS

4-1 ACCESSORY USES, ACCESSORY STRUCTURES AND ACCESSORY BUILDINGS (Amends 16, 16A)

(a) An accessory use, accessory structure or accessory building is incidental to and associated with a primary use on the same lot. Accessory uses, accessory structures and accessory buildings are permitted in all zones in which their associated primary uses are permitted. However, only a use or building accessory to a single-family residence may be erected prior to construction of its primary use.

(b) Accessory uses, accessory structures and accessory buildings associated with residential uses permitted in residential, commercial, and rural zones are included in the list that follows. Each is followed by a designation in parentheses indicating its setback requirements: ‘standard,’ 'street frontage only,' ‘as otherwise noted,’ or ‘none.’ Standard setbacks by zone can be found in 4-2-2 below. Additional information regarding setbacks is noted in 4-4-1 through 4-4-7 below.

1. detached garages and carports (standard);
2. storage buildings over 120 sq.ft. or of any size if situated on a permanent foundation (standard);
3. children’s play equipment and playhouses, (street frontage only);
4. gazebos (standard);
5. private swimming pools and bathhouses (standard);
6. bird baths, bird houses, statuary, trellises, and flagpoles (none);
7. dog houses (street frontage only);
8. outdoor cooking stoves and woodpiles for home use (street frontage only);
9. fences and hedges:
   (A) not exceeding 42" in height (none); and
   (B) exceeding 42" in height (street frontage only);
   (C) exceeding 42" in height on side and rear lot lines of corner and through lots can be allowed within the setback with Administrative Officer approval and verification of vision setback compliance as long as platted utility and drainage easements remain unobstructed (Amend. 89);
10. trees, shrubs, plants, flowers and elements of landscape design (none);
11. curbs, walks, driveways and retaining walls (none);
12. loading and parking spaces (as regulated in 4-6-18-a-1 and 4-6-14 below);
13. mail and newspaper delivery boxes, name plates and lampposts (none);
14. signs (as regulated in 4-8 below);
15. accessory communications towers (as regulated in 4-11-7 below);
16. root cellars and underground shelters (street frontage only);
(17) seasonal roadside stands selling produce grown only on the premises (residential zones), and seasonal roadside stands selling produce (commercial and rural zones) (none); (Amend 34)

(18) storage of recreational vehicles, boats and boat trailers (as regulated in 4-4-6-a below);

(19) outside play areas for accessory child care and babysitting (street frontage only);

(20) home occupations (standard);

(21) rural home occupations and related outside storage other than uses in 4-1-b-17 above (standard); (Amend 34)

(22) on-premise rental offices (standard);

(23) recycling collection facilities (only at permitted institutional uses such as schools, churches, fire stations and government offices, or apartment complexes, as regulated in 4-11-8 below);

(24) homeowner, condominium and tenant associations (standard);

(25) up to 2 horses (none); and

(26) other accessory buildings (standard)

(27) small wind systems (only in commercial, industrial and rural zones as regulated in 4-11-11); (Amend 58)

(28) micro wind systems (standard); (Amend 58)

(29) accessory meteorological towers (only in commercial, industrial and rural zones as regulated in 4-11-12). (Amend 66)

(c) Accessory uses, accessory structures and accessory buildings associated with nonresidential uses permitted in residential, commercial, and rural zones are included in the list that follows. Each is followed by a designation in parentheses indicating its setback requirements: 'standard,' 'street frontage only,' 'as otherwise noted,' or 'none.' Standard setbacks by zone can be found in 4-2-2 below. Additional information regarding setbacks is noted in 4-4-1 through 4-4-7 below.

(1) detached garages and carports (standard);

(2) storage buildings (standard);

(3) children's play equipment and playhouses, (street frontage only);

(4) private swimming pools and bathhouses (standard);

(5) statuary, trellises, flagpoles and woodpiles (none);

(6) fences and hedges (none, except in residential zones; see 4-1-b-9 above);

(7) trees, shrubs, plants, flowers and elements of landscape design (none);

(8) farm-based sale of agricultural seed (standard);

(9) root cellars and underground shelters (street frontage only);

(10) seasonal farm roadside stands selling produce (street frontage only);

(11) curbs, walks, driveways and retaining walls (none);

(12) loading and parking spaces (as regulated in 4-6-18-a-1 and 4-6-14 below);

(13) mail and newspaper delivery boxes, name plates and lampposts (none);
(14) **signs** (as regulated in 4-8 below);  
(15) **accessory communications towers** (as regulated in 4-11-7 below);  
(16) at permitted hotels, motels and office buildings: restaurants, newsstands, drug stores, gift shops, **swimming pools**, tennis courts, clubs and lounges (Amend 5) (standard);  
(17) employee restaurants and cafeterias at permitted nonresidential **uses** (standard);  
(18) retail sales at permitted industrial **uses** (standard);  
(19) on-premise rental offices (standard);  
(20) **recycling collection facilities** (as regulated in 4-11-8 below);  
(21) a **caretaker’s residence** (standard);  
(22) automatic teller machines (ATMs), located on a bank or other primary use building (standard); (Not an **accessory use** if free-standing, unless located on the same **lot** as the bank it serves);  
(23) other **accessory buildings** (standard); and  
(24) **rural home occupations** and related outside storage other than **uses** in 4-1-c-10 above (standard). (Amend 34)  
(25) **small wind systems** (only in commercial, industrial and rural zones as regulated in 4-11-11); (Amend 58) and  
(26) **micro wind systems** (standard); (Amend 58)  
(27) **accessory meteorological towers** (only in commercial, industrial and rural zones as regulated in 4-11-12). (Amend 66)

### 4-2 STANDARD DIMENSIONAL REQUIREMENTS

Except as in 4-3 through 4-5 below, no **primary use** shall be erected either:

(a) on a **lot** failing to meet the **lot area** and **lot width** standards; or  
(b) in any configuration that fails to meet the **lot coverage**, **building height** and **setback** standards,

all of which are summarized in the following tables (4-2-1 and 4-2-2). These tables combine the **Zone Regulations** for all non-PD zones, as they appear in 2-1 through 2-26.

#### 4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS:  (Amend 41 and 69)

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MINIMUM LOT AREA(^1) (sq.ft)</th>
<th>MINIMUM LOT WIDTH(^1) (ft.)</th>
<th>MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)</th>
<th>MINIMUM VEGETATIVE COVER (pct.)</th>
<th>(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>10000</td>
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<td>75(^2)</td>
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<td>R1A</td>
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<td>R1B</td>
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<tr>
<td>R1Z</td>
<td>5000</td>
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<td>48(^4)</td>
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</table>
### SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MINIMUM LOT AREA¹ (sq.ft)</th>
<th>MINIMUM LOT WIDTH¹ (ft.)</th>
<th>MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)</th>
<th>MINIMUM VEGETATIVE COVER (pct.)</th>
<th>(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PER USE</td>
<td>PER D.U.²</td>
<td>SF: 4000</td>
<td>TF: 3000</td>
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<td>R2U</td>
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<td>TF: 3000</td>
<td>SF: 4000</td>
<td>TF: 3000</td>
<td>SF: 40</td>
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<tr>
<td>R3</td>
<td>SF: 6000</td>
<td>TF: 3000</td>
<td>SF: 6000</td>
<td>TF: 3000</td>
<td>SF: 40</td>
</tr>
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<td>SF: 6000</td>
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<td>SF: 40</td>
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<td>NB</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>NBU</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>OR</td>
<td>30000</td>
<td>----</td>
<td>100</td>
<td>----</td>
<td>100</td>
</tr>
<tr>
<td>MR</td>
<td>MF: ----</td>
<td>2000⁴</td>
<td>70</td>
<td>----</td>
<td>70</td>
</tr>
<tr>
<td>MRU</td>
<td>SF: 4000</td>
<td>TF: 3000</td>
<td>SF: 4000</td>
<td>TF: 3000</td>
<td>SF: 40</td>
</tr>
<tr>
<td>GB</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>HB</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>CB</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>CBW</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>I1</td>
<td>10000</td>
<td>----</td>
<td>75</td>
<td>----</td>
<td>75</td>
</tr>
<tr>
<td>I2</td>
<td>10000</td>
<td>----</td>
<td>75</td>
<td>----</td>
<td>75</td>
</tr>
<tr>
<td>I3</td>
<td>10000</td>
<td>----</td>
<td>75</td>
<td>----</td>
<td>75</td>
</tr>
<tr>
<td>A</td>
<td>SF: 15000</td>
<td>TF: 7500</td>
<td>SF: 15000</td>
<td>TF: 7500</td>
<td>SF: 40</td>
</tr>
<tr>
<td>AA</td>
<td>SF: 10000</td>
<td>TF: 7500</td>
<td>SF: 10000</td>
<td>TF: 7500</td>
<td>SF: 40</td>
</tr>
<tr>
<td>AW</td>
<td>SF: 10000</td>
<td>TF: 7500</td>
<td>SF: 10000</td>
<td>TF: 7500</td>
<td>SF: 40</td>
</tr>
<tr>
<td>FP</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
<tr>
<td>RE</td>
<td>10</td>
<td>2 acres</td>
<td>100¹¹</td>
<td>10</td>
<td>80</td>
</tr>
<tr>
<td>FP</td>
<td>none</td>
<td>----</td>
<td>none</td>
<td>----</td>
<td>none</td>
</tr>
</tbody>
</table>

See next pages for abbreviations and footnotes.
4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS: (Amend 41 and 69)

<table>
<thead>
<tr>
<th>ZONE</th>
<th>MINIMUM LOT AREA¹ (sq.ft)</th>
<th>MINIMUM LOT WIDTH¹ (ft.)</th>
<th>MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)</th>
<th>MINIMUM VEGETATIVE COVER (pct.)</th>
<th>(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ABBREVIATIONS:
D.U. = dwelling unit
SF = single-family dwelling
TF = two family dwelling
MF = multi-family dwelling
UP = university-proximate multi-family residence
NR = nonresidential use

FOOTNOTES TO 4-2-1:
1 For uses served by sanitary sewer only. Minimum lot area and width for uses not served by sanitary sewer will be as approved by the Tippecanoe County Health Department and the Division of Sanitary Engineering, Indiana State Department of Health, on a lot-by-lot basis, and will in no case be less than 30,000 sq.ft. (Amend 31)
2 Applies only to two-family and multi-family dwellings in zones which permit them. Also applies to minimum density – area per dwelling unit – in a rural estate subdivision (Amend 27).
3 Except 60' for a perimeter lot outside the urbanized sewered area.
4 2000 sq.ft. for each of the first 3 dwelling units; 1000 sq.ft. for each one above 3.
5 The height of the finished floor of the upper story cannot exceed 14’.
6 For lot-area-per-dwelling-unit requirements for university-proximate residences in multi-family dwellings, see 4-3-3.
7 Also limited to 3 stories, all or any part of which are above grade at the front elevation.
8 Refers to residential buildings only.
9 Or to original height if being repaired, restored or rehabilitated (Amend 10).
10 As determined by the Tippecanoe County Health Department – as per its Ordinance No. 99-30CM or its successors – on a lot-by-lot basis, but in no case less than 1 acre, at least 30,000 sq.ft. of which is zoned RE, exclusive of any outlot containing drainage easements and/or rural estate roads, and exclusive of any public street right-of-way. Footnote 1 above does not apply. (Amend 27)
11 See 2-28-5 for lots fronting on a cul-de-sac, and for flag lots. (Amend 27)
12 See 2-1-5 MINIMUM LOT WIDTH for lots with 50’ radius across the entire front measured at the property line, minimum lot widths can be 65’ measured at the building setback. (Amend 44)
### Summary of Standard Setback Requirements:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>Along Street Frontage</th>
<th>Not Along Street Frontage</th>
<th>Minimum Rear Setback</th>
<th>Minimum Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Amends 16, 16a)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LO³</td>
<td>CO</td>
<td>SE</td>
<td>PR</td>
<td>PrmUB</td>
</tr>
<tr>
<td></td>
<td>(Amend 8 and 69)</td>
<td></td>
<td>(Amend 5, 16, 16A and 69)</td>
<td></td>
</tr>
<tr>
<td><strong>R1</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>R1A</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>R1B</strong> (Am 44)</td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>R1U³</strong> (Am 30)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td><strong>R1Z</strong></td>
<td>20⁴</td>
<td>30</td>
<td>60</td>
<td>10⁶</td>
</tr>
<tr>
<td><strong>R2</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>R2U³</strong> (Am 30)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td><strong>R3</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>R3U³</strong> (Am 30)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td><strong>R3W¹¹</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>R4W¹¹</strong> (Am 37)</td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>NB</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>15</td>
</tr>
<tr>
<td><strong>NBU</strong> (Am 10)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td><strong>OR</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>MR</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>MF</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>NRES</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>15⁹</td>
</tr>
<tr>
<td><strong>MRU</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>SF, TF</strong></td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td><strong>MF</strong></td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td><strong>NRES</strong></td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>15</td>
</tr>
<tr>
<td><strong>GB</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>HB</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>15⁹</td>
</tr>
<tr>
<td><strong>CB</strong></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td><strong>CBW</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>I1, I2, I3</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>15⁹</td>
</tr>
<tr>
<td><strong>A, AA</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>AW, FP</strong></td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td><strong>RE¹⁰</strong> (Am 27)</td>
<td>25</td>
<td>30</td>
<td>60</td>
<td>25</td>
</tr>
</tbody>
</table>

1. Minimum Setback for Primary Use Building, Accessory Use, Street or Building
2. Tables include setback requirements for two stories or more.
4-2-2 SUMMARY OF STANDARD SETBACK REQUIREMENTS:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>ALONG STREET FRONTAGE</th>
<th>NOT ALONG STREET FRONTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Amends 16, 16a)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>MINIMUM SETBACK FOR PRIMARY USE BLDG, ACC.USE / STR / BLDG</td>
<td>MINIMUM REAR SETBACK</td>
</tr>
<tr>
<td>LO³</td>
<td>CO</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ABBREVIATIONS:**

RES = residential use
SF = single-family dwelling
TF = two-family dwelling
MF = multi-family dwelling
NRES = non-residential use
PRIM. USE BLDG., PrmUB = primary use building
ACC. USE/STR/BLDG, AccUSB = accessory use, structure or building (Amends 16, 16A)

**FOOTNOTES TO 4-2-2:**

1. Minimum setbacks along street frontages, whether front, rear or side setbacks, depend on the classification of the street which the setbacks abut. See abbreviations above for street classifications.
2. In zones requiring a rear setback, that setback may be reduced -- but not to less than 3' for a residential use, 10' for a nonresidential use -- by counting ½ the width of an abutting public alley as part of the setback.
3. See 4-4-1 below on setback averaging.
4. Except 25' for a perimeter lot.
5. There can be no setback along the designated zero-lot-line side. The minimum setback along the non-ZLL side is 12', except 17' for a perimeter lot outside the urbanized sewered area.
6. Minimum rear setback for a primary use building is 10' when abutting an R1Z zone; it is 20' abutting any other zone. Minimum side setback for an accessory use building is 6' abutting R1Z, R1U, R2U and R3U zones; it is 10' abutting any other zone.
7. Minimum side setback is 30' if the side lot line abuts a residential zone or use. (Amend 43)
8. Minimum side setback is 10' if the side lot line abuts a residential zone or use.
9. Minimum rear setback is 40' if the rear lot line abuts a residential zone or use. (Amend 43)
10. 25', measured as per 2-28-7 above. (Amend 27)
11. Except for South and/or North River Road, the minimum setback from a road for properties within the urbanized sewered area of West Lafayette is 20' or the average setback on the block face, but never less than 10'. (See 4-4-1 below on setback averaging.) (Amend 37)
12. See 4-4-5 below on setbacks on structural projections and stoops. (Amend 44)

4-3 **LOT AREA AND LOT WIDTH**

4-3-1 **LOTS NOT SERVED BY SANITARY SEWER:**
As stated in Footnote 1 to the table in 4-2-1, minimum lot areas and lot widths shown are only for primary uses served by sanitary sewer. Minimum lot areas and lot widths for primary uses not served by sanitary sewer:

(a) shall be as approved by the Tippecanoe County Health Department (and the Division of Sanitary Engineering, Indiana State Department of Health except for single- and two-family residences), on a lot-by-lot basis; and

(b) shall in no case be less than 30,000 sq.ft.

4-3-2 SUBSTANDARD LOTS:
A single-family dwelling, or a nonresidential use may be located on a lot that fails to meet its zone's minimum lot area and/or lot width standards if:

(a) the use is permitted in the zone by right or by special exception; and

(b) the zone's lot coverage, setback and building height standards and the use's parking and bufferyard requirements can still be met; and

(c) the lot is served by sanitary sewer or, within the platted portions of unincorporated Buck Creek, Colburn, Americus, Stockwell, Romney, West Point/Glenhall, Odell and Montmorenci, has been approved for that use by the Tippecanoe County Health Department; and

(d) The legally created lot was either recorded in separate ownership or included in a recorded subdivision on or before January 2, 1998, the effective date of this ordinance (Amend 18).

4-3-3 LOT AREA FOR UNIVERSITY-PROXIMATE RESIDENCES IN MULTI-FAMILY DWELLINGS:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>LOT AREA, EACH OF FIRST 3 UNITS (sq.ft.)</th>
<th>LOT AREA, EACH ADDITIONAL UNIT (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>2000</td>
<td>1000</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
<td>1500</td>
<td>1000</td>
</tr>
<tr>
<td>C</td>
<td>470 - 649</td>
<td>1200</td>
<td>750</td>
</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>1000</td>
<td>500</td>
</tr>
<tr>
<td>Efficiency</td>
<td>---</td>
<td>800</td>
<td>500</td>
</tr>
</tbody>
</table>

For university-proximate multi-family projects containing more than one unit type, the 3 largest units shall be used to calculate "lot area, each of first 3 units".

4-3-4 LOTS ON WHICH A RESIDENTIAL USE IS CHANGED:
A lot on which a residential use is changed by increasing the number of dwelling units, shall meet its zone's lot area and lot width requirements for the higher number of units.

4-4 SETBACKS

4-4-1 AVERAGING SETBACKS ALONG STREET FRONTAGES:
For a primary use building, the minimum setback along a street frontage is reduced to the average setback of the existing primary use buildings on that block face (but never less than 10') if:
(a) the frontage is along any street in an R1U, R2U or R3U zone, or along any local street in any other zone requiring a setback along a street frontage, or along any street in an R3W or R4W zone (except North and South River Road) located within the urbanized sewered area of West Lafayette (Amend 37); and

(b) at least half the lots in that block face are already occupied by primary use buildings.

Any primary use building being removed to make way for a new primary use building cannot be included when calculating average setback along a street frontage for that new building.

4-4-2 SETBACKS FOR MULTIPLE-FRONTAGE AND NON-FRONTAGE LOTS:

(a) A corner lot has just one front setback and one front lot line, as defined in 1-10.

(b) A through lot has just one front setback marked by one front lot line, as defined in 1-10, if the two abutting streets are classified differently in the street classification system. Unless deed restrictions specify otherwise, the lot line abutting the street classified lower in the street classification system shall be designated the front lot line; it marks the front setback. The lot line abutting the higher classified street shall be designated the rear lot line; it marks the rear setback. The street classification hierarchy from lowest to highest is: place, local street, collector street, secondary arterial, primary arterial.

(c) A through lot has two front setbacks marked by two front lot lines, as defined in 1-10, if both streets it abuts are classified the same in the street classification system.

(d) For a lot without street frontage, the minimum front setback is 25', measured from a lot line designated as the front lot line.

4-4-3 LOCATIONS WITH SPECIAL SETBACKS:

(a) The setback for primary use and accessory buildings from the right-of-way of North River Road (SR43 north of the Harrison Bridge) is 100':

(1) from the south right-of-way line of I-65 to 550' south of the south right-of-way line of Columbia Street,

(2) except for those lots also having a second frontage on Dehart and Robinson Streets, and

(3) except for those lots located on the east side of North River Road, south of the Harrison Bridge. (Amend 48)

(b) The setback from rivers, streams and other bodies of water for primary use and accessory buildings is 25', measured horizontally from the Flood Plain zone boundary and certified by a Registered Land Surveyor. This setback applies to all new construction begun after the adoption of this section, other than attached additions to existing structures either built in compliance with an improvement location permit, or built before 1965. This setback does not apply to uses and structures permitted in the Floodway Fringe (See UZO Section 2-27-3). (Amend 82)
4-4-4 SETBACKS FOR PORCHES, DECKS AND PATIOS (Amends 16, 16A, 47):

(a) If roofed and not attached to a primary use building, a porch, deck or patio is an accessory building; it shall observe all minimum setbacks for accessory uses, structures and buildings prescribed in the table in 4-2-2 above.

(b) If roofed and attached to a primary use building, a porch, deck or patio is part of that primary use building and not an accessory building; it shall observe the minimum setbacks for primary use buildings prescribed in the table in 4-2-2 above.

(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; (Amend 47) and
   (2) it is not enclosed higher than 3½' above that floor.

4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS:

(a) The following structural projections may extend up to 2' into a minimum front, rear or 6' side setback and no more than 1' into a minimum 5' side setback where permitted: eaves, overhangs, bay windows, greenhouse windows, window wells, window-mounted or wall-mounted air conditioners, fascia brick and exterior siding. (Amend 44 and 52)

(b) Balconies are structural projections that may extend up to 4' into a minimum rear setback, but not at all into a minimum front or side setback.

(c) Stoops may extend up to 4' into a minimum front or rear setback. In a side yard, only at-grade stoops may extend up to 4' into the side setback. (Amend 44)

4-4-6 SETBACKS FOR PARKING:

(a) Except in 4-4-6-b through 4-4-6-d below, required parking, either open or under cover, is not permitted in the minimum standard front setback of any residential use, or any residential zone (Amend 8). Optional parking is also not permitted in the minimum standard front setback of any residential use, except in driveways and turnarounds. (Amend 64)

(b) A single-family dwelling may have one of its 2 required parking spaces in a driveway or turnaround in its front setback (but not under roof) if:
   (1) its lot area and lot width do not exceed the minimums for R1B zones; or
   (2) the lot on which it is situated meets all requirements of 4-3-2 above.

(c) Required parking is permitted in the front setback in any residential or RE zone when it is used as a drop-off for a child care home on that same lot (Amend 27).

(d) Required parking is permitted in the front setback in any zone when it accommodates a home occupation within a dwelling on that same lot.

(e) Neither required nor optional parking is permitted in any no-parking setback. Except where crossed by driveways, a no-parking setback
cannot be covered with *impervious surface*, and is subject to landscape requirements of the jurisdiction in which it is located. Regarding the development of *multi-family dwellings*, the *no parking setback* pertains only to the perimeter of the *development*, and not to any internal *lot lines* (Amend 5).

(f) No *parking space* shall be located between a *building* and the *right-of-way line* of any adjoining *street* in NBU, MRU, CB or CBW zones, except at sites surrounded on three sides or more by *streets*. If surrounded on three sides by *streets*, parking may be located between a *building* and one adjoining *street right-of-way line*. If surrounded on four or more sides by *streets*, parking may be located between a *building* and two adjoining *street rights-of-way*. (Amend 60 and 69)

(g) For all permitted *uses* other than *single- and two-family dwellings*, *parking spaces* may be located in a required *front setback* in NB, OR, MR, GB, HB, I 1, I 2 and I 3 zones. However, these *parking spaces* cannot be placed within any *no-parking setback*, 4-4-6-e above, nor any *vision setback*, 4-4-7 below.

4-4-7 VISION SETBACKS:

(a) A *vision setback* shall be provided for all *lots* located at *street* intersections in all *zones* (Amend 8). This triangular *vision setback* is measured along the curbs of the 2 intersecting *streets*, or the edge of their pavements if there are no curbs. The distance from the corner of the intersection shall be 40' in each direction; a diagonal connecting those two 40' line segments closes the triangle.

(b) A *vision setback* shall also be provided for all *lots* located at *alley/street* intersections in all *zones* except CB, CBW and NBU. This triangular *vision setback* is measured along the curb of the intersecting *street* (or pavement edge if there is no curb) and the pavement edge of the intersecting *alley*. The distance from the corner of the intersection shall be 20' in each direction; a diagonal connecting those two 20' line segments closes the triangle.

(c) A *vision setback* shall also be provided for both sides of driveway/street intersections in all *zones*, for all *primary uses* required to provide 5 or more *parking spaces*. This triangular *vision setback* is measured along the curb of the intersecting *street* (or pavement edge if there is no curb) and the pavement edge of the intersecting driveway. The distance from the corner of the intersection shall be 20' in each direction; a diagonal connecting those two 20' line segments closes the triangle.

4-4-8 SETBACKS FOR OPEN USES:

(a) The minimum *setback* for any *open use*, other than those listed in 4-4-8-a-1 below, is 5' from the *front lot line*, plus 5' from any *side* or *rear lot line* abutting a *street* or a *residential* or RE zone (Amend 27). Except where crossed by driveways, an *open use setback* cannot be covered with *impervious surface*, and is subject to landscape requirements of the
jurisdiction in which it is located. Any building associated with an open use shall observe the setbacks summarized in the table in 4-2-2.

(b) Setbacks for open uses must be within the legal description of the special exception. (Amend 61)
4-4-8-a-1 OPEN USES REQUIRING SPECIAL SETBACKS:

<table>
<thead>
<tr>
<th>SIC GROUP</th>
<th>PRIMARY USE</th>
<th>FRONT SETBACK</th>
<th>REAR SETBACK</th>
<th>SIDE SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-14</td>
<td>Mining</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1611</td>
<td>Asphalt or concrete paving</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4952</td>
<td>Sewerage systems</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4953</td>
<td>Refuse systems</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5015</td>
<td>Motor vehicle parts, used</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5093</td>
<td>Scrap and waste materials</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5093</td>
<td>Junk yards</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5093</td>
<td>Construction/demolition disposal sites</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>5191</td>
<td>Anhydrous ammonia sales</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>5984</td>
<td>Liquefied petroleum gas dealers</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>7032</td>
<td>Sporting and rec. camps</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7033</td>
<td>RV parks and campsites</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7941</td>
<td>Arenas and stadiums</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7948</td>
<td>Racing, including track operation, except Motorized vehicle racing</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7996</td>
<td>Amusement parks</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7997</td>
<td>Flying fields maintained by aviation clubs</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>7997</td>
<td>Gun and shooting clubs</td>
<td>STD</td>
<td>300'</td>
<td>300'</td>
</tr>
<tr>
<td>7999</td>
<td>Archery ranges</td>
<td>STD</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>7999</td>
<td>Day camps</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7999</td>
<td>Fairs, agricultural</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>7999</td>
<td>Fireworks display service</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
</tr>
<tr>
<td>7999</td>
<td>Gocart raceway operation</td>
<td>300'</td>
<td>300'</td>
<td>300'</td>
</tr>
<tr>
<td>7999</td>
<td>Golf driving ranges</td>
<td>STD</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>7999</td>
<td>Horse shows</td>
<td>STD</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7999</td>
<td>Ice skating rink</td>
<td>STD</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>7999</td>
<td>Rental of saddle horses</td>
<td>STD</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7999</td>
<td>Riding academies and schools</td>
<td>STD</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7999</td>
<td>Shooting ranges</td>
<td>STD</td>
<td>300'</td>
<td>300'</td>
</tr>
<tr>
<td>7999</td>
<td>Skeet shooting facilities</td>
<td>STD</td>
<td>300'</td>
<td>300'</td>
</tr>
<tr>
<td>7999</td>
<td>Trapshooting facilities</td>
<td>STD</td>
<td>300'</td>
<td>300'</td>
</tr>
<tr>
<td>7999</td>
<td>Waterslides</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>7999</td>
<td>Wave pools</td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>----------</td>
<td>-------------</td>
<td>---------------</td>
<td>--------------</td>
<td>--------------</td>
</tr>
</tbody>
</table>

A designation of "STD" means that the appropriate zone's standard minimum setback, as it appears in the table in 4-2-2, is applied to the open use.
4-4-9  **CONFINED FEEDING OPERATION SETBACKS:**

(a) Because of the potential for negative impacts, a *confined feeding operation* constructed after the effective date of this ordinance shall be separated from some surrounding *uses, zones* and elements of the built and natural environment by a *confined feeding operation setback*. This separation, listed in 4-4-9-a-1 below, shall be measured from that *use* to the enclosure which defines the *confined feeding operation*. (Amend 2)

4-4-9-a-1  **TABLE OF CONFINED FEEDING OPERATION SETBACKS:**

<table>
<thead>
<tr>
<th>USE, ZONE, OR ENVIRONMENTAL ELEMENT</th>
<th>CFO SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Flood plain (FP) zone</em></td>
<td>100'</td>
</tr>
<tr>
<td><em>Local street, collector street or secondary arterial</em></td>
<td>50'</td>
</tr>
<tr>
<td><em>Primary arterial</em></td>
<td>60'</td>
</tr>
<tr>
<td>Water well, other than one serving only the confined feeding operation</td>
<td>100'</td>
</tr>
<tr>
<td>Stream, ditch or other body of water</td>
<td>300'</td>
</tr>
<tr>
<td><em>Residential zone</em></td>
<td>1000'</td>
</tr>
<tr>
<td><em>Dwelling</em> (other than that of an on-site owner or caretaker)</td>
<td>1000'</td>
</tr>
</tbody>
</table>

(b) In the presence of an existing *confined feeding operation*, a new *dwelling* (other than that of an on-site owner or caretaker), new school, new church or other place of public assembly shall not be built within 1000' of that *confined feeding operation*, measured from that *primary use building* to the enclosure which defines the *confined feeding operation*.

(c) Expansion of a *confined feeding operation* which otherwise existed at the time this ordinance became effective or was amended shall still comply with *Flood Plain (FP) zone, street/arterial*, water well, stream, ditch or other body of water, and *residential zone setbacks* as set forth in 4-4-9-a-1 above. (Amend 2)

4-4-10  **SETBACKS FOR GASOLINE SERVICE STATION CANOPIES:**  (Amend 23B)  
Whether attached or freestanding, the leading edge of a *gasoline service station canopy* shall be set at least 10' back from the edge of any *right-of-way*.

4-4-11  **SETBACKS FOR CONTRACTORS AND BUILDERS IN A, AA, & AW ZONES:**
Outdoor storage of materials and equipment associated with *primary uses* SIC 15 and 17 shall be set back a minimum of 200' from a road right-of-way or front lot line, and 100' from side and rear lot lines when adjoining a residential *use* or *residential zone*. (Amend 36)
4-4-12 SETBACKS FOR WINERIES  (Amend 43)
A winery located in A, AA, and AW zones shall be subject to the setbacks for uses in GB zones. Unroofed outdoor tasting decks and patios are also subject to all setback requirements.

4-4-13 TRASH TRANSFER STATIONS REQUIREMENTS:  (Amend 61)
All trash transfer stations shall comply with the following:
(a) Be totally and permanently encircled by a security fence at least 6’ high. The fence shall be erected within the setback, in front of, within, or behind the required bufferyard.
(b) Be surrounded by a type “C” bufferyard on all sides.
(c) Have a 100’ building and/or outdoor use area setback from the sides and rear property lines.
(d) Have a 300’ separation measured from the property line of the trash transfer station to the nearest residence, residential zone, school, church, or other place of public assembly.
(e) In the presence of an existing trash transfer station, a new dwelling, new school, new church or other place of public assembly shall not be built within 300’ of that trash transfer station, measured from that primary use building to the property line of the trash transfer station.
(f) Expansion of a trash transfer station which otherwise existed at the time this ordinance became effective or was amended shall still comply with the 300’ separation from residential zones as set forth above.
(g) The separation standard described in (d), (e), and (f) above shall be 500’ when the trash transfer station is entirely enclosed but with doors open during operation.
(h) The separation standard described in (d), (e), and (f) above shall be 1000’ when the trash transfer station is not entirely enclosed, and has some component, out-building, or structure open on at least one side during operations or enclosed on four sides and unroofed.

4-5 HEIGHT

4-5-1 EXCEPTIONS:
(a) In addition to the building height regulations shown in the table in 4-2-1 above, all structures are subject to the air space control height restrictions surrounding airports, as shown in 5-3-4 below.
(b) Height regulations, other than those indicated in 5-3-4 below, do not apply to these structures:
(1) accessory communications towers;
(2) antennas;
(3) belfries;
(4) chimneys;
(5) church steeples;
(6) construction equipment;
(7) conveyors;
(8) cooling towers;
(9) cranes;
(10) elevator bulkheads;
(11) fire towers;
(12) flagpoles;
(13) monuments;
(14) ornamental towers or spires;
(15) penthouses (for machinery);
(16) power transmission towers;
(17) primary communications towers;
(18) silos;
(19) smoke stacks;
(20) stage towers and scenery lofts;
(21) storage towers;
(22) tanks; and
(23) water towers.

(c) In any zone, except R3W and R4W, and (Amend 18) except as precluded by 5-3-4 below, a building may be erected to a height in excess of the limits shown in the table in 4-2-1 above, if its setbacks exceed minimum requirements: 2' of additional height for each 1' of additional setback over the minimum requirement on all sides.

4-6 PARKING AND LOADING REQUIREMENTS

4-6-1 PURPOSES AND INTENT:
To reduce traffic problems and hazards, every permitted use shall provide enough on-site parking spaces to accommodate the number of motor vehicles and bicycles that ordinarily are attracted to that use. This provides additional traffic lanes for major streets, provides more traffic capacity on major streets, allows faster emergency access, and allows narrower local streets to be designed within subdivisions. Secondary purposes include: minimizing development problems with neighboring uses; providing for special parking needs for individuals with disabilities and bicyclists; providing adequate parking for all uses; and, allowing flexibility in meeting the community’s parking needs.

4-6-2 REQUIRED PARKING SPACES:
(a) (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) The following 7 tables indicate the minimum number of on-site parking spaces that shall be provided for residents, guests, employees and customers. The tables in 4-6-3 and 4-6-7 correspond to the parking group numbers and letters that appear in the first column next to every use in the Permitted Use Table (3-2 above). A parking group number alone is a reference to 4-6-3, automobile parking. A parking group number followed by a slash and a parking group letter, is a reference to first 4-6-3, automobile parking, and then 4-6-7, bicycle parking. Note that for West Lafayette's university-proximate residences, the table in 4-6-4 supersedes 4-6-3, and the table in 4-6-8 supersedes 4-6-7. For integrated centers having gross leasable areas of at least 50,000 sq.ft., the table in 4-6-5 supersedes
4-6-3, and the table in 4-6-9 supersedes 4-6-7. The table in 4-6-6 provides requirements for parking spaces that are accessible to individuals with disabilities.

(b) **(TIPPECANOE COUNTY)** Tables 4-6-3 through 4-6-6 indicate the minimum number of on-site parking spaces that shall be provided for residents, guests, employees and customers. The table in 4-6-3 corresponds to the parking group numbers that appear in the first column next to every use in the Permitted Use Table (3-2 above). Note that for integrated centers having gross leasable areas of at least 50,000 sq.ft., the table in 4-6-5 supersedes 4-6-3. The table in 4-6-6 provides requirements for parking spaces that are accessible to individuals with disabilities.

(c) All partial space requirements shall be rounded to the next highest number of usable parking spaces.

### 4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE:

<table>
<thead>
<tr>
<th>PARKING GROUP</th>
<th>REQUIRED AUTO PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2 per dwelling unit. (<strong>University-proximate residences:</strong> see 4-6-4.)</td>
</tr>
<tr>
<td>2</td>
<td>(WEST LAFAYETTE., TIPPECANOE COUNTY, DAYTON, BATTLE GROUND, CLARKS HILL) 2 per dwelling unit. (<strong>University-proximate residences:</strong> see 4-6-4.) (<strong>LAF.</strong>) 1.5 per dwelling unit for efficiency and 1-bedroom units; 1.75 per dwelling unit for 2-bedroom units; 2 per dwelling unit for 3-or-more-bedroom units.</td>
</tr>
<tr>
<td>3</td>
<td>0.75 per each occupant at capacity.</td>
</tr>
<tr>
<td>4</td>
<td>1 per employee on the largest shift.</td>
</tr>
<tr>
<td>5</td>
<td>1 per each 100 sq.ft. of retail sales area for the first 5,000 sq.ft., plus 1 per each 200 sq.ft. of retail sales area above 5,000 sq.ft.; Greenhouse sales area: 1 per each 1,000 sq.ft. plus 1 per each 500 sq.ft. of greenhouse sales area above 1,000 sq.ft.; Exterior nursery sales area: 1 per each 5,000 sq.ft. of exterior nursery sales area.</td>
</tr>
<tr>
<td>6</td>
<td>1 per employee on the largest shift, plus 1 per 200 sq.ft. of office, sales, or similar floor area.</td>
</tr>
<tr>
<td>7</td>
<td>5 per doctor.</td>
</tr>
<tr>
<td>8</td>
<td>1 per 200 sq.ft. of gross floor area.</td>
</tr>
<tr>
<td>9</td>
<td>1 per 4 pens or stables.</td>
</tr>
<tr>
<td>10</td>
<td>1 per 10 animal spaces (cages or pens), but no fewer than 4.</td>
</tr>
<tr>
<td>11</td>
<td>1 per employee on the largest shift, 1 per each business vehicle, plus, Crematory: 2 additional spaces (<strong>Amend 48</strong>)</td>
</tr>
<tr>
<td>12</td>
<td>1 per each 1,000 sq.ft. of <strong>gross floor area</strong>, plus 1 per each 200 sq.ft. of office, sales, or similar floor area; except 1 per 200 sq.ft. of gross floor area where limited to 5000 sq.ft. of gross floor area.</td>
</tr>
<tr>
<td>13</td>
<td>3 per 200 storage units, with the spaces located adjacent to the leasing office, plus 2 for live-in manager.</td>
</tr>
</tbody>
</table>
4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE: (cont’d.)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>5 per customer window, plus 1 per employee on the largest shift, and 1 per company vehicle.</td>
</tr>
<tr>
<td>15</td>
<td>1 per employee, plus 1 per each based or daily transient aircraft, and 1 per 200 sq.ft. of net floor area of waiting room.</td>
</tr>
<tr>
<td>16</td>
<td>1 per employee on the largest shift, plus queuing spaces required in 4-6-10 below; the Administrative Officer may determine if existing parking spaces and maneuvering aisles are sufficient to meet this requirement.</td>
</tr>
<tr>
<td>17</td>
<td>1 per employee on the largest shift, plus 1 per 400 sq.ft. of gross floor area.</td>
</tr>
<tr>
<td>18</td>
<td>1 per 400 sq.ft. of gross floor area.</td>
</tr>
<tr>
<td>19</td>
<td>1 per 100 sq.ft. of gross floor area.</td>
</tr>
<tr>
<td>20</td>
<td>1 per 200 sq.ft. of gross floor area; except 1 per 400 sq.ft. gross floor area for: Building materials, used; Furniture stores, new or secondhand; Furniture, antique; Floor covering stores; Drapery, curtain, and upholstery stores; and Household appliance stores.</td>
</tr>
<tr>
<td>21</td>
<td>1 per guest room, plus 1 per 100 sq.ft. of net floor area for eating and drinking places associated with the hotel or motel.</td>
</tr>
<tr>
<td>22</td>
<td>1 per guest room, plus 2 per permanent residence.</td>
</tr>
<tr>
<td>23</td>
<td>1 per bed.</td>
</tr>
<tr>
<td>24</td>
<td>1 per employee on the largest shift, plus 1 per camp vehicle normally parked on the premises, plus no fewer than 5 visitor spaces.</td>
</tr>
<tr>
<td>25</td>
<td>1 per site plus 1.5 per site in a visitors’ parking area.</td>
</tr>
<tr>
<td>26</td>
<td>1 per guest room.</td>
</tr>
<tr>
<td>27</td>
<td>1 per full time employee.</td>
</tr>
<tr>
<td>28</td>
<td>1 per 4 seats.</td>
</tr>
<tr>
<td>29</td>
<td>1 per 200 sq.ft. of net floor area of office, studio, or similar space, plus 1 per 4 theater seats.</td>
</tr>
<tr>
<td>30</td>
<td>1 per 4 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability. Additionally, for agricultural rental hall events in rural zones, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of noncompliance with this requirement. (Amend 76)</td>
</tr>
<tr>
<td>31</td>
<td>4 per lane, plus 1 per employee on the largest shift, plus 50% of the spaces otherwise required for accessory uses (e.g., eating and drinking places, game rooms, etc.).</td>
</tr>
<tr>
<td>32</td>
<td>3 per 4 employees, plus 1 per 4 seats.</td>
</tr>
</tbody>
</table>
### 4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE
PERMITTED USE TABLE: (cont'd.)

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>6 per each green, plus 1 per employee on the largest shift, plus 50% of the spaces otherwise required for accessory uses (e.g., eating and drinking places).</td>
</tr>
<tr>
<td>34</td>
<td>1 per 2 devices.</td>
</tr>
<tr>
<td>35</td>
<td>6 spaces per 1,000 sq.ft. of gross floor area, plus an additional 6 spaces per 1,000 sq.ft. of gross land area directly used for outdoor recreation.</td>
</tr>
<tr>
<td>36</td>
<td>1 per employee on the largest shift, plus: Handball and Racquetball clubs: 3 per court; Gun and Shooting clubs: 2 per shooting station.</td>
</tr>
<tr>
<td>37</td>
<td>1 per aircraft.</td>
</tr>
<tr>
<td>38</td>
<td>1 per employee on the largest shift, plus: Swimming clubs: 1 per 200 sq.ft. of pool surface and deck area; Tennis clubs: 3 per court.</td>
</tr>
<tr>
<td>39</td>
<td>1 per employee on the largest shift, plus: Archery ranges: 1 per target area; Billiard, pool, and ping pong parlors: 2 per table; Bingo parlors: 1 per 3 seats; Gymnastics instruction: 1 per 200 sq.ft. of gross floor area; Handball and racquetball courts: 3 per court; Ice skating rinks: 1 per 200 sq.ft. of gross floor area; Judo and karate instruction: 1 per 200 sq.ft. of gross floor area; Shooting ranges and trapshooting facilities: 2 per shooting station.</td>
</tr>
<tr>
<td>40</td>
<td>1 per employee on the largest shift, plus: Archery ranges: 1 per target area; Canoe rentals: 1 per 2 canoes for rent; Day camps: 1 per camp vehicle normally parked on the premises, plus no fewer than 5 visitor spaces; Fishing piers and lakes: 2 per acre; Gocart raceway operations, skateboard parks, water slides, and similar uses: 1 per 300 sq.ft. of area, plus 1 per 200 sq.ft. of gross floor area; Golf driving ranges: 1 per tee; Miniature golf courses and pitch-n-putt golf: 1 per hole; Riding stables: 1 per horse that could be kept at the stable when occupied to maximum capacity; River rafting: 1 per 4 rafts for rent; Shooting ranges and trapshooting facilities: 2 per shooting station.</td>
</tr>
<tr>
<td>41</td>
<td>1 per treatment room or dentist chair, plus 1 per each employee, doctor or dentist.</td>
</tr>
<tr>
<td>42</td>
<td>1 per 4 beds, plus 1 per employee.</td>
</tr>
</tbody>
</table>
### 4-6-3 REQUIRED AUTO PARKING SPACES FOR ALL USES LISTED IN THE PERMITTED USE TABLE: (cont’d.)

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>43</td>
<td>1 per 2 beds, plus 1.5 per each emergency room examination table or bed, plus 1 per employee (other than doctors) on the largest shift, plus 1 per doctor assigned to the staff.</td>
</tr>
<tr>
<td>44</td>
<td>2 per elementary, middle or junior high school classroom, 8 per high school classroom.</td>
</tr>
<tr>
<td>45</td>
<td>1 per 200 sq.ft. net floor area for public use, plus 1 per employee on the largest shift.</td>
</tr>
<tr>
<td>46</td>
<td>Spaces equal to 15% to 30% of total permitted occupancy based on use and location as determined by the Administrative Officer.</td>
</tr>
<tr>
<td>47</td>
<td>2 per occupied dwelling unit, plus 1 per nonresident provider, plus 1 for drop-off.</td>
</tr>
<tr>
<td>48</td>
<td>1 per 20 children for drop-off (not separated from an entrance by parking or traffic lanes), plus 1 per employee on the largest shift, plus 1 per 10 children, design or licensed capacity;</td>
</tr>
<tr>
<td>49</td>
<td>1 per each employee on the largest shift, plus 1 per each 5 clients; except 1 per 600 sq.ft. of gross floor area if clients are not permitted their own vehicles.</td>
</tr>
<tr>
<td>50</td>
<td>Arboreta and botanical gardens: 2 per acre; Zoos: 1 per 2,000 sq.ft. of land area.</td>
</tr>
<tr>
<td>51</td>
<td>As determined by the Administrative Officer.</td>
</tr>
<tr>
<td>52</td>
<td>1 per 4 seats in the portion of the building to be used for services; if a school is included: Parking Group 44 or 52, whichever is greater.</td>
</tr>
<tr>
<td>53</td>
<td>1 per employee on the largest shift, plus 1 per 10 inmates at capacity.</td>
</tr>
<tr>
<td>54</td>
<td>1 per employee on the largest shift, plus 1 per 3 volunteer personnel on a normal shift, plus 1 per 200 sq.ft. of net floor area of business office.</td>
</tr>
<tr>
<td>55</td>
<td>1 per 500 sq.ft. of gross floor area (Amend 7).</td>
</tr>
<tr>
<td>56</td>
<td>1 per employee plus 1 per business vehicle plus 1 per 200 sq.ft. of gross floor area of reception, sales, and indoor rooms and outdoor tasting decks and/or patios. Additionally, for public events, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement. (Amend 43)</td>
</tr>
</tbody>
</table>

For permitted uses not covered by this table, required auto parking shall be as determined by the Administrative Officer.
4-6-4 REQUIRED AUTO PARKING SPACES FOR UNIVERSITY-PROXIMATE RESIDENCES:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>AUTO PARKING SPACES (per unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>3.0</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
<td>2.25</td>
</tr>
<tr>
<td>C</td>
<td>470 - 649</td>
<td>1.6</td>
</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>1.1</td>
</tr>
<tr>
<td>Efficiency</td>
<td>--------</td>
<td>1.0</td>
</tr>
</tbody>
</table>

4-6-5 REQUIRED AUTO PARKING SPACES FOR INTEGRATED CENTERS WITH GROSS LEASABLE AREAS OF 50,000 SQ.FT. OR MORE:

<table>
<thead>
<tr>
<th>SIZE OF INTEGRATED CENTER (sq.ft. GLA)</th>
<th>REQUIRED AUTO PARKING SPACES per 1,000 sq.ft. GLA</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,000 - 400,000</td>
<td>4</td>
</tr>
<tr>
<td>400,000 - 600,000</td>
<td>4.5</td>
</tr>
<tr>
<td>600,000 and over</td>
<td>5</td>
</tr>
</tbody>
</table>

(a) Office uses occupying less than 10% gross leasable area (GLA) in an integrated center are included in the above standards. Additional office use beyond 10% GLA shall provide one parking space per each additional 200 sq.ft. GFA.

(b) Motion picture theaters in integrated centers shall provide an additional 3 parking spaces per 100 seats if either:
(1) GFA for the integrated center is less than 100,000 sq.ft.; or
(2) GFA for the integrated center is between 100,000 and 200,000 sq.ft., and there are more than 450 motion picture theatre seats; or
(3) GFA for the integrated center is 200,001+ sq.ft., and there are more than 750 motion picture theatre seats.

(c) Integrated centers with GLAs under 50,000 sq.ft. shall provide parking spaces equal in sum to all the uses in that center.

4-6-6 REQUIRED PARKING SPACES ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES:

<table>
<thead>
<tr>
<th>TOTAL PARKING SPACES IN PARKING AREA</th>
<th>REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 -- 25</td>
<td>1</td>
</tr>
<tr>
<td>26 -- 50</td>
<td>2</td>
</tr>
<tr>
<td>51 -- 75</td>
<td>3</td>
</tr>
<tr>
<td>76 -- 100</td>
<td>4</td>
</tr>
<tr>
<td>101 -- 150</td>
<td>5</td>
</tr>
<tr>
<td>151 -- 200</td>
<td>6</td>
</tr>
<tr>
<td>201 -- 300</td>
<td>7</td>
</tr>
<tr>
<td>301 -- 400</td>
<td>8</td>
</tr>
<tr>
<td>401 -- 500</td>
<td>9</td>
</tr>
<tr>
<td>501 -- 1000</td>
<td>2% of total</td>
</tr>
<tr>
<td>1001+</td>
<td>20 + 1 for up to each 100 over 1000</td>
</tr>
</tbody>
</table>
(a) This requirement does not apply to single- and two-family dwellings, nor any home occupation authorized therein.

(b) Accessible parking spaces shall be designated as reserved by a sign showing the accessibility symbol, as approved by the Administrative Officer. One in every 8 accessible parking spaces, but not less than 1, shall be designated "van accessible," unless all accessible parking spaces conform with "universal parking design" standards as permitted in 4-6-15-c-3. If the universal parking design is not used, then an additional "van accessible" sign shall be mounted below the accessibility symbol. These signs shall be located so they cannot be obscured by a vehicle in the parking space.

(c) Parking spaces designated for individuals with disabilities shall be located on the shortest possible accessible route to an accessible entrance of the building. In off-site parking areas, parking spaces for individuals with disabilities shall be located on the shortest possible accessible route to an accessible pedestrian entrance of the parking area.

4-6-7 (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) REQUIRED BICYCLE PARKING SPACES FOR SPECIFIED USES LISTED IN THE PERMITTED USE TABLE:

<table>
<thead>
<tr>
<th>PARKING GROUP</th>
<th>REQUIRED BICYCLE PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>1 per unit</td>
</tr>
<tr>
<td>b</td>
<td>0.75 per each occupant at capacity</td>
</tr>
<tr>
<td>c</td>
<td>5% of required auto parking spaces but not less than 2</td>
</tr>
<tr>
<td>d</td>
<td>5% of total auto parking spaces provided</td>
</tr>
<tr>
<td>e</td>
<td>1 per 3 elementary students eligible to bike to school; and</td>
</tr>
<tr>
<td></td>
<td>1 per 5 secondary students</td>
</tr>
</tbody>
</table>

No required bicycle parking spaces are required in the CB zone in Lafayette.

4-6-8 (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) REQUIRED BICYCLE PARKING SPACES FOR UNIVERSITY-PROXIMATE RESIDENCES:

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>LIVING AREA (sq.ft.)</th>
<th>BICYCLE PARKING SPACES (per unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>825 and over</td>
<td>2.0</td>
</tr>
<tr>
<td>B</td>
<td>650 - 824</td>
<td>1.5</td>
</tr>
<tr>
<td>C</td>
<td>470 - 649</td>
<td>1.0</td>
</tr>
<tr>
<td>D</td>
<td>under 470</td>
<td>0.75</td>
</tr>
<tr>
<td>Efficiency</td>
<td>___________</td>
<td>0.75</td>
</tr>
</tbody>
</table>
4-6-9 (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) REQUIRED BICYCLE PARKING SPACES FOR INTEGRATED CENTERS WITH GROSS LEASABLE AREAS OF 50,000 SQ.FT. OR MORE:

<table>
<thead>
<tr>
<th>SIZE OF INTEGRATED CENTER (sq.ft. GLA)</th>
<th>BICYCLE PARKING SPACES per 1,000 sq.ft. GLA</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,000 and over</td>
<td>0.2</td>
</tr>
</tbody>
</table>

(a) Integrated centers with GLAs under 50,000 sq.ft. shall provide bicycle parking spaces equal in sum to all the uses in that center.

4-6-10 QUEUING REQUIREMENTS FOR DRIVE-UP SERVICES:
Drive-up services, including but not limited to bank tellers, photo pick-ups, car washes, recycling collection facilities, fast food order and pick-ups, shall provide waiting space for vehicles. The requirements are:
(a) two 20'-long waiting spaces for each drive-up lane (including the space where the transaction takes place), plus
(b) 1 additional space per drive-up lane where such waiting space can be in a common lane for multiple drive-up windows.

Drive-up waiting space requirements are added to any off-street parking requirement.

4-6-11 EXCLUSIONS, REDUCTIONS, AND EXCEPTIONS:
(a) The off-street parking spaces specified in 4-6-3 above are not required in a CB zone (Amend 5), except for hotels, motels and newly constructed residential buildings, and except for places of public assembly as determined by the Administrative Officer (such as bingo parlors, motion picture theaters, etc.). If off-street parking spaces are required or provided, then they shall conform to the design standards in 4-6-15 below.
(b) For nonresidential uses in NBU zones, off-street parking spaces are limited to no more than 60% of the requirements set in 4-6-3 above.
(c) To ensure design flexibility for projects included within Planned Development (PD) zones, the provisions of this section do not apply.
(d) For individual permitted uses other than single- and two-family dwellings (including any home occupation authorized therein), the Administrative Officer, upon receipt of an off-site parking site plan, as per 6-2-5-f below, may permit required or optional parking to be located off-site under certain circumstances. To be permitted, the Administrative Officer shall find that a request for off-site parking meets the following requirements (Amend 31):
   (1) Off-site parking for commercial or industrial uses shall be located entirely within a commercial or industrial zone. There shall be no off-site parking in a residential zone unless it serves residential needs only.
   (2) At least part of the parking area shall be located within 300' of the site. It shall be located so that it will adequately serve the use for which it is intended. In making this determination the Administrative Officer shall consider, among other factors:
      (A) proximity of the off-site parking facilities;
(B) ease of pedestrian access to the off-site parking facilities; and
(C) the type of use the off-site parking facilities are intended to serve.

(3) A written agreement shall be drawn to the satisfaction of the attorney for the participating jurisdiction, executed by all parties concerned, assuring the continued availability of off-site parking facilities for the use they are intended to serve for as long as the use exists. The written agreement shall then be recorded in the Office of the County Recorder.

4-6-12 PARKING AREA SITE PLAN:
(a) Prior to constructing or modifying a parking area, a petitioner shall submit a site plan to the Administrative Officer for approval. The Administrative Officer may require prior review of a traffic commission or any other committee of the participating jurisdiction for its consideration and recommendations. This site plan shall show:
(1) boundaries of the property;
(2) location and size of buildings;
(3) parking spaces for motor vehicles and bicycles;
(4) circulation patterns;
(5) accessible route for individuals with disabilities;
(6) design elements specified in 4-6-15 below; and
(7) for integrated centers with a GLA of 50,000 sq.ft. and greater, the total GFA and GLA.

(b) Prohibitions imposed by this subsection make it unlawful to:
(1) construct buildings without an approved parking site plan;
(2) make structural alterations without an approved parking site plan; or
(3) change or occupy the use on a lot or in a building without an approved parking site plan.

Owners and tenants shall conform to the parking site plan at all times after the approval is granted and construction completed. The parking area shall be maintained according to the requirements and standards of this section and as approved under the terms of the improvement location permit.

4-6-13 PARKING AND CHANGES OF USE:
(a) Where a lot holds one or more buildings predating the effective date of this ordinance, and a change in permitted use that would not enlarge the building is proposed, then the number of parking spaces required in 4-6-3 through 4-6-9 above shall be provided for the new use.
(b) Where an existing use is expanded, or an existing building is enlarged, the number of parking spaces required in 4-6-3 through 4-6-9 above shall be provided for the expanded or enlarged portion only. However, no existing off-street parking spaces can be eliminated by the expansion or enlargement, unless they are replaced in accordance with the requirements of this section (Amend 31).
(c) Where paving of a parking area is required under 4-6-15 and 4-6-16 below, all parking spaces, maneuvering spaces and maneuvering aisles shall be paved.

(d) The parking needs of individuals with disabilities shall be met according to the requirements of 4-6-6 above, including the provision of parking spaces and access aisles along an accessible route.

4-6-14 SETBACKS FOR AUTO PARKING: (Amend 7)

(a) Except in 4-6-14-b through 4-6-14-d below, required parking is not permitted in the front setback of any residential use, or any residential zone (Amend 13). Optional parking is also not permitted in the front setback of any residential use, except in driveways and turnarounds.

(b) A single-family dwelling may have one of its 2 required parking spaces in a driveway or turnaround in its front setback (but not under roof) if:
   (1) its lot area and lot width do not exceed the minimums for R1B zones; or
   (2) the lot on which it is situated meets all requirements of 4-3-2 above.

(c) Required parking is permitted in the front setback in any residential zone when it is used as a drop-off for a child care home on that same lot.

(d) Required parking is permitted in the front setback in any zone when it accommodates a home occupation within a dwelling on that same lot.

(e) Neither required nor optional parking is permitted in any no-parking setback. Except where crossed by driveways, a no-parking setback cannot be covered with impervious surface, and is subject to landscape requirements of the jurisdiction in which it is located. Regarding the development of multi-family dwellings, the no parking setback pertains only to the perimeter of the development, and not to any internal lot lines (Amend 5).

(f) No parking space shall be located between a building and the right-of-way line of any adjoining street in NBU, MRU, CB or CBW zones, except at sites surrounded on all sides by streets. (Amend 69)

(g) For all permitted uses other than single- and two-family dwellings, parking spaces may be located in a required front setback in NB, OR, MR, GB, HB, I1, I2 and I3 zones. However, these parking spaces cannot be placed within any no-parking setback, 4-6-14-e above, nor any vision setback, 4-4-7 above.

4-6-15 AUTO PARKING SPACE AND PARKING AREA DESIGN STANDARDS:

(a) All auto parking spaces, maneuvering spaces and maneuvering aisles shall be paved, except in A, AA, AW, FP and RE zones (Amend 27) and on farms in any zone, where paving is optional. (However, mobile home parks in A zones shall also have paved auto parking spaces, maneuvering spaces and maneuvering aisles.) Paving shall be either bituminous pavement or portland cement concrete, or an alternative dustfree, durable and cohesive surface such as paving blocks or brick. Such alternative surface shall not be hazardous to pedestrians and shall be
traversable by individuals with disabilities. Parking surfaces shall be kept in good condition (free from potholes, etc.) by the owner of the land.

(b) For all primary uses other than single- and two-family dwellings (including any home occupation authorized therein), auto parking space width and length, maneuvering aisle width and parking angle shall be measured as per the diagram in Appendix C.

(c) The dimensional requirements for auto parking spaces are as follows:
   (1) Each off-street auto parking space required in 4-6-3 through 4-6-5 above shall consist of a rectangular area no less than 9' wide and 18' long, except 8' wide and 22' long for each parallel (0°) parking space.
   (2) For all permitted uses other than single- and two-family dwellings (including any home occupation authorized therein), each paved auto parking space shall be delineated by striping or other means acceptable to the Administrative Officer. Parking space striping shall be kept clearly visible and distinct.
   (3) Accessible parking spaces shall be at least 8' wide and 18' long, and shall have an adjacent access aisle at least 5' wide. "Van accessible" parking spaces shall be served by an access aisle at least 8' wide. These access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. An alternative to the provision of a percentage of spaces with 8'-wide access aisles, and the associated requirement in 4-6-6-b above to include additional signage, is the allowance of "universal" parking space design. Under this design, all accessible parking spaces are 11 feet wide and 18' long with a 5 foot access aisle.

(d) For all permitted uses other than single- and two-family dwellings (including any home occupation authorized therein):
   (1) Each required off-street auto parking space shall open directly on an unobstructed maneuvering aisle, the width of which is determined by the parking angle (measured between the centerline of the maneuvering aisle and the centerline of the parking space), as shown in 4-6-15-d-2.
(2) **AUTO PARKING AREA DIMENSIONAL REQUIREMENTS (4-6-15-d-2):**

<table>
<thead>
<tr>
<th>PARKING ANGLE</th>
<th>ONE-WAY MANEUVERING AISLE WIDTH</th>
<th>TWO-WAY MANEUVERING AISLE WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>76° -- 90°</td>
<td>22'</td>
<td>22'</td>
</tr>
<tr>
<td>61° -- 75°</td>
<td>18'</td>
<td>22'</td>
</tr>
<tr>
<td>46° -- 60°</td>
<td>17'</td>
<td>22'</td>
</tr>
<tr>
<td>0° -- 45°</td>
<td>12'</td>
<td>22'</td>
</tr>
</tbody>
</table>

A paved *alley* abutting auto *parking spaces* may be counted toward the required *maneuvering aisle* width.

(3) Driveways shall be arranged for the free flow of vehicles at all times. All *maneuvering spaces* and *maneuvering aisles* shall be designed so that all vehicles can exit from and enter onto a *public street* by being driven forward.

(e) Plans for driveway improvements within public *right-of-way* are subject to the approval of the applicable local unit of government, or the Indiana Department of Transportation if along a State or Federal roadway.

(f) Wheel stops, low walls, or other physical barriers shall be provided for all *parking area* boundaries (except at points of ingress and egress), so that parked vehicles do not extend into adjacent properties, *no-parking setbacks* or public *rights-of-way*. These barriers shall not reduce the clear width of an *accessible route* for individuals with disabilities. *Parking areas* shall be designed so that maneuvering vehicles do not extend over sidewalks or bump against or damage walls, vegetation, or other obstructions.

(g) "Van accessible" and "universal" *parking spaces* shall provide a minimum vertical clearance of 98" at the *parking space* and along at least one vehicle *access route* to such *parking spaces* from *parking area* entrance(s) and exit(s).

(h) Lighting requirements and restrictions for auto *parking areas* are intended to promote nighttime security while minimizing negative impacts. No *parking area* lighting shall be so intense or brilliant as to impair the vision of drivers, pedestrians or employees, or disturb the daily activities of adjoining or neighboring residents. These requirements and restrictions are as follows:

1. Lighting used to illuminate an auto *parking area* shall be shielded, placed or otherwise designed to direct light toward the *parking area* surface, and away from adjacent *residences* and *public streets*.

2. The outdoor *parking area* associated with a *multi-family dwelling* shall be illuminated from 30 minutes after sunset until 30 minutes before sunrise (Amend 13).
(3) If open after sunset, the outdoor parking area associated with any other use shall be illuminated from 30 minutes after sunset until 30 minutes after closing, or until 30 minutes before sunrise if the use operates all night (Amend 13).  

4-6-16 (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) BICYCLE PARKING DESIGN STANDARDS:  

(a) The bicycle parking spaces required by 4-6-7 through 4-6-9 shall consist of racks or other stationary objects approved by the Administrative Officer, to which bicycles can be locked by securing the frame and at least one wheel. Such a facility must be usable with both U-locks and cable locks. These types of facilities may be substituted:

(1) lockers, which consist of fully enclosed parking spaces accessible only to bicycle users;
(2) a check-in parking system, where bicycles are delivered to and left with an attendant with provision for identifying bicycle users; stored bicycles are accessible only to the attendant;
(3) monitored parking, which provides facilities within an area under constant surveillance; and
(4) restricted access parking, which provides facilities within a locked room or enclosure accessible only to users of bicycles parked inside.

(b) Bicycle parking facilities shall provide at least 2’ of clearance on one side of each bicycle to permit users to lock bicycles to the facility. This space may be shared by adjacent bicycles.

(c) Except in parallel parking situations, each bicycle space shall open directly on an unobstructed maneuvering aisle at least 3’ wide.

(d) Parking facilities shall support bicycles in a stable position.

(e) Bicycle parking shall be situated at least as conveniently as the most convenient auto parking area. Bicycle and auto parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage from cars.

(f) All bicycle parking spaces and maneuvering aisles shall be paved, except in A, AA, AW, and FP zones and on farms in any zone, where paving is optional. Paving shall be either bituminous pavement or portland cement concrete, or an alternative dustfree, durable and cohesive surface such as paving blocks or brick. Such alternative surface shall not be hazardous to pedestrians and shall be traversable by individuals with disabilities. Parking surfaces shall be kept in good condition (free from potholes, etc.) by the owner of the land.

(g) Where a bicycle parking area is not clearly visible to approaching riders, incidental signs shall indicate the facility’s location.
4-6-17 BICYCLE PARKING FOR PRE-EXISTING USES:

Primary uses which predate the adoption of this section may convert one auto parking space to bicycle parking upon approval of the Administrative Officer. These converted bicycle parking spaces shall conform to the design standards of 4-6-16 above.

4-6-18 OFF-STREET LOADING:

(a) The Administrative Officer shall determine the need for loading berths to be provided for newly erected or substantially altered buildings which receive or distribute materials or merchandise by truck, up to the maximums shown in 4-6-18-a-1 below.

(1) **MAXIMUM LOADING BERTH REQUIREMENTS (4-6-18-a-1):**

<table>
<thead>
<tr>
<th>SQUARE FEET OF GROSS FLOOR AREA</th>
<th>MAXIMUM NUMBER OF OFF-STREET LOADING BERTHS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 -- 10,000</td>
<td>1</td>
</tr>
<tr>
<td>10,001 -- 40,000</td>
<td>2</td>
</tr>
<tr>
<td>40,001 -- 80,000</td>
<td>3</td>
</tr>
<tr>
<td>80,001 -- 120,000</td>
<td>4</td>
</tr>
<tr>
<td>120,001 -- 160,000</td>
<td>5</td>
</tr>
<tr>
<td>160,000+</td>
<td>5 + 1 for up to each 80,000 over 160,000</td>
</tr>
</tbody>
</table>

(b) Unless certified by the Administrative Officer under 4-6-18-c below, required off-street loading berths shall be located on the same lot as the use to be served. No portion of any vehicle using the loading berth shall project into a street or alley. No permitted or required loading berth shall be located within 25' of the nearest street intersection, nor shall it be located in a required front, side or no-parking setback adjoining a street.

(c) In NBU, CB, and CBW zones, the Administrative Officer may certify that there is a designated street or alley loading zone within 130' of the development. In that case, no off-street loading berth need be provided. However, if no off-street loading berth is provided, all pick-ups and deliveries shall be made using the certified street or alley loading zone.

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

(1) a dense planting of evergreen plant materials which attain a mature height of at least 6'; or
(2) an opaque 6' fence; or
(3) landscaped earth berms.
(e) The **Administrative Officer** shall determine the appropriate dimensions for required off-street **loading berths** up to the following maximums:

1. **off-street loading berths** designed for tractor-trailers, no more than: 14' wide by 60' long; maneuvering apron of 60' (giving a total depth of 120'); and vertical clearance of 15'; and
2. **off-street loading berths** designed for single-unit trucks, no more than: 12' wide by 30' long; maneuvering apron of 30' (giving a total depth of 60'); and vertical clearance of 12'.

(f) The **Administrative Officer** shall determine the appropriate mix of required **loading berths** for tractor-trailers and single-unit trucks.

(g) Off-street **loading berths** shall be designed with appropriate vehicular access to a **street** or **alley**, and in a way which will least interfere with other traffic movements.

(h) Off-street **loading berths** and maneuvering aprons shall be paved, except in A, AA, AW, and FP **zones**, where paving is optional. Paving shall be either bituminous pavement or portland cement concrete, or an alternative dustfree, durable and cohesive surface such as paving blocks or brick.

(i) Spaces allocated for use as off-street **loading berths** shall not be used to satisfy any off-street parking requirement.

(j) Except when located at a **loading berth**, semi-trailers, with or without wheels, or other containers, shall not be parked at retail establishments in **commercial zones**, unless they are attached to semi-tractors (Amends 8, 13.)

### 4-7 ENTRANCES

(a) The number, location, placement, separation and design of entrances connecting permitted **uses** to all **public streets** is as determined on a case-by-case basis by:

1. the City Engineers of the Cities of Lafayette and West Lafayette;
2. the County Highway Department Executive Director for unincorporated Tippecanoe County;
3. the APC **Executive Director** for the Towns of Dayton, Battle Ground and Clarks Hill; and
4. the Indiana Department of Transportation for state highways; unless their jurisdiction over entrances has been specifically set aside by recorded plat, or by document recorded by a governmental agency.

(b) The appropriate jurisdiction shall approve the request for such entrances (and issue a driveway permit if that is its procedure), prior to issuing any **improvement location permit** under 6-2 below for the proposed activity.
4-8 SIGNS

4-8-1 INTENT:

(a) A sign may be erected, placed, established, painted, created, or maintained only in conformance with the standards, procedures, exemptions, and other requirements of this section.

(b) These sign regulations are intended to: (Amend. 85)

1. encourage the effective use of signs as a means of communication;
2. maintain and enhance the aesthetic environment and the community's ability to attract sources of economic development and growth;
3. improve pedestrian, bicycle and traffic safety;
4. minimize the possible adverse effect of signs on nearby public and private property;
5. enable the fair and consistent enforcement of these sign restrictions;
6. establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this section;
7. allow certain signs that are small, unobtrusive, and incidental to the primary use of the respective lots on which they are located, subject to the substantive requirements of this section, but without a requirement for permits; and
8. prohibit all signs not expressly permitted by this section.

4-8-2 COMPUTATIONS:

The following principles control the computation of sign area and sign setback:

(a) The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) is computed as the smallest square, circle, rectangle, or triangle that will encompass the extreme limits of the entire message, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when that fence or wall otherwise meets ordinance regulations and is clearly incidental to the display itself.

(b) The sign area for a sign with more than one face is computed by adding together the area of all sign faces visible from any one point. Where 2 identical sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and where such sign faces are part of the same sign structure and are not farther apart than half the length of the sign, the sign area is computed by the measurement of one of the faces. (Amend 20)
(c) The permitted sum of the area of all individual signs on a sign-lot is computed as per 4-8-3-b for the zone in which the lot is located. For lots fronting on 2 or more streets, the area of all individual signs permitted on each frontage is computed separately for each frontage, but the total is applicable throughout the sign-lot.

(d) The setback of any freestanding sign shall be measured from the edge of the right-of-way to the leading edge of that sign. It shall never be measured to the pole supporting that sign unless the pole is located at the leading edge.

(e) In situations where uses are constructed beyond a public or private frontage road that runs approximately parallel to a primary or secondary arterial, all measurements of setbacks, road speed, etc. that are required in the following tables shall pertain to the primary or secondary arterial not the frontage road.

4-8-3 SIGNS ALLOWED ON PRIVATE PROPERTY WITH AND WITHOUT PERMITS:

(a) Signs are allowed on private property, only in accordance with the table in 4-8-4, and within the further requirements of 4-8-3-b below. In 4-8-4, where the letter "A" appears at the intersection of a row containing the name of a sign type and the column containing the name of a zone, that sign type is allowed in that zone without a permit. Where the letter "P" appears for a sign type in a row, that sign type is allowed in the zone represented by the intersecting column, but only with prior approval of a sign permit; special conditions may apply in some cases. Where the letter "N" appears for a sign type in a row, that sign type is not allowed in the zone represented by the intersecting column under any circumstances.

(b) Signs designated in 4-8-4 by an "A" or a "P" are then allowed, but only if:

1. the sum of the area of all building and freestanding signs on the sign-lot conforms to the maximum permitted sign area as determined for the zone in which the lot is located, as specified in the table in 4-8-5;

2. the number, area, size and setback of signs on the sign-lot conform to the requirements of the table in 4-8-6 which establishes permitted sign dimensions for freestanding signs. Setback is always measured from the edge of the right-of-way to the leading edge of the sign;

3. the maximum permitted building sign area for primary uses within integrated centers is 5 sq. ft. of signage per 1,000 sq. ft. of floor area, with a minimum building sign area of 40 sq. ft. up to a maximum of 400 sq. ft.; (Amend 20)

4. the sum of the area of all integrated center signs conforms to the requirements of the tables in 4-8-7-b. Setback is always measured from the edge of the right-of-way to the leading edge of the sign; and (Amend 20)

5. characteristics of the signs conform with the requirements of the table in 4-8-8. (Amend 20)
(c) Outdoor advertising signs are the subject of 4-8-10 below. They are subject to the requirements of 4-8-4 below, but not to those in 4-8-5 through 4-8-8.

(d) Rural outdoor signs are the subject of 4-8-12 below. Other than the provisions of 4-8-2(a) and (b), 4-8-4, 4-8-12, and 4-8-15 the provisions of 4-8-2 through 4-8-18 do not apply to rural outdoor signs (Amend 29).

(e) Gateway signs are subject to the requirements of 4-8-4 and 4-8-15 below and 4-4-7 above, but not to 4-8-5 or 4-8-6. No more than two signs are permitted at any one entrance, and shall be located within either a sign or landscape easement, or a platted outlot. (Amend 40)
### 4-8-4 PERMITTED SIGNS BY TYPE AND ZONE:

Any primary use with a street-level entrance may display a building sign up to 1 sq.ft. in area indicating its address, and if a residence, the occupant's name. Permission for additional signage is based on the following:

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>ALL R1s R2s RE</th>
<th>ALL R3s R4W</th>
<th>INSTL: RSDTL/RURAL</th>
<th>NB (Am 20)</th>
<th>NBU (Am 20)</th>
<th>OR (Am 69)</th>
<th>MR (Am 69)</th>
<th>MRU (Am 69)</th>
<th>GB</th>
<th>HB</th>
<th>CB</th>
<th>CBW</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
<th>A, AA, AW, FP (Am 7)</th>
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</thead>
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<tr>
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<td>N</td>
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<td>A</td>
<td>N</td>
<td>N</td>
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<tr>
<td>INCIDENTAL</td>
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<td>A</td>
<td>A</td>
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<tr>
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<td>P</td>
<td>P</td>
<td>P</td>
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</tr>
</tbody>
</table>

A = ALLOWED WITHOUT SIGN PERMIT;  P = ALLOWED WITH SIGN PERMIT;  N = NOT ALLOWED

"INSTL: RSDTL/RURAL" = institutional uses (SIC 801-972) permitted under 3-2 above in residential and rural zones.
### 4-8-4 PERMITTED SIGNS BY TYPE AND ZONE cont’d.:

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>ALL R1s R2s RE</th>
<th>ALL R3s R4W</th>
<th>INSTL: RSDTL/RURAL</th>
<th>NB (Am 20)</th>
<th>NBU (Am 20)</th>
<th>OR (Am69)</th>
<th>MR (Am69)</th>
<th>MRU (Am69)</th>
<th>GB</th>
<th>HB</th>
<th>CB</th>
<th>CBW</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
<th>A, AA, AW, FP (Am 7)</th>
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</thead>
<tbody>
<tr>
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<tr>
<td>STRING OF LIGHTS or TETHERED BALLOON</td>
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<td>A</td>
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<td>A</td>
<td>A</td>
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<td>A</td>
<td>A</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BANNER1 (Am 18)</td>
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<td>P</td>
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<td>P</td>
<td>P</td>
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<tr>
<td><strong>OUTDOOR ADVERTISING9</strong> (BILLBOARDS) (Am 4)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<td></td>
</tr>
</tbody>
</table>

A = ALLOWED WITHOUT SIGN PERMIT; P = ALLOWED WITH SIGN PERMIT; N = NOT ALLOWED

“INSTL:RSDTL/RURAL” = institutional uses (SIC 801 – 972) permitted under 3-2 above in residential and rural zones.

### FOOTNOTES TO 4-8-4:

1. Minimum vertical clearance from sidewalk, private drive or parking is 9’.
2. Only name and/or address and/or home occupation or rural home occupation of the occupant allowed on sign.
3. May include only the name of the integrated center and optionally, a list or display of the names of that center’s occupants in NB, OR, MR, I1, I2, and I3 zones. (Amend 20 and 67)
4. May include only building name, date of construction, or historical data on historic site; shall be cut or etched into masonry, bronze, or similar material.
5. If suspended or projecting above a public right-of-way, the issuance of a sign permit shall not be authorized unless the property owner presents the Administrative Officer with a signed statement accepting liability for any damages caused by the sign in areas below it.
6. Subject to the conditions of 4-8-13 (Amend 14) (Amend 35).
7. Only if not extending over the public right-of-way.
8. Minimum vertical clearance from sidewalk is 12’, and shall be located as specified by the Administrative Officer.
9. Permitted in West Lafayette in I2 and I3 zones only; also subject to Footnote 67 in Section 3-2 Permitted Use Table. (Amend 4 & 85)
10. Not permitted for primary uses within integrated centers other than as allowed in footnote 3 above. (Amend 20)
11. In A, AA, and AW zones only, and subject to the conditions in 4-8-12 (Amend 35).
12. In the GB and HB zones, a maximum of 25% of the total sign area of an integrated center sign may be changeable copy. (Amend 67)
### 4-8-5 Maximum Sign Area Per Sign-Lot, by Zone

The maximum total sign area for a sign-lot (except for building marker signs, gateway signs, incidental signs, flags and event oriented signs which are exempt from this section), is calculated using the following table. It is determined for each street frontage along a private or public road by multiplying the appropriate zonal base rate by the road speed limit factor, the building setback factor, and the percent of permitted freestanding sign area used. A sign-lot's maximum total sign area is then the calculated sum of the sign areas for all street frontages, unless that sum falls below the sign area assurance or above the sign area cap noted on the following page. Except as indicated in 4-8-6 below regarding freestanding signs, the total sign area may be applied at any location on a sign-lot. See 4-8-7 below for maximum sign area for primary uses within integrated centers and for integrated center signs. Notes follow on the next page. A worksheet can be found in Appendix D.

<table>
<thead>
<tr>
<th>Zonal Base Rate</th>
<th>Road Speed Limit</th>
<th>Building Setback</th>
<th>Percent of Permitted Freestanding Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>sq.ft.</td>
<td>X</td>
<td>X</td>
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<tr>
<td><strong>FREE-STANDING</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>R1 R1A R1B RE</strong> (Am 27)</td>
<td>6</td>
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<td>X</td>
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<tr>
<td><strong>R1U R1Z</strong></td>
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</tr>
<tr>
<td><strong>R2 R2U</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>R3 R3U R3W R4W</strong></td>
<td>up to 30 mph:</td>
<td>1.0</td>
<td></td>
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<tr>
<td><strong>INST. USES IN</strong></td>
<td>1.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RES/RURAL ZONES</strong></td>
<td>2.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NB MRU</strong></td>
<td>up to 30 mph:</td>
<td>1.0</td>
<td></td>
</tr>
<tr>
<td><strong>MR CB CBW</strong></td>
<td>1.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>I1 I2 I3</strong></td>
<td>1.2</td>
<td></td>
<td></td>
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<tr>
<td><strong>A AA AW FP</strong></td>
<td>1.3</td>
<td></td>
<td></td>
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<td><strong>NB OR GB HB</strong></td>
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<td><strong>I1 I2 I3</strong></td>
<td>1.6</td>
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<tr>
<td><strong>A AA AW FP</strong></td>
<td>1.7</td>
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</tbody>
</table>

"**INST. USES IN RES/RURAL ZONES**" = institutional uses (SIC 801-972) permitted under 3-2 above in residential and rural zones.

Round the product of all factors up to the next whole number.
SIGN AREA ASSURANCE = the zonal base rate, except for:

1. primary use buildings with more than 15000 sq.ft. of ground floor area in NBU and MRU zones; and
2. primary use buildings with more than 20000 sq.ft. of ground floor area in all other commercial and industrial zones, where it equals 0.2% of the ground floor area of the primary use building.

SIGN AREA CAP = 6% of the ground floor area of the primary use building in situations where the calculated maximum sign area per sign-lot exceeds 6% of the ground floor area of the primary use building.

FOOTNOTES TO 4-8-5:
1. This is the legal speed limit along the full length of a sign-lot's street frontage. Where a sign-lot has no actual street frontage, this is the legal speed limit of the adjoining road from which the primary use derives vehicular access, at that access point. Where a sign-lot fronts on a public or private frontage road, the speed limit of the thoroughfare pertains, not that of the frontage road. In an HB zone, where a sign-lot is located within 400' of a primary arterial, fronts on and derives its only access from a local road which in turn derives its access from a primary arterial, then the speed limit of the primary arterial -- where the local road intersects -- pertains. Where the legal speed limit changes along the length of a sign-lot's street frontage (or between access points for sign-lots having no street frontage), road speed limit is the greater of the speed limits along the length of the street frontage (or at the number of access points if there is no street frontage). Frontage along I-65 is not counted in this calculation. If the legal speed limit is increased after signage has been installed, maximum sign area may be increased accordingly. If the speed limit is decreased, no decrease in signage is required. Where a temporary speed limit has been posted during a period of construction, the legal speed limit prior to that period will be used for this calculation. (Amend 20)
2. Measured from the edge of the right-of-way of the road along which the sign-lot has street frontage, to the nearest exterior wall or canopy of the primary use building on the sign-lot. Where a sign-lot has no actual street frontage, measured from the edge of the right-of-way of the road from which the primary use derives vehicular access to the primary use building on the sign-lot. Where a sign-lot fronts on a public or private frontage road, the setback from the thoroughfare pertains, not the setback from the frontage road.
3. As a percentage of the total area of freestanding signage permitted in 4-8-6 below. (Amend 20)
4. (Deleted, Amend 20)
Individual **freestanding signs** may be used for part or all of the maximum sign area of a **sign-lot** (as calculated in 4-8-5 above). They are used to help the motoring public locate an activity. They shall exceed neither the applicable maximum number per **sign-lot**, maximum area and height dimensions, nor minimum **setback** requirements shown in the following table. (For **freestanding integrated center signs**, see 4-8-7 below). (Amend 20)

<table>
<thead>
<tr>
<th>FREESTANDING SIGN CHARACTERISTIC</th>
<th>ALL R1s</th>
<th>ALL R2s RE(Am 27)</th>
<th>ALL R3s</th>
<th>INSTL: RSDNTL/ RURAL</th>
<th>NB 20)</th>
<th>MRU</th>
<th>OR</th>
<th>GB</th>
<th>HB</th>
<th>CB</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
<th>A, AA AW, FP</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM NUMBER PERMITTED PER SIGN-LOT (Amend 20)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>per each road frontage (Amend 20)</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAXIMUM AREA PER SIGN, sq.ft.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>road speed limit: up to 30mph</td>
<td>6</td>
<td>20</td>
<td>20</td>
<td>30</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>road speed limit: 31 -- 44mph</td>
<td>9</td>
<td>30</td>
<td>30</td>
<td>45</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>road speed limit: 45 -- 55mph</td>
<td>15</td>
<td>50</td>
<td>50</td>
<td>NA</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>NA</td>
<td>100</td>
<td>25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>road speed limit: 56+ mph</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>160</td>
<td>160</td>
<td>160</td>
<td>NA</td>
<td>160</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAXIMUM HEIGHT, ft.</td>
<td>5</td>
<td>5</td>
<td>12</td>
<td>12</td>
<td>18</td>
<td>24</td>
<td>36</td>
<td>12</td>
<td>24</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MINIMUM SETBACK, ft.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NO LESS THAN THE HEIGHT OF THE FREESTANDING SIGN</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

"INSTL: RSDNTL/RURAL" = institutional uses (SIC 801-972) permitted under 3-2 above in **residential** and **rural zones**. "NA" = not applicable

**FOOTNOTES TO 4-8-6**: (Footnote 1 deleted, and 2 and 3 renumbered 1 and 2, Amend 20)

1 Based on legal speed limit of the road nearest any part of the freestanding sign, measured to the edge of the right-of-way. Where a sign-lot fronts on a public or private frontage road, the speed limit of the thoroughfare pertains, not that of the frontage road. If the legal speed limit increases after signage is installed, maximum freestanding sign area may be increased accordingly. If the speed limit is decreased, no decrease in signage is required. Where a temporary speed limit has been posted during a period of construction, the legal speed limit prior to that period will be used for this determination.

2 Freestanding signs shall also observe the vision setback requirements of 4-4-7 above.
4-8-7 SIGNAGE FOR INTEGRATED CENTERS:

(a) The maximum permitted building sign area for primary uses within integrated centers is based on 5 sq.ft of signage per 1,000 sq.ft. of floor area, with a minimum building sign area of 40 square feet up to a maximum of 400 square feet. (Amend 20)

(b) MAXIMUM TOTAL SIGN AREA FOR INTEGRATED CENTER SIGNS (4-8-7-b): (Amend 20 and 67)

The maximum total sign area for integrated center signs is calculated using the following table. It is determined for each public street frontage by multiplying the appropriate zonal base rate by the integrated center ground floor area factor and the road speed limit factor. An integrated center's maximum total sign area is then the calculated sum of the sign areas for all public street frontages. The total sign area of an integrated center may be applied to one sign at any location at the integrated center. (Amend 20) If the integrated center has more than one frontage, the total amount of signage may be divided between no more than two signs, provided the classification of at least one of the roads is a collector street abutting non-residential uses. Freestanding integrated center signs shall observe the maximum height and minimum setback standards in 4-8-6 above;

<table>
<thead>
<tr>
<th>ZONAL BASE RATE sq.ft.</th>
<th>INTEGRATED CENTER GROUND FLOOR AREA FACTOR (Amend 20)</th>
<th>ROAD SPEED LIMIT1 FACTOR (Amend 20)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NBU MRU = 30</td>
<td>up to 20,000 sq.ft. = 1.0</td>
<td>up to 30 = 1.0</td>
</tr>
<tr>
<td>MR NB OR GB HB I1 I2 I3 = 40</td>
<td>20,001 – 100,000 sq.ft. = 1.5</td>
<td>31 -- 44mph = 1.5</td>
</tr>
<tr>
<td></td>
<td>100,001 – 200,000 sq.ft. = 2.0</td>
<td>45 -- 55mph = 2.5</td>
</tr>
<tr>
<td></td>
<td>200,000+ sq.ft. = 3.0</td>
<td></td>
</tr>
</tbody>
</table>

Round the product of all factors up to the next whole number.

FOOTNOTES TO 4-8-7-b: (Amend 20)

1 This is the legal speed limit along the full length of an integrated center’s street frontage. Where a sign-lot fronts on a public or private frontage road, the speed limit of the thoroughfare pertains, not that of the frontage road. Where an integrated center has no actual street frontage, this is the legal speed limit of the adjoining road from which that center derives vehicular access, at that access point.

In an HB zone, where an integrated center is located within 400’ of a primary arterial, fronts on and derives its only access from a local road which in turn derives its access from a primary arterial, then the speed limit of the primary arterial -- where the local road intersects -- pertains.

Where the legal speed limit changes along the length of an integrated center’s street frontage (or between access points for integrated centers having no street frontage), road speed limit is the greater of the speed limits along the length of the frontage (or at the number of access points if there is no frontage). Frontage along I-65 is not counted in this calculation.

If the legal speed limit is increased after signage has been installed, maximum sign area may be increased accordingly. If the speed limit is decreased, no decrease in signage is required.
4-8-7 SIGNAGE FOR INTEGRATED CENTERS (cont’d.):

(c) The name of the integrated center shall comprise at least 25% of the total sign area of the integrated center sign; (Amend 67)

(d) In the GB and HB zones, up to of 25% of the total sign area of an integrated center sign may be changeable copy. The message portion of the changeable copy sign is limited to on-site tenant advertising only and is subject to the definition of changeable copy signs. (Amend 67)

4-8-8 PERMITTED SIGN CHARACTERISTICS BY ZONE:

Authorization to use animation, changeable copy, and various forms of illumination on signs permitted in 4-8-4 through 4-8-7 above is based on the following table. Except for externally illuminated gateway signs at residential developments, which may be illuminated at all times, signs shall only be animated and/or illuminated during hours when the primary use of the sign-lot is open to the public. Changeable copy signs as part of an integrated center sign that utilize LED and/or digital technology to display a message must be turned off from the hours of 11 p.m. until 6 a.m., regardless of whether a business in the integrated center is open to the public. (Amend 67)

<table>
<thead>
<tr>
<th>SIGN CHARACTERISTIC</th>
<th>ALL RESIDENTIAL ZONES, RE (Am27)</th>
<th>INSTL: RSDNTL/RURAL</th>
<th>NB NBU</th>
<th>MRU OR</th>
<th>GB HB</th>
<th>CB CBW</th>
<th>I1</th>
<th>I2</th>
<th>I3</th>
<th>A, AA AW, FP</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANIMATED SIGN</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ILLUMINATION, INTERNAL</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ILLUMINATION, EXTERNAL 1 (Amend 20)</td>
<td>P²</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>ILLUMINATION, EXPOSED BULBS OR NEON</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

P = ALLOWED ONLY WITH SIGN PERMIT; N = NOT ALLOWED

"INSTL: RSDNTL/RURAL" = institutional uses (SIC 801-972) permitted under 3-2 above in residential and rural zones.

FOOTNOTES TO 4-8-8: (Footnote 1 deleted, and Footnotes 2 and 3 renumber 1 and 2: Amend 20

1 No direct light from an externally illuminated sign shall be cast onto any adjacent lot that is zoned or used for residential purposes

2 Gateway signs only.

3 Not permitted in these zones, except at institutional uses (SIC 801 – 972), where a sign permit would be required (Amend 23B)
4-8-9 EVENT ORIENTED SIGNS: (Amend 8)

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, industrial or rural zone, nor at an institutional use (SIC 801-972) in a residential zone, for more than 21 days within a 90 day period (Amend 5), no more than 4 times per year. (Amend 20)

(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 zone, for more than 3 days within a 90 day period, no more than 4 times per year. (Amend 20)

(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) banners (Amend 5, 18).

(f) Event oriented signs shall incorporate no lights or arrows resembling traffic control signs or signals that confuse or interfere with the safe flow of traffic.

4-8-10 OUTDOOR ADVERTISING SIGNS:

Outdoor advertising signs, often called billboards, are permitted in GB, I1, I2 and I3 zones (TIPPECANOE COUNTY, LAFAYETTE, BATTLE GROUND, CLARKS HILL, DAYTON) and I2 and I3 zones (WEST LAFAYETTE), as per 4-8-4 above and subject to Footnote 67 in Section 3-2 Permitted Use Table. (Amend 4 & 85) They are not subject to the requirements of 4-8-5 through 4-8-8. However, they are subject to the following regulations:

(a) Outdoor advertising signs shall be no larger than 300 sq.ft. per advertising face.

(b) No outdoor advertising sign shall be erected less than 300’ from a residential use, or a residential zone, whichever is closer. (Amend 2)

(c) Outdoor advertising signs shall consist only of single structures, having either 1 advertising face, or 2 back-to-back advertising faces. There shall be no double-decked (stacked) or side-by-side outdoor advertising signs.
(d) **Outdoor advertising signs** shall be erected no closer than 25’ from the edge of any street’s right-of-way, measured to the leading edge of the sign. They shall have a maximum height of 25’. However, for each foot of setback beyond 25’, sign height may be increased an additional foot, up to but no higher than 50’. Should an outdoor advertising sign adjoin 2 or more rights-of-way, the shortest of the multiple setbacks shall determine the billboard’s maximum height (Amend 13).

(e) **Outdoor advertising signs** shall maintain a minimum clearance of 10’ above the ground immediately beneath the sign.

(f) **Outdoor advertising signs** shall not be placed closer than 1000’ from each other. This distance is to be measured radially. (Amend 20)

(g) However, if an intersection is already occupied by an outdoor advertising sign, a single billboard may be erected on the other (intersecting) street no closer than 600’ from the center of the intersection, providing that it is oriented perpendicularly to the other (intersecting) street.

(h) Regarding animation, an outdoor advertising sign may change its message or lighting no more than once per minute.

(i) The sign area for an outdoor advertising sign with more than one face is computed by adding together the area of all sign faces visible from any one point. Where one outdoor advertising sign with two equally-sized sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and where such sign faces are part of the same sign structure and are not farther apart than half the length of the sign, the sign area is computed by the measurement of one of the faces. (Amend 20)

4-8-11 SUBDIVISION DEVELOPMENT SIGNS: (Amend 14)

(a) **Freestanding signage** shall be permitted for each subdivision granted secondary approval by APC and recorded under the Unified Subdivision Ordinance of Tippecanoe County. Such signage is not subject to the requirements of 4-8-4 through 4-8-8. However it is subject to the following:

(1) A subdivision development sign shall be permitted within any zone, but shall be located only within the platted area of the subdivision it advertises. It shall only advertise the initial sale of vacant lots and/or spec buildings within that subdivision, but may include a map of the subdivision and the name, address and telephone number of any lender, builder or sales person. It may advertise any part or phase of that subdivision. A subdivision development sign that is located outside that subdivision’s platted area, advertising that subdivision, shall be considered an outdoor advertising sign, subject to all requirements of 4-8-10 above.
(2) A subdivision development sign shall only be permitted at a subdivision entrance to an existing perimeter public road. Each qualifying subdivision entrance shall only be permitted one sign. Each such sign shall consist only of a single structure, and may have either 1 or 2 advertising faces, neither of which shall exceed 100 sq.ft. Sign faces separated by not more than a 30° angle will be considered one sign.

(3) The subdivision development sign shall not be located within any utility easement, nor within any right-of-way.

(4) Such sign shall neither be an animated sign, nor a changeable copy sign.

(5) Such sign requires a permit in accordance with 4-8-13-a below, and shall be removed within 30 days of the initial sale of the last vacant lot or spec building in the last part or phase of the subdivision.

(b) The requirements in 4-8-11-a shall also apply to:

(1) recorded parcelizations,
(2) recorded aggregate land divisions consisting of exempt and/or parcelized and/or subdivided land, and
(3) any platted portion of an approved and recorded planned development.

4-8-12 RURAL OUTDOOR SIGNS (Amend 29):

Rural outdoor signs are permitted only in areas zoned A, AA, and AW subject to the following regulations:

(a) Permitted Distance. A rural outdoor sign shall be erected and maintained only on property zoned A, AA, or AW. Every rural outdoor sign must be located within 2 miles of the property being advertised. This distance is measured radially.

(b) Permitted Locations. A rural outdoor sign shall not:

(1) be located in any utility, access or drainage easement;
(2) obstruct the use of sidewalks, walkways, biking, or hiking trails;
(3) obstruct the use of drainage ditches, swales or other drainage facilities;
(4) obstruct the visibility of vehicles, pedestrians or traffic control signs or devices;
(5) be placed within 92 feet of street intersections, measured parallel to the right-of-way from the center of the intersection.
(6) be illuminated either externally or internally;
(7) exceed more than 3 between arterial intersections as shown on the Thoroughfare Plan element of the adopted Comprehensive Plan, and;
(8) be within 10 feet of another rural outdoor sign.

(c) Size Computation. The method for computing a rural outdoor sign’s size is defined in 4-8-2-a and 4-8-2-b above.
(d) **Height.** The total height shall not exceed 5 feet from the top of the *sign* to the ground immediately beneath the *sign*. The ground immediately beneath the *sign* shall not be raised to affect the measured height of the *sign*.

(e) **Setback.** The leading edge of every *rural outdoor sign* shall be located no closer than 5 feet to the edge of the nearest *right-of-way*.

(f) **Number Permitted per Piece of A-, AA-, or AW-zoned Property.** Each A-, AA-, or AW-zoned property shall not support more than 3 *rural outdoor signs* at any one time.

(g) **Number of Signs per Permitee.** Each individual, business, corporation, organization, or entity *rural outdoor sign* permittee shall not have more than 4 *rural outdoor signs* within Tippecanoe County, referencing any one subject or location, in any calendar year. Any *rural outdoor sign* referencing another *rural outdoor sign* is deemed to be the same subject or location as the *sign* directed to.

(h) **Time Allowed.** Each *rural outdoor sign* shall be valid for a period not to exceed 120 continuous days.

(i) **Procedural Requirements.**

   (1) *Rural outdoor signs* may only be erected after the *administrative officer* having jurisdiction over the proposed location of the *rural outdoor sign* has issued an *improvement location permit*.

   (2) The permit application shall include:

   (A) The name, address and telephone number of the individual and/or entity applying for the *rural outdoor sign* permit;

   (B) The name, address and telephone number of the individual or entity owning the A-, AA-, or AW-zoned property upon which the *rural outdoor sign* is to be located;

   (C) Notarized consent of the individual or entity owning the A-, AA-, or AW-zoned property upon which the *rural outdoor sign* is to be located;

   (D) An accurate, to-scale drawing or depiction of the proposed *rural outdoor sign* detailing its size and manner of construction;

   (E) The proposed beginning and ending dates for erecting and maintaining the *rural outdoor sign*; and

   (F) An accurate, to-scale *site plan* indicating the proposed location of the requested *rural outdoor sign* and the locations of any and all other *rural outdoor signs* located on the A-, AA-, or AW-zoned property that is the proposed location for the requested *rural outdoor sign*. 
4-8-13 (Amends 14, 29) PERMITS REQUIRED:
   (a) If one or more signs requiring a permit under 4-8-4 above is to be placed, constructed, erected, or modified on a sign-lot, the owner of the lot shall first secure a sign permit in accordance with 6-2-1 below.
   (b) A temporary sign on private property is allowed only upon the issuance of a temporary sign permit, subject to the following requirements: (Amend 40)
      (1) A temporary sign permit allows the use of a temporary sign for a specified 30-day period.
      (2) No more than 4 temporary sign permits shall be issued to the same business license holder on the same sign-lot in any calendar year (Amend 26).
      (3) A temporary sign is allowed only in a zone with a letter "P" for TEMPORARY SIGNS in 4-8-4 above, subject to the requirements noted in that table.

4-8-14 (Amends 14, 29) DESIGN, CONSTRUCTION, AND MAINTENANCE:
   All signs shall be designed, constructed, and maintained in accordance with the following standards:
   (a) All signs shall comply with applicable provisions of the adopted building and electrical codes of the participating jurisdictions at all times.
   (b) Except for banners and temporary signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

4-8-15 (Amends 14, 29) SIGNS IN THE PUBLIC RIGHT-OF-WAY:
   No signs shall be allowed in the public right-of-way, except for the following:
   (a) permanent signs, including:
      (1) public signs erected or authorized by a governmental body;
      (2) bus stop signs erected by the public transit company;
      (3) informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
      (4) marquee, projecting, and suspended signs projecting over a public right-of-way in conformity with the conditions of 4-8-4; and
   (b) emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
   As per Indiana Code 9-21-4-6(e), any sign installed or placed on public property, except in conformance with the requirements of this section, will be forfeited to the public and subject to confiscation. In addition to other remedies in this ordinance, the participating jurisdiction has the right to recover from the owner or person placing the sign the full costs of its removal and disposal.
4-8-16 (Amends 14, 29) **SIGNS EXEMPT FROM REGULATION UNDER THIS ORDINANCE:**
The following **signs** are exempt from regulation under this ordinance:
(a) any public notice or warning required by a valid and applicable federal, state or local law, regulation, or ordinance;
(b) any **sign** inside a **building**;
(c) strings of lights with no **commercial message**; and
(d) traffic control **signs** on private property, such as **STOP**, **YIELD**, and similar **signs**, the face of which meet the standards of the *Indiana Manual of Uniform Traffic Control Devices*, and which contain no **commercial message** of any sort.

4-8-17 (Amends 14, 29) **SIGNS PROHIBITED UNDER THIS ORDINANCE:**
All **signs** not expressly permitted under this ordinance nor exempted under 4-8-16 (Amends 5, 14, 20) above, are prohibited. Such **signs** include, but are not limited to:
(a) **signs** on utility poles not permitted under 4-8-16 (Amends 5, 14, 20) above; and
(b) **signs** prohibited by state law or regulation.

4-8-18 (Amends 14, 29) **NONCONFORMING SIGNAGE:**
**Nonconforming signage** is a **sign** or a package of **signs** on a **sign-lot** that does not meet the requirements of 4-8-4 through 4-8-8 above, and which was otherwise lawfully installed on a given site at the time the applicable portions of 4-8-4 through 4-8-8 became effective. **Nonconforming signage** is subject to the constraints of 5-1-7 below.

4-8-19 (Amends 14, 29) **VIOLATIONS:**
(a) The following are violations of this ordinance and are subject to the enforcement remedies and penalties provided in 6-3-1 below and by state law:
(1) to install, create, erect, or maintain any **sign** in a way that deviates from any plan or permit governing that **sign** or the **sign-lot** on which the **sign** is located;
(2) to install, create, erect, or maintain any **sign** requiring a permit without that permit; or
(3) to fail to remove any **sign** that is installed, created, erected, or maintained in violation of this ordinance, or for which a temporary **sign** permit has lapsed.
(b) Each **sign** installed, created, erected, or maintained in violation of this ordinance constitutes a separate violation when applying the penalty portions of this ordinance. Each day of a continued violation constitutes a separate violation when applying the penalty portions of this ordinance.
4-9 BUFFERYARDS AND OTHER BUFFERING REQUIREMENTS

4-9-1 INTENT:

(a) **Bufferyards** and other separators shall be provided between certain dissimilar abutting **zones** and surrounding certain other **uses** to eliminate or minimize potential nuisances such as dirt, dust, litter, noise, odor, glare, **signs**, and incompatible **buildings** or **parking areas**, and to reduce danger from accident, fire or explosion.

(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**. (Amend 47) 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.

4-9-2 BUFFERYARD REQUIREMENTS:

(a) **Bufferyards** shall only be required for:

   (1) new **development** of land; or
   (2) redevelopment of land which includes the rezoning of property for a change of use except where the continued use of existing **buildings** and/or **parking areas** would occupy the space otherwise reserved for the **bufferyard**. (Amend 52)

Where a complete **bufferyard** is already in place on an adjoining property, no additional **bufferyard** need be provided by the developer or redeveloper of the second property (Amend 13).

(b) No **bufferyard** shall be required along an abutting **street** where that **street** serves as the boundary between **zones**, except as in 4-9-7 and 4-9-8 below.

(c) Required **bufferyards** shall be located along the perimeter of a property, and shall extend to the **lot line**, except as indicated in 4-9-3-a, Footnote 1, below. They may not be located on any portion of an existing or dedicated **public** or private **street right-of-way**.

(d) Required **bufferyards** shall comply with the **vision setback** requirements established in 4-4-7 above, and shall otherwise not create traffic hazards by obstructing the view of drivers using **streets** and private drives.

(e) The type of **bufferyard** required between a **zone** undergoing new **development** or redevelopment and an abutting **zone** is determined by the tables in 4-9-3 below.
### 4-9-3 Tables of Required Bufferyards:

**4-9-3-a Type of Bufferyard Required Along a Lot Line Separating a Zone Undergoing Development or Redevelopment and an Abutting Zone:**

<table>
<thead>
<tr>
<th>ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT</th>
<th>ABUTTING ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1, R1A, R1B, R1Z, R2, R2U, R3, R3W, R4W, PDRS, MRU, NBU, RE &amp; the residential portion of PD Zones (Amend 27, 60, 69 &amp; 71)</td>
<td>OR</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>---</td>
<td>A</td>
</tr>
<tr>
<td>OR</td>
<td>A</td>
</tr>
<tr>
<td>NB, MR, GB, HB</td>
<td>C²</td>
</tr>
<tr>
<td>I1</td>
<td>B</td>
</tr>
<tr>
<td>I2</td>
<td>C</td>
</tr>
<tr>
<td>I3</td>
<td>C</td>
</tr>
</tbody>
</table>

**FOOTNOTES TO 4-9-3-a:**

1. If a residence in a rural zone is located within 150' of any boundary with an industrial zone, the new or redeveloping industrial land user shall provide a bufferyard on its side of all common lot lines within 150' of the residence. Should the common lot line run to the road, the bufferyard shall extend from the edge of its right-of-way to a point 75' beyond the back of the residence. Should the common lot line not run to the road, the bufferyard shall run for 150', centered on the residence. The reduction in 4-9-4-b below applies.

2. No bufferyard is required where an MR zone with residential use borders a residential zone, or where a primary use permitted in SIC Groups 801 through 804 or 807 abuts an R3 zone. (Amend 69)

---

**MHP/MHC = mobile home park / manufactured housing community; RVP/C = recreational vehicle park / campground**
4-9-3-b  NUMBER OF REQUIRED STANDARD PLANT UNITS AND BUFFERYARD WIDTHS FOR BUFFERYARDS, TYPES A-C:

<table>
<thead>
<tr>
<th>TYPE OF BUFFERYARD</th>
<th>NUMBER OF STANDARD PLANT UNITS PER 150 LINEAR FEET</th>
<th>BUFFERYARD WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2</td>
<td>15'</td>
</tr>
<tr>
<td>B</td>
<td>3</td>
<td>20'</td>
</tr>
<tr>
<td>C</td>
<td>4</td>
<td>20'</td>
</tr>
</tbody>
</table>

4-9-4  STANDARD PLANT UNITS:

(a)  The drawing in Appendix E-1 shows the make-up of 5 acceptable alternative standard plant units. The drawing in Appendix E-2 shows what a required Type A, Type B and Type C bufferyard would look like using Alternative Unit 1 from Appendix E-1. The choice of standard plant unit alternative shall belong to the party required to provide the bufferyard.

(b)  Where there is less than 150' of length to buffer (or where there is a remainder of less than 150' after multiples of 150' have been accounted for), a percentage of the standard plant unit shall be provided, equal to that shorter length divided by 150'.

(c)  Plants shall be installed in accordance with the landscape element of an approved site plan, submitted under 6-2-5-a below. However in the event of subdivision, plants shall be installed in accordance with the landscape element of approved Construction Plans required by the Unified Subdivision Ordinance of Tippecanoe County. In the event of a mobile home park / manufactured home community or recreational vehicle park or campsite, plants shall be installed in accordance with the site plan submission, which includes 5-4-5-c-7 and 5-4-7-i below.

4-9-5  RESPONSIBILITY FOR BUFFERYARDS (Amend 13):

(a)  Where a proposed use abuts an unimproved property and a bufferyard is required because of a zoning boundary, the property owner of the proposed use need not provide more than half the bufferyard width and standard plant units required in 4-9-3 above.

(b)  Where a proposed use abuts an improved property and a bufferyard is required because of a zoning boundary, the property owner of the proposed use must provide all additional land and plant material needed to complete the full bufferyard required in 4-9-3 above: Where the abutting use was developed with half a required bufferyard, the property owner of the proposed use must provide the remaining half. Where the abutting use was developed with no bufferyard, the property owner of the proposed use is responsible for installing the entire bufferyard. However, existing plant material and/or land located on the improved property which meets the requirements of this section may be counted by the Administrative Officer as contributing to the total bufferyard that needs to be installed by the property owner of the proposed use.
(c) The property owner of a proposed use required to provide a bufferyard may be exempted from providing all or a portion of the required bufferyard by recording a written agreement, approved by the Administrative Officer, that the adjacent property owner(s) will provide the remaining required portion.

(d) The property owner will decide the exact placement of required plants.

(e) In the event of subdivision, the subdivider shall install the required bufferyard as part of required public improvements.

(f) The owner and/or possessor of a required bufferyard shall maintain it in accordance with the approved site plan or subdivision Construction Plans. Failure to do so is a violation of this ordinance as per 6-3-1-d below.

4-9-6 BUFFERYARD USE:
   (a) A bufferyard may be used for passive recreation, pedestrian, bike, or equestrian trails, or storm water management, provided that:
       (1) no plant material is eliminated;
       (2) the total width of the bufferyard is maintained; and
       (3) all other regulations of this ordinance, and any ordinance of the appropriate drainage authority, are met.
   (b) However, in no event shall accessory use swimming pools and their associated decking, tennis courts, or other such uses be permitted in a bufferyard.

4-9-7 BUFFERING FOR CERTAIN OPEN USES:
   (a) Regardless of zone, the following open uses for which an application for special exception is required, shall demonstrate in that application that the requirements of 4-9-7-c through 4-9-7-e will be met before any operations begin:
       (1) all mining operations (SIC 10-14);
       (2) non-temporary batch plants (SIC 1611); and
       (3) refuse systems (SIC 4953).
   (b) Regardless of zone, the following open uses for which no special exception is required, and that are not offices only, shall also comply with the requirements of 4-9-7-c through 4-9-7-e:
       (1) non-temporary batch plants (SIC 1611);
       (2) sewerage systems (SIC 4952);
       (3) used motor vehicle parts (SIC 5015);
       (4) scrap and waste materials (SIC 5093); and
       (5) junk yards (SIC 5093).
   (c) The open uses listed in 4-9-7-a and 4-9-7-b above shall be surrounded by a bufferyard on all sides. The type of bufferyard required shall be a function of how far the open use is set back from its perimeter lot lines, as in 4-9-7-c-1.
### 4-9-7-c-1 BUFFERYARD REQUIREMENTS FOR CERTAIN OPEN USES:

<table>
<thead>
<tr>
<th>SETBACK FROM LOT LINE ADJOINING:</th>
<th>TYPE OF BUFFERYARD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RURAL, RES. OR RES. PORTION OF PD ZONES</strong></td>
<td><strong>COMML. OR IND. ZONE</strong></td>
</tr>
<tr>
<td>100' - 149.9'</td>
<td>30' - 99.9'</td>
</tr>
<tr>
<td>150' - 199.9'</td>
<td>100' - 149.9'</td>
</tr>
<tr>
<td>200' or more</td>
<td>150' or more</td>
</tr>
</tbody>
</table>

(d) These open uses shall also be totally and permanently enclosed by a security fence at least 6' high. Mining operations (SIC 14) approved for fewer than 12 months (one year) may be totally and permanently enclosed by a typical woven-wire farm-field fence, (minimum height of 48”), which may be located either in front of or behind the required setback. The fence shall be erected within the setback, either in front of, within, or behind the required bufferyard. For mining operations, the fence shall only be removed in conformance with a Reclamation Plan approved by the ABZA under 4-11-4 below. (Amend 5 and 61)

(e) No portions of these open uses, including office functions, vehicles, machinery, storage, and piles of natural and manufactured materials, shall be allowed within the required setback.

(f) Regardless of zone, the following open uses for which an application for special exception is required, shall demonstrate in that application that the requirements of 4-9-7-g will be met before any operations begin: motorized vehicle racing (SIC 7948); and gocart raceway operation (SIC 7999).

(g) The open uses listed in 4-9-7-f above shall be surrounded by a berm measuring a minimum of 6' above grade, and having a maximum slope of 3:1.

(h) No bufferyard is required for mining operations (SIC 14) lasting less than 12 months (one year). (Amend 61)

### 4-9-8 BUFFERING FOR PRIMARY COMMUNICATIONS TOWERS:

(a) The base of a primary communications tower (under SIC Group 48), including guy wire anchors, shall be totally and permanently enclosed by a security fence at least 6' high.

(b) Should ABZA find that granting a special exception for a primary communications tower would be intrusive to an adjoining use or zone for which no bufferyard is required, ABZA may require a bufferyard as per 4-9-3 above, regardless of zone.

### 4-9-9 BUFFERING FOR CONTRACTORS AND BUILDERS IN A, AA & AW ZONES:

An outdoor storage area for materials and equipment associated with primary uses SIC 15 and 17 shall be totally and permanently enclosed by either opaque fencing, continuous landscaping meeting the standards of Bufferyard B,
Alternatives 3 and/or 4, berming, or any combination of these, at least 6’ high when adjoining a residential use or residential zone. (Amend 36)

**4-10 INDUSTRIAL PERFORMANCE STANDARDS**

**4-10-1 INTENT:**
The purpose of these performance standards in the regulation of industrial activities is as follows:

(a) to permit potential industrial nuisances to be measured factually and objectively;

(b) to ensure that all industries will provide methods to protect the community from hazards and nuisances which can be prevented by processes of control and nuisance elimination; and

(c) to protect industries from arbitrary exclusion or persecution based solely on the nuisance production by any particular type of industry in the past.

**4-10-2 APPLICATION:**

(a) These performance standards apply to land use activity in SIC Groups 20-39. However, the standards do not apply to machinery, equipment, and facilities which were at the site on the effective date of the ordinance. If there are questions about when items were brought to the site, documentation is the responsibility of the industry.

(b) Any use established or changed to, and any building, structure or tract of land developed, constructed or used for, any permitted or permissible primary or accessory use shall comply with all the performance standards set forth in this section for the zone involved.

(c) If any existing use or building or other structure is extended, enlarged, moved, structurally altered or reconstructed, or any existing use of land is enlarged or moved, the performance standards for the zone involved will be applied to that extended, enlarged, moved, structurally altered or reconstructed building or other structure or portion of it, and to that use of land which is enlarged or moved.

**4-10-3 AIR POLLUTION:**

(a) Any use that emits any air contaminant as defined in Indiana Code 13-1-1-2(d) shall comply with applicable State standards concerning air pollution, as set forth in Title 326 of the Indiana Administrative Code.

(b) No improvement location permit shall be issued with respect to any improvement covered by 4-10-3-a above until the Indiana Air Pollution Control Board has certified to the Administrative Officer that the appropriate State permits have been received by the petitioner, or that the petitioner will be eligible to receive these permits and that the improvement is otherwise in compliance with applicable air pollution laws.

**4-10-4 GLARE AND HEAT:**

(a) Glare is illumination caused by incandescent, fluorescent or arc lighting, or from high temperature processes such as welding or metallurgical refining.
(b) In I1, I2 and I3 zones, any operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 footcandles when measured in any residential or RE zone (Amend 27).

(c) No heat from furnace or processing equipment can be sensed at the zone boundary line that raises the temperature of ambient air or materials more than 5°F.

4-10-5 VIBRATION:
(a) No continuous, frequent or repetitive vibrations shall be produced which exceed 0.002g peak (acceleration of gravity) on non-industrial zoned lands.
(b) Vibrations from temporary construction and vehicles which leave the site (such as trucks, airplanes, and helicopters) are excluded. Vibrations from primarily on-site vehicles and equipment are included.
(c) Vibrations of no more than 5 minutes in any one day will not be considered continuous, frequent, or repetitive for this regulation.
(d) Seismic or electronic vibration measuring equipment may be used for measurements.

4-10-6 NOISE:
(a) Noise shall be measured in decibels with a sound level meter meeting the latest standards of the American National Standards Institute (ANSI). The instrument shall be set to the A-weighting scale and the meter to slow response. Measurements shall be conducted in accordance with the latest ANSI method for the physical measurement of sound.
(b) The table in 4-10-6-b-1 below specifies noise limits that apply on or beyond adjacent lot lines or zone boundaries outside the user’s property. Noises shall not exceed the maximum sound levels specified in the table, except as designated in 4-10-6-d and 4-10-6-e below. Where more than one specified sound level applies, the most restrictive will govern. Measurements shall be taken at points of maximum noise intensity.

4-10-6-b-1 TABLE OF NOISE LIMITS:

<table>
<thead>
<tr>
<th>PERFORMANCE STANDARD CATEGORY</th>
<th>MAXIMUM PERMITTED SOUND LEVEL (dB)</th>
<th>POINT OF MEASUREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>55/45†</td>
<td>On adjacent rural and residential land uses</td>
</tr>
<tr>
<td>B</td>
<td>60</td>
<td>On adjacent commercial land uses</td>
</tr>
<tr>
<td>C</td>
<td>65</td>
<td>Across I1, I2 or I3 zone boundary line</td>
</tr>
</tbody>
</table>

FOOTNOTES TO 4-10-6-b-1:
1 In any residential zone, the maximum permitted sound level shall not exceed 55 \( \text{dbA} \) between 7:00am and 9:00pm and 45 \( \text{dbA} \) between 9:00pm and 7:00am.
(c) The levels specified in 4-10-6-b-1 above may be exceeded by 10 \(\text{dbA}\) for a single period, no longer than 15 minutes, in any one day.

(d) For impact noise levels, the values in 4-10-6-b-1 above, increased by 20 \(\text{dbA}\), will apply. Impact noises will be considered to be those noises having peak values more than 6 \(\text{dbA}\) higher than the values indicated on the sound level meter.

(e) Noises not under the direct control of an industrial operation (such as independent transportation facilities) are excluded from the above limitations.

4-10-7 FIRE AND EXPLOSIVE HAZARDS:

(a) Solid substances, ranging from free or active burning to intense burning, shall be stored, used or manufactured only within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

(b) The storage, use or manufacture of flammable liquids or materials which produce flammable vapors or gases is permitted in accordance with the rules and regulations of the State Fire Marshall. A certificate of compliance, issued by the State Fire Marshall's office, stating that plans and specifications for an individual use comply with rules and regulations of the State Fire Marshall shall accompany the application for an improvement location permit.

(c) No activity involving the storage, use or manufacture of materials that decompose by detonation shall be carried on except in accordance with rules issued by the State Fire Marshall and the State Building Commissioner.

4-11 MISCELLANEOUS RESTRICTIONS

4-11-1 MINIMUM FLOOR AREA FOR RESIDENTIAL USES:

Single-family dwellings shall have a floor area that exceeds 750 sq.ft. Dwelling units in two-family dwellings shall have a floor area that exceeds 600 sq.ft.

(Amends 6, 15)

4-11-2 BOARDING, BREEDING, TRAINING AND RIDING HORSES:

(a) SIC Code 0752, Boarding or training horses, describes those operations performed for horses that do or do not belong to the occupant of the premises. (Amend 46)

(b) When a non-occupant's horse is boarded for stud, SIC Group 02, Agricultural production – livestock, applies. (Amend 46)

(c) SIC Group 7999, Amusement and recreation services not elsewhere classified (outdoor), describes situations like those in 4-11-2-a and 4-11-2-b above, plus an arena and/ or riding trails. These include:

(1) bringing one's horse to ride in or on someone else's arena and/or trails;

(2) providing horses for hire; and

(3) boarding a non-occupant's horse for the purpose of riding it there.
(d) Boarding, breeding, training and riding horses can be accessory to a residential development, if it occupies land within that development at least 5 acres in area, and is made available only to residents of that development. (Amend 5)

(e) This 5-acre minimum shall also apply where such a facility is the primary use of the property.

(f) Keeping up to 2 horses owned by a property’s occupant is an accessory use.

(g) Within the incorporated limits of the Town of Dayton, the occupant of a residential property may keep horses as an accessory use thereon provided:
   (1) All horses kept on the property are owned by an occupant of the residential property;
   (2) The property shall include a fenced open area of at least two (2) acres per horse;
   (3) The property shall include a barn or other enclosed structure having a minimum of one 10’ x 10’ stall for each horse; and
   (4) No more than five (5) horses may be kept on the property. (Amend 90)

4-11-3 BOARDING, BREEDING, AND GROOMING OF ANIMALS OTHER THAN HORSES AND FARM ANIMALS

(a) In any commercial zone where the boarding of animals is permitted, the following conditions and requirements shall be met:
   (1) there can be no runs, exercise yards, or other facilities for boarding animals in any exterior space;
   (2) all interior areas intended for boarding animals shall be soundproofed; and
   (3) the building shall be temperature controlled and mechanically ventilated for the safety and comfort of the animals.

(b) In any rural zone where the boarding of animals is permitted, the following conditions and requirements shall be met:
   (1) the minimum lot size is 2 acres if all animals are kept in a soundproofed building from 8:00 p.m. to 8:00 a.m., or otherwise 5 acres;
   (2) any building shall be temperature controlled and mechanically ventilated for the safety and comfort of the animals;
   (3) the minimum setback from all lot lines for exterior areas and non-soundproofed buildings in which animals are kept is 200’;
   (4) the minimum setback from all lot lines for soundproofed buildings where animals are kept is 75’; and
   (5) exterior areas used in the boarding of animals shall be provided with fencing capable of confining the animals kept there.

(c) In any zone where grooming of animals is permitted, animals shall be groomed indoors only. Animals shall be kept indoors while waiting for grooming services, and while waiting to be picked up after grooming services have been performed.
4-11-4 MINING RECLAMATION REQUIREMENTS:
This section requires the timely reclamation and restoration of extraction and processing sites (SIC Groups 10-14 in 3-2 above) to a useful and environmentally stable condition.

(a) The petitioner shall formulate a Reclamation Plan as part of its submission to the ABZA for a grant of special exception. This plan shall be coordinated with and guided by the instructions of:
   (1) the Indiana Department of Natural Resources where mining occurs in the floodway;
   (2) the US Army Corps of Engineers, Louisville District, where mining occurs in the flood plain; and
   (3) The Indiana Department of Environmental Management for compliance with 327 IAC 15-6, Rule 6 or its successor, and through the County Drainage Board for unincorporated Tippecanoe County, Battle Ground, and Dayton; the Soil and Water Conservation District for Shadeland and Clarks Hill; and the City Engineers of Lafayette and West Lafayette for property within their jurisdiction for compliance with 327 IAC 15-5, Rule 5 or its successor with regard to soil erosion and sediment control, and also compliance with the Comprehensive Storm Water Ordinance and Technical Standards.
   (Amend 54)

(b) The ABZA, with information provided by petitioner, shall establish a reasonable date by which excavation is expected to begin, and a period of time for excavation and reclamation, as a condition of any grant of special exception as per 6-4-4-d below, for any use listed in SIC Groups 10-14.

(c) In order to grant a special exception, the ABZA must approve the Reclamation Plan and also make it a condition of its grant, as per 6-4-4-d below. The petitioner shall record the approved Reclamation Plan in the Office of the County Recorder. The petitioner must then provide APC staff with surety in favor of Tippecanoe County in an amount equal to $3000 per acre of land within the approved setbacks, before seeking an improvement location permit (Amend 5).

(d) If reclamation cannot be completed within 3 years of the grant of special exception, the petitioner shall apply to renew its improvement location permit for the unfinished portion. This application shall be accompanied by renewed surety for the unfinished portion at the same dollar-per-acre rate. The petitioner may seek additional improvement location permit renewals, and provide additional renewed surety, until reclamation is completed.

(e) Failure to renew an improvement location permit or to provide renewed surety within 3 years shall void the grant of special exception.

(f) The Reclamation Plan shall comply with the following standards:
   (1) Grading and backfill shall contain neither noxious, flammable, nor combustible solids. Backfilled areas shall be graded to produce safe and appealing surfaces, designed to minimize erosion, and to blend with terrain features of the surrounding area. Graded surfaces shall
be no steeper than 3:1 horizontal to vertical. Masonry materials may be included in the fill, but shall be covered by a minimum of 4' of dirt or overburden.

(2) All land surfaces shall be landscaped with grass or other ground cover, shrubs and trees. No portion of the bufferyard required in 4-9-7 above shall be removed.

(3) Any overburden or excavation material that does not suit the operator's needs may be moved aside or left in place, but shall be leveled, graded and landscaped to blend into the surrounding area.

(g) When reclamation is complete, the petitioner shall submit a Final Reclamation Plan to the ABZA indicating compliance with the standards in 4-11-4-f above. The Final Reclamation Plan shall show finished topography and landscaping. Compliance with the standards in 4-11-4-f shall be certified by a Registered Professional Engineer, or a Registered Land Surveyor, or a Licensed Landscape Architect. Approval by the ABZA shall then release the petitioner from the conditions of approval and the performance bond.

(h) If the petitioner fails to meet the requirements of 4-11-4-g within the time frame established in 4-11-4-b above, the ABZA may request the County to declare the bond in default. The ABZA may require all mining operations to cease, and the Reclamation Plan to be completed as originally submitted, using the proceeds of the defaulted bond.

(i) From the time ABZA grants the special exception until the time that ABZA approves the Final Reclamation Plan, the petitioner shall conspicuously post a notice on all road frontages indicating ABZA has granted the special exception, and for what specific purpose it has been granted.

4-11-5 ADULT ENTERTAINMENT BUSINESSES:

(a) The establishment of any adult entertainment business is prohibited if that business is within 500' of:

(1) any other adult entertainment businesses;

(2) the lot line of any church, public or parochial school, library, public park or county courthouse square, city hall or other public building; or

(3) the boundary line of any residential or rural zone.

(b) The distance between one adult entertainment business and another adult entertainment business is measured in a straight line, without regard to intervening structures or objects, from the closest lot line of each business. The distance between an adult entertainment business and any church, public or parochial school, library, public park, county courthouse square, city hall or other public building, residential or rural zone is measured in a straight line without regard to intervening structures or objects, from the closest lot line of the adult entertainment business to the nearest lot line of the church, public or parochial school, library, public park or county courthouse square, city hall or other public building, or the nearest boundary line of the residential or rural zone.
(c) If any adult entertainment business is part of or included within an integrated center, only the portion of that center or leased space occupied by the adult entertainment business shall be included in determining the closest lot line of that adult entertainment business.

4-11-6 BED AND BREAKFASTS:

(a) A bed and breakfast is a form of transient guest accommodation either within a single-family dwelling or on a farm. The residence or the farm shall be operator-occupied if located in either a residential or rural zone. Up to 7 rooms may be rented to guests, whether they be in the residence, or somewhere on the farm. If on a farm, these rooms shall be in a structure that qualifies for residential occupancy.

(b) Because a bed and breakfast is not a rooming house or multi-family dwelling, guests occupying rented rooms shall stay at a bed and breakfast for no more than 14 consecutive days.

(c) Because a bed and breakfast is not a restaurant, food service (other than that associated with the residence) is limited to breakfast; which shall only be provided for guests occupying rented rooms; and one additional accessory type of food service (either lunch, brunch, or tea) prepared on-site and offered to the public, with seating for no more than 30, one day a week plus one weekend day between the hours of 11:00 AM and 4:00 PM only. Food service is subject to the regulations of the Tippecanoe County Health Department, and to Indiana State Department of Health Rule 410 IAC 7-15.5 or its successor. Bed and breakfasts with accessory food service may also be subject to Indiana State Department of Health Title 410 IAC 7-24, or its successor, at the County Health Department’s discretion. Also, there shall be no cooking facilities provided within guest rooms.

(e) To ensure compatibility with neighboring uses:

1. the exterior of a bed and breakfast shall not be modified (or if built new, constructed) in any way that substantially lessens its basic appearance as a single-family dwelling or farm;

2. guest parking for bed and breakfasts located in residential and RE zones shall be screened from adjacent properties by a 5 ft. high wood or masonry fence, or by sight-obscuring vegetation (Amend 27);

3. signage shall be limited to one sign no larger than the zonal base rate for the zone in which the bed and breakfast is located.

(f) To prevent disruption of residential neighborhoods through the proliferation of nonresidential uses, a bed and breakfast in a residential or RE zone shall not be located on a lot closer than 200' from any other lot containing a bed and breakfast (Amend 27).
4-11-7 COMMUNICATIONS TOWERS:

(a) All primary and accessory towers are subject to the air space control height restrictions surrounding airports as shown in 5-3-4 below.

(b) Setbacks for accessory and primary communications towers are measured radially, and depend on whether the tower is guyed or self-supporting:
   (1) The base of a guyed primary or accessory communications tower shall be set back from all lot lines by at least 20% of the tower’s height, or the distance between the tower’s base and its guy wire anchors, whichever is greater. However, no portion of the above ground guying shall be permitted less than 6’ from any road right-of-way-line; and
   (2) The base of a self-supported primary or accessory communications tower shall be set back from all lot lines by at least 20% of the tower’s height, or the standard setback, whichever is greater.

(c) Accessory uses for primary communications towers shall not include:
   (1) offices;
   (2) long-term vehicle storage;
   (3) broadcast studios except if used only for emergency purposes; or
   (4) other uses that are not needed to send or receive transmissions.

In no event shall accessory uses for a primary communications tower exceed 25% of the gross floor area used for transmission equipment and functions.

4-11-8 RECYCLING COLLECTION FACILITIES:

(a) In residential zones, a recycling collection facility shall be located only at apartment buildings or complexes (but only for use by building or complex residents), and on institutional properties (such as schools, churches, fire stations and government offices or other locations as suggested by the Wildcat Creek Solid Waste District or member jurisdiction). These must be placed on paved surfaces where possible.

(b) The facility shall be set back no less than 100’ from any lot line.

(c) The facility shall not occupy any parking spaces required for other uses on the site.

(d) No storage shall be allowed outside the containers.

4-11-9 DUMPSTER ENCLOSURES:

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. (Amend 47)
4-11-10 ATMs (AUTOMATED TELLER MACHINES):

(a) All applications to an Administrative Officer, for an improvement location permit to erect or structurally change an ATM, whether an accessory use, a primary use, or a primary use building, shall be accompanied by a site plan as per 6-2 below.

(b) The site plan shall be approved by the Administrative Officer before issuing the improvement location permit.

(c) The Administrative Officer may require changes in the location and arrangement of driveways, structures, buildings, signs, outdoor lighting and parking, as (s)he considers necessary to insure safety, minimize traffic hazards, and safeguard adjacent properties.

(d) As an accessory use, an ATM is entitled to display any part of the total sign area calculated for the sign-lot's primary use, to be determined by the property owner or operator, as per 4-8-4 through 4-8-8 above.

(e) As a primary use or primary use building, an ATM is entitled to all the signage permitted on its sign-lot, as per 4-8-4 through 4-8-8. (Amend 20)
4-11-11 WIND ENERGY SYSTEMS: (Amend 55 & 58)

(a) All **WECS** are subject to the air space control height and use restrictions surrounding airports per UZO 5-3, Air Space Control.

(b) No **WECS** shall be illuminated unless required by a state or federal agency, such as the FAA.

(c) The exterior surface of all **WECS**, including the wind tower and associated outbuildings shall be a non-reflective, neutral color.

(d) Minimum clearance between blade tip and ground level is 30’.

(e) The minimum separation distance between a wind tower associated with a **small wind system** and all surrounding property lines, overhead utility or transmission lines, other electrical substations, meteorological towers and primary communications towers shall be no less than the total height of the wind tower. This is measured from the base of each wind tower.

(f) The minimum setback between a wind tower associated with a **small wind system** and public street(s) shall be no less than the total height of the wind tower.

(g) The minimum separation distance between a wind tower associated with a **large wind system** and all surrounding property lines, overhead utility or transmission lines, other electrical substations, meteorological towers and primary communications towers shall be no less than 1.1 times the total height of the wind tower. This is measured from the base of each wind tower.

(h) The minimum setback between a wind tower associated with a **large wind system** and public street(s) shall be no less than 1.1 times the total height of the wind tower.

(i) **Large wind system(s)** must be located at least 750’ from the property line of a non-participating landowner and at least 1200’ from any dwelling on a non-participating landowner’s property. (Amend 66)

(j) **Wind Farms** occupying multiple parcels may have internal property line setbacks waived by execution of a written document signed by all landowners sharing such a property line. All such documents shall be recorded in the office of the Tippecanoe County Recorder.

(k) All **WECS** shall be located so that the level of noise produced by wind turbine operation heard off-site shall not exceed 55 dBA.

(l) The base of all **WECS**, including any guy wires and wind tower, shall be totally and permanently enclosed by a security fence at least 6’ high. No fence is required if the climbing apparatus is enclosed inside the wind tower and the entry is secured, or if the climbing apparatus is located at least 12’ above the ground level.

(m) **WECS** and their associated outbuildings/cabinets shall meet all setback requirements for primary structures for the zoning district in which the **WECS** is located.

(n) **Special exception** applications and Improvement Location Permit applications for a **large wind system** or a **wind farm** must be accompanied by a decommissioning plan detailing how the **large wind system** or **wind farm** will be dismantled and the land restored to its prior state. Such plan
would be implemented when such large wind system or wind farm ceases operation for a period of 12 months, with or without notification to the Administrative Officer. The plan would include the removal of all portions of the WECS, including any components up to 4’ below ground level. The decommissioning must be complete within 6 months.

(o) All WECS shall be equipped with a manual and automatic braking device capable of halting operation.

(p) All wiring for Wind Farm Collection Systems shall be buried. (Amend 58)

(q) No WECS shall be installed in any location where its proximity with fixed broadcast, retransmission or reception antenna for radio, airport RF signals, television or wireless phone, or other personal communications systems would produce electromagnetic interference with signal transmission or reception.

(r) All WECS electrical equipment and connections must adhere to all applicable local, state, and national codes, and relevant national and international standards.

4-11-12 METEOROLOGICAL TOWERS: (Amend 66)

(a) All Meteorological towers are subject to the air space control height restrictions surrounding airports as shown in 5-3-4 below.

(b) Setbacks for Meteorological towers are measured radially, and depend on whether the tower is guyed or self-supporting:

(1) The base of a guyed meteorological tower shall be setback from all surrounding property lines, overhead utility or transmission lines, other electrical substations, and primary communication towers by at least 20% of the tower’s height, or the distance between the tower’s base and its guy wire anchors, whichever is greater. However, no portion of the above ground guying shall be permitted less than 6’ from any road right-of-way line; and

(2) The base of a self-supported meteorological tower shall be setback from all surrounding property lines, overhead utility or transmission lines, other electrical substations, and primary communication towers by at least 20% of the tower’s height, or the standard setback, whichever is greater.

(c) The base of all meteorological towers, including any guy wires, shall be totally and permanently enclosed by a security fence at least 6‘ high.

(d) Full compliance with Tippecanoe County Code, Chapter 161 WECS, is required.
4-11-13 TRANSIENT GUEST ACCOMMODATION (LAFAYETTE, TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL & DAYTON): (Amend 88)

(a) To ensure compatibility with neighboring uses:
   (1) The exterior of a dwelling used for a transient guest room or as a transient guest rental or as a transient guest house shall not be modified (or if built new, constructed) in any way that substantially lessens its basic appearance as a dwelling; and
   (2) No exterior signage shall be permitted for a transient guest rental, or a transient guest house.

(b) The owner of a dwelling desiring to use such dwelling for a transient guest room or as a transient guest rental or as a transient guest house shall first obtain a permit for such use from the appropriate Administrative Officer.
5 SUPPLEMENTARY REGULATIONS

5-1 NONCONFORMING USES, MOBILE HOMES, MOBILE HOME PARKS/MANUFACTURED HOUSING COMMUNITIES, LOTS, STRUCTURES AND SIGNAGE, AND NONCOMPLYING USES

5-1-1 INTENT:
(a) Nonconforming uses, mobile homes, mobile home parks, lots and structures and noncomplying uses were lawful uses, mobile homes, lots and structures before this ordinance became effective or was amended, but now they either:
(1) are prohibited in the zone in which they are located; or
(2) fail to meet current regulations or restrictions under this ordinance or its amendments;
(3) or both.
(b) Nonconforming signage is a sign or a package of signs on a sign-lot that does not meet the requirements of 4-8-4 through 4-8-8 above, and which was otherwise lawfully installed on a given site at the time the applicable portions of 4-8-4 through 4-8-8 became effective.
(c) It is the intent of this section:
(1) to permit nonconforming uses, mobile homes and signs to continue until they are removed or cease operation, but not to permit their expansion; and
(2) to permit nonconforming lots and structures and noncomplying uses to continue until they are removed, and to permit their expansion but only if that expansion is conforming and complying.
(d) Note that illegal uses, mobile homes, structures, lots and signs existing at the time this ordinance was enacted or amended are not made legal by its enactment or amendment, unless made conforming or complying by the enactment or amendment.

5-1-2 NONCONFORMING USES:
(a) A nonconforming use is a primary use of a structure or lot which is not permitted in 3-2 above to be operated in the zone in which it is located, and which otherwise lawfully existed at the time the applicable portion of 3-2 became effective.
(b) A nonconforming mobile home is a specific type of nonconforming use addressed in 5-1-3 below.
(c) Except for 5-1-4 below, an otherwise lawful primary use made a nonconforming use by this ordinance or an amendment to it, may be continued so long as it remains otherwise lawful, if:
(1) the land area of the use and/or the cubic content of its structure are not increased beyond what they were at the time this ordinance or its amendment became effective;
(2) it is moved neither in whole nor in part to any portion of its lot other than that which it occupied at the time this ordinance or its amendment became effective;

(3) no additional structure serving the nonconforming use is erected, other than is permitted in 5-1-5-b below;

(4) no additional or larger signs are erected which are intended to be seen from off the premises; and

(5) the nonconforming use is not abandoned for more than 1 year, except when government action impedes access to the premises. If a nonconforming use has been abandoned for more than 1 year, any subsequent use of that land shall conform to the requirements of this ordinance.

(d) When a nonconforming use is damaged by any means to the extent that the repair cost exceeds 50% of the replacement cost of that use, the nonconforming use shall no longer be permitted. (Amend 61)

(1) When a nonconforming use in the FP zone is substantially damaged by any means to the extent that the repair cost exceeds 50% of the market value of that use, the substantially damaged nonconforming use shall no longer be permitted in the FP zone. (Amend 56 and 61)

(e) A nonconforming use changed to a conforming use, shall never be changed back to a nonconforming use.

(f) A nonconforming use may be replaced by another nonconforming use if the property owner demonstrates to the satisfaction of the Administrative Officer that the impact on surrounding uses of the replacement will be less than that of its predecessor. The Administrative Officer shall measure impact in terms of traffic generation, hours of operation, noise production and outdoor lighting.

5-1-3 NONCONFORMING MOBILE HOMES:

Mobile homes are designed to be movable rather than fixed structures. Because of that distinction, when a mobile home is a nonconforming use, the requirements of this section apply, rather than those of 5-1-2 above.

(a) A nonconforming mobile home is one which is not permitted in 3-2 above to be located in the zone in which it is in fact located, and which otherwise lawfully existed at the time the applicable portion of 3-2 became effective.

(b) An otherwise lawful mobile home made a nonconforming mobile home by this ordinance or an amendment to it, may be continued so long as it remains otherwise lawful, if:

(1) the land area of the use and/or the dimensions of the mobile home are not increased beyond what they were at the time this ordinance or its amendment became effective; however, within the incorporated limits of the Town of Clarks Hill, the owner of a nonconforming mobile home may replace said nonconforming mobile home with a larger mobile home, as
long as the replacement mobile home is approved by a majority of the members of the Town Council prior to issuance of an Improvement Location Permit. (Amend 78)

(2) it is not moved to any portion of its lot other than that which it occupied at the time this ordinance or its amendment became effective;

(3) no additional structure serving the nonconforming mobile home is erected;

(4) the nonconforming mobile home is not abandoned for more than 1 year, except when government action impedes access to the premises. If a nonconforming mobile home has been abandoned for more than 1 year, any subsequent use of that land shall conform to the requirements of this ordinance. Termination of electrical service for more than 1 year shall be construed as evidence of intent to abandon.

(c) When a nonconforming mobile home is damaged by any means to the extent that the repair cost exceeds 50% of the replacement cost of that mobile home, the nonconforming mobile home shall no longer be permitted. (Amend 61)

(1) When a nonconforming mobile home in the FP zone is substantially damaged by any means to the extent that the repair cost exceeds 50% of the market value of that mobile home, the substantially damaged nonconforming mobile home use shall no longer be permitted in the FP zone. (Amend 56 and 61)

(d) A nonconforming mobile home changed to a conforming use, shall never be changed back to a nonconforming mobile home.

(e) A nonconforming mobile home that has been abandoned, shall never be reoccupied, returned to its location or replaced by another nonconforming mobile home. However, in an FP zone, a nonconforming mobile home that has been abandoned, shall never be reoccupied, returned to its location or replaced by another nonconforming mobile home, regardless of time frame.

(f) A nonconforming mobile home shall not be replaced by any other kind of nonconforming use.

5-1-4 NONCONFORMING MOBILE HOME PARKS/MANUFACTURED HOME COMMUNITIES:

(a) An otherwise lawful mobile home park / manufactured home community made a nonconforming use by this ordinance or an amendment to it, may be continued so long as it remains otherwise lawful. The nonconforming mobile home park / manufactured home community may be reconfigured, as long as the number of lots is not increased. Other changes may be made as well, such as adding paved streets, and upgrading other on-site structures and facilities. However:
(1) the land area of the nonconforming mobile home park manufactured home community shall not increase beyond what it was at the time this ordinance or its amendment became effective, without submission of a new mobile home park / manufactured home community plan as per 5-4 below, for the additional land area.

(2) no additional or larger signs are erected which are intended to be seen from off the premises, unless such signs remain within the parameters of 4-8-4 through 4-8-8 above; and

(3) the nonconforming mobile home park / manufactured home community is not abandoned for more than 1 year, except when government action impedes access to the premises. If a nonconforming use has been abandoned for more than 1 year, any subsequent use of that land shall conform to the requirements of this ordinance.

(b) When a nonconforming mobile home park / manufactured home community is damaged by any means to the extent that the repair cost exceeds 50% of the replacement cost of that use, the nonconforming use shall no longer be permitted. Repairs to any individual mobile home / manufactured home located within a mobile home park / manufactured home community and owned by a person or entity other than the person or entity owning and/or operating the nonconforming mobile home park / manufactured home community shall not be considered in calculating the replacement costs of the nonconforming mobile home park / manufactured home community. (Amend 52 and 61)

(c) A nonconforming use changed to a conforming use, shall never be changed back to a nonconforming use.

(d) A nonconforming use may be replaced by another nonconforming use if the property owner demonstrates to the satisfaction of the Administrative Officer that the impact on surrounding uses of the replacement will be less than that of its predecessor. The Administrative Officer shall measure impact in terms of traffic generation, hours of operation, noise production and outdoor lighting.

5-1-5 NONCONFORMING LOTS:

(a) A nonconforming lot is a lot which does not meet the minimum requirements in 4-2 above for lot area or 4-3 above for lot width, and which otherwise lawfully existed at the time those minimum requirements became effective (Amend 18).

(b) A single-family dwelling and its customary accessory buildings may always be erected on a nonconforming lot in any zone in which single-family dwellings are permitted, if:

(1) the legally created lot was either recorded in separate ownership or included in a recorded subdivision on or before January 2, 1998, the effective date of this ordinance (Amend 18); and
(2) the **dwelling** and its **accessory buildings** otherwise meet all other requirements of this ordinance.

(c) A **nonconforming lot** changed to a conforming **lot** shall never be changed back to a **nonconforming lot**.

(d) No conforming or **nonconforming lot** may be made **nonconforming** or more **nonconforming** by use of Exemption E in the definition of **subdivision** in 1-10-2 above.

### 5-1-6 NONCONFORMING STRUCTURES:

(a) A **nonconforming structure** is a **structure** (including a **building**) which entirely or in part does not meet the minimum requirements in 4-2, 4-4 and 4-5 above for **front**, **rear** or **side setbacks**, **lot coverage** or maximum permitted **building height**, and which otherwise lawfully existed at the time those requirements became effective. However, any conforming **structure** made a **nonconforming structure** by a government taking or by grant of **right-of-way**, shall be considered conforming within the context of this ordinance (Amend 7).

(b) A **nonconforming structure** occupied by a **nonconforming use** shall not be moved on its **lot** or **altered**, except in a way that decreases the **structure**'s nonconformity. **Altered** shall not be construed to mean **enlarged**.

(c) A **nonconforming structure** occupied by a permitted **use** may be moved on its **lot**, **altered** or **enlarged** in any way, provided the alteration or enlargement either meets all requirements of this ordinance, or decreases the **structure**'s nonconformity.

(d) When a **nonconforming structure** is damaged by any means to the extent that the **repair cost** exceeds 50% of the **replacement cost** of that **structure**, it shall only be reconstructed in conformance with the requirements of this ordinance. If it had been occupied by a **nonconforming use**, that **use** will no longer be permitted. (Amend 61)

(1) When a **nonconforming structure** in the FP **zone** is **substantially damaged** by any means to the extent that the **repair cost** exceeds 50% of the market value of that **structure**, the **substantially damaged nonconforming structure** shall no longer be permitted in the FP **zone**. (Amend 56 and 61)

(e) A **nonconforming structure** changed to a conforming **structure** shall never be changed back to a **nonconforming structure**.

### 5-1-7 NONCONFORMING SIGNAGE:

(a) **Nonconforming signage** is a **sign** or a package of **signs** on a **sign-lot** that does not meet the requirements of 4-8-4 through 4-8-8 above, and which was otherwise lawfully installed on a given site at the time the applicable portions of 4-8-4 through 4-8-8 became effective.
(b) Otherwise lawful signage made nonconforming by this ordinance or an amendment to it, may be continued so long as it remains otherwise lawful, if:

1. the signage's area is not increased beyond what it was at the time this ordinance or its amendment became effective;
2. the signage is moved neither in whole nor in part to any portion of its sign-lot other than that which it occupied at the time this ordinance or its amendment became effective, or to a location that lessens the nonconformity (Amend 15); and
3. the primary use of its sign-lot is not abandoned for more than 1 year, except when government action impedes access to the premises. If the primary use has been abandoned for more than 1 year, any subsequent signage on that sign-lot shall conform to the requirements of this ordinance.

(c) When nonconforming signage is damaged by any means to the extent that the repair cost exceeds 50% of the replacement cost of that signage, the nonconforming signage will no longer be permitted. (Amend 61)

1. When nonconforming signage in the FP zone is substantially damaged by any means to the extent that the repair cost exceeds 50% of the market value of that signage, the substantially damaged nonconforming signage shall no longer be permitted in the FP zone. (Amend 56 and 61)

(d) If the distance from the edge of the right-of-way of on-premise nonconforming signage is further reduced by government acquisition of additional right-of-way, then it shall be moved to a distance from the new right-of-way line no less than the distance from the previous right-of-way line. If the distance from the edge of the right-of-way of conforming on-premise signage is reduced by government acquisition of additional right-of-way, it remains conforming.

(e) Nonconforming signage changed to conforming signage, shall never be changed back to nonconforming signage.

(f) Signage that failed to comply with the requirements of the previous regulations in effect at the time this ordinance or its amendment became effective, and which fails to comply with the requirements of 4-8-4 through 4-8-8 above, is neither nonconforming nor lawful signage.

5-1-8 NONCOMPLYING USES:

(a) A noncomplying use is a primary use of a structure (including a building) or lot which fails to meet one or more of the requirements of 4-2 and 4-6 through 4-11 above regarding minimum vegetative cover, parking and loading, entrances, signs, buffering, industrial or miscellaneous restrictions, and which otherwise lawfully existed at the time those requirements became effective.
(b) A noncomplying use which is also a nonconforming use shall not be moved on its lot, altered or enlarged, except in a way that decreases the use's noncompliance, or in a way that prepares it for a permitted use.

(c) A noncomplying use which is a permitted primary use may be altered or enlarged in any way, provided the alteration or enlargement meets all requirements of this ordinance.

(d) When a noncomplying use is damaged by any means to the extent that the repair cost exceeds 50% of the replacement cost of that use, it shall only be reconstructed in compliance with the requirements of this ordinance. If it was also a nonconforming use, that use will no longer be permitted. (Amend 61)

(1) When a noncomplying use in the FP zone is substantially damaged by any means to the extent that the repair cost exceeds 50% of the market value of that use, the substantially damaged noncomplying use shall no longer be permitted in the FP zone. (Amend 56 and 61)

(e) A noncomplying use changed to a complying use shall never be changed back to a noncomplying use.

5-1-9 REPAIRS AND MAINTENANCE:

(a) Discretionary repair and maintenance may be done on any nonconforming use or nonconforming structure, only if:

(1) the work consists of ordinary repairs, or of repair or replacement of non-bearing walls, fixtures, wiring or plumbing;

(2) the total cost of such discretionary repair and maintenance does not exceed 30% of the replacement cost of that use or structure in any 3-year period (Amend 7 and 61), or

(i) For properties in the FP zone, the total cost of such discretionary repair and maintenance shall not exceed 10% of the market value of that use, structure or mobile home in the FP zone in any 1-year period and cumulatively along with documented damage totals from previous events shall not equal or exceed 50% of the market value of that use, structure or mobile home over the life of the use, structure or mobile home in the FP zone; (Amend 56 and 61) and

(3) the land area of the use and/or the cubic content of its structure are not increased beyond what they were at the time this ordinance or its amendment became effective.

(b) Structural alterations shall not be made except as required by law.
5-1-10 WORK IN PROGRESS:
No change shall be required in plans, construction or designated use of any structure or development if:
(a) an improvement location permit was lawfully obtained before the effective date of that ordinance or amendment; or
(b) construction plans were approved under the Unified Subdivision Ordinance of Tippecanoe County before the effective date of that ordinance or amendment; and
the building or development is completed before expiration of its improvement location permit as per 6-2-4-a below.

5-1-11 IMPROVEMENTS WITHIN AN FP ZONE (Amend 65):
(a) Lands to Which This Section Applies: This section shall apply to all FP zones within unincorporated Tippecanoe County, the Cities of Lafayette and West Lafayette, and the Towns of Battle Ground, Clarks Hill, and Dayton, Indiana.
(b) Compliance: No structure shall hereafter be located, extended, converted, or structurally altered within an FP zone without full compliance with the terms of this ordinance and all other applicable regulations. No land or stream within an FP zone shall hereafter be altered without full compliance with the terms of this ordinance and all other applicable regulations.
(c) Establishment of Floodplain Development Permit: A Floodplain Development Permit shall be required in conformance with the provisions of this section prior to the commencement of any development activities in any development activities in any FP zone.
(d) Abrogation and Greater Restrictions: This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
(e) Discrepancies between Map and Actual Ground Elevations:
1) In cases where there is a discrepancy between the mapped FP zone, the FIRM, and the actual ground elevations, the elevation provided in the Flood Insurance Study shall govern.
2) If the elevation of the site in question is below the regulatory flood elevation, that site shall be included in the FP zone and regulated accordingly.
3) If the natural grade elevation of the site in question is above the regulatory flood elevation, that site shall be considered outside the FP zone and the regulations of this section shall not apply.
(f) Administration:

1) Designation of Administrator: The **APC Executive Director** shall administer and implement the provisions of this section and is herein referred to as the Floodplain Administrator.

2) Permit Procedures: Application for a Floodplain Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and may include, but not be limited to, the following: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed residences and other structures, earthen fill, drainage facilities, and the location of the foregoing. Specifically the following information is required:

   (A) Application stage:

      (i) A description of the proposed development;

      (ii) Location of the proposed development sufficient to accurately locate property and structures in relation to existing roads and watercourses;

      (iii) A legal description of the property;

      (iv) A site plan showing the location of all existing and proposed development and all existing and proposed land grades;

      (v) Lowest floor elevation of all proposed structures. Elevation shall be in NAVD 88; and

      (vi) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

   (B) Construction stage: Upon placement of the lowest floor, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the NAVD 88 elevation of the lowest floor elevation as built, and an elevation certificate. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by the same. Any work undertaken prior to submission of the certification and the elevation certificate shall be at the permit holder’s risk. The Floodplain Administrator shall review the lowest floor elevation survey data submitted. The permit holder shall correct deficiencies detected by such review before any further work is allowed to proceed. The failure to submit such certification and the elevation certificate or the failure to make all corrections required by the Floodplain Administrator shall be cause for the issuance of a stop work order.
3) Duties and Responsibilities of the Floodplain Administrator: The Floodplain Administrator and/or designated staff is hereby authorized and directed to enforce the provisions of this section. The Floodplain Administrator and/or designated staff are further authorized to render interpretations of this ordinance, which are consistent with its spirit and purpose. The duties and responsibilities of the Floodplain Administrator shall include, but are not limited to:

(A) Review all Floodplain Development Permits to assure that the requirements of this ordinance have been satisfied.

(B) With the Administrative Officer, inspect and inventory damaged structures in FP zones and complete determinations with respect to substantially damaged structures.

(C) Ensure that all necessary construction authorizations have been granted by the Indiana Department of Natural Resources, and maintain a record of such authorizations.

(D) Ensure that all necessary federal and state permits have been received prior to issuance of the Floodplain Development Permit, and maintain a record of all such authorizations.

(E) Maintain for public inspection and furnish upon request Floodplain Development Permit documents, damaged structure inventories, substantial damage determinations, regulatory flood data, SFHA maps, Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR), copies of DNR permits and flood plain analysis and regulatory assessments (letters of recommendation), federal permit documents, and “as-built” elevation data for all residences elevated pursuant to this section.

(F) Utilize all Letters of Map Revision (LOMR) or Physical Map Revisions (PMR) issued by FEMA for the currently effective SFHA maps of the community.

(G) Verify the actual lowest floor elevation (including basement) of all elevated residences.

(H) Review certified plans and specifications for compliance.

(I) Stop Work Orders:
   (i) Upon notice from the Floodplain Administrator, work on any building, structure or premises that is being done contrary to the provisions of this section shall immediately cease.
(ii) Such notice shall be in writing and shall be given to the owner of the property, or to his or her agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

(J) Revocation of Permits
(i) The Floodplain Administrator may revoke a Floodplain Development Permit, issued by the Floodplain Administrator under the provisions of the ordinance, in cases where there has been any false statement or misrepresentation as to any material fact in the application or plans on which the Floodplain Development Permit was based.

(ii) The Floodplain Administrator may revoke a Floodplain Development Permit upon determination by the Floodplain Administrator that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the Floodplain Development Permit was issued is in violation of, or not in conformity with, the provisions of this ordinance.

(g) Elevation of Existing Residences
1) Elevation Standards: Until December 31, 2015, in all FP zones any existing residence (excluding mobile homes) may be elevated such that the lowest floor elevation is at or above the flood protection grade. (Amend 77, 79 & 82)

A registered professional engineer or architect registered in the State of Indiana shall certify that the elevation of the residence has been designed so that the means of elevation of the residence are capable of resisting the effects of the regulatory flood and meet all of the criteria required by this section. In addition, the certification shall also certify that all attendant utility facilities below the flood protection grade are watertight and capable of resisting the effects of the regulatory flood and meet all of the criteria required by this section. The elevation and utility protection designs shall take into account flood velocities, duration, rate of rise, hydrostatic pressures, and impacts from debris or ice. Such certification shall be provided to the Floodplain Administrator as set forth in this section. Should solid perimeter walls be used to elevate a residence, such enclosed area shall be designed to preclude living space, and the design shall meet the following minimum criteria:
provide for a minimum of two openings having a total net area of not less than one square inch for every one square foot of enclosed area;

(B) provide that all openings shall be located entirely below the **flood protection grade**;

(C) provide that the bottom of all openings shall be either:
   (i) no more than one foot above the exterior grade immediately beneath each opening, or
   (ii) no more than one foot above foundation’s interior grade in structures where the interior grade is higher than the exterior grade;

(D) provide that openings may be equipped with screens, louvers, valves, or other coverings or devices provided that such coverings or devices permit the automatic flow of floodwaters in both directions;

(E) provide that the interior portion of such enclosed area shall not be partitioned or finished into separate rooms;

(F) provide that the interior grade of such enclosed area shall be at an elevation at or higher than the exterior grade; and

(G) provide that an adequate drainage system must be installed to remove floodwaters from the interior area within a reasonable period of time after a flood event.

2) Additional Standards: All designs must also include the following additional minimum criteria:

(A) The means of elevation shall be anchored to prevent flotation, collapse or lateral movement of the **residence**;

(B) The means of elevation shall be constructed with materials and utility equipment resistant to flood damage below the **flood protection grade**;

(C) The means of elevation shall be constructed by methods and practices that minimize flood damage;

(D) Electrical, heating, ventilation, plumbing, air conditioning equipment, utility meters, and other service facilities shall be located at or above the **flood protection grade** or designed so as to prevent water from entering or accumulating within the components below the **flood protection grade**. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other waterproofed service facilities may be located below the **flood protection grade**;

(E) Replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
(F) Replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system; and

(G) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

(H) Where the lowest floor elevation is 6 or more feet above the highest adjacent grade, a deed restriction irrevocable by the owner and enforceable by the APC prohibiting the conversion of the area below the lowest floor elevation to a use contrary to the originally approved design shall be recorded as a condition of issuance of the final certificate of compliance.

3) Additional Standards for Identified Regulatory Floodways: Areas designated as regulatory floodways are extremely hazardous areas due to the velocity of floodwaters, which carry debris, potential projectiles, and have erosion potential. If the site is in an identified regulatory floodway, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources and apply for a permit for construction in a regulatory floodway. Under the provisions of I.C. 14-28-1, a permit for construction in a regulatory floodway from the Indiana Department of Natural Resources is required prior to the issuance of a local improvement location permit for any excavation, deposit, construction, or obstruction activity located in the regulatory floodway. This includes land preparation activities, such as filling, grading, clearing, paving, etc., undertaken before the actual start of construction of any structure.

No action shall be taken by the Floodplain Administrator until a permit has been issued by the Indiana Department of Natural Resources granting approval for construction in the regulatory floodway. Once a permit for construction in a regulatory floodway has been issued by the Indiana Department of Natural Resources, the Floodplain Administrator may issue a Floodplain Development Permit, provided the provisions contained in this section have otherwise been met. The Floodplain Development Permit cannot be less restrictive than the permit for construction in a regulatory floodway issued by the Indiana Department of Natural Resources.
No development shall be allowed which acting alone or in combination with existing or future development, will increase the regulatory flood more than 0.14 of one foot.

4) Additional Standards for Identified Floodway Fringe: If the site is located in an identified floodway fringe, then the Floodplain Administrator may issue a Floodplain Development Permit provided all provisions contained in this section have been met and further provided that the lowest floor elevation of the elevated residence shall be at or above the flood protection grade.

5) Additional Standards for Special Flood Hazard Areas Without Established Base Flood Elevation and/or Floodway or Floodway Fringe:
   (A) Drainage area upstream of the site is greater than one square mile:
       If the site is in an identified special flood hazard area where the limits of the floodway and the floodway fringe have not yet been determined, and the drainage area upstream of the site is greater than one square mile, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources for review and comment.

       No action shall be taken by the Floodplain Administrator until either a permit for construction in a floodway or a floodplain analysis/regulatory assessment citing the regulatory flood elevation and the recommended flood protection grade has been received from the Indiana Department of Natural Resources.

       Once the Floodplain Administrator has received the proper permit for construction in a floodway or floodplain analysis/regulatory assessment approving the proposed development, a Floodplain Development Permit may be issued provided the conditions of the Floodplain Development Permit are not less restrictive than the conditions received from the Indiana Department of Natural Resources and the provisions contained in this section have been met.
(B) Drainage area upstream of the site is less than one square mile:
If the site is in an identified floodplain where the limits of the floodway and the floodway fringe have not yet been determined and the drainage area upstream of the site is less than one square mile, the Floodplain Administrator shall require the applicant to provide an engineering analysis showing the limits of the flood plain and regulatory flood elevation for the site.

Upon receipt, the Floodplain Administrator may issue a Floodplain Development Permit, provided the provisions contained in this section have been met.

(C) The total cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the regulatory flood more than 0.14 of one foot and will not increase flood damages or potential flood damages.

6) Additional Standards for Flood Prone Areas: All development in known flood prone areas not identified on FEMA maps, or where no FEMA published map is available, shall meet general standards as required by this section.

5-2 SUBDIVISIONS, PLANNED DEVELOPMENTS AND CONDOMINIUMS

5-2-1 SUBDIVISIONS:
(a) The subdivision of land in accord with the requirements of the adopted Unified Subdivision Ordinance is permitted in these zones: R1, R1A, R1B, R1U, R1Z, R2, R2U, R3, R3U, R3W, R4W, NB, NBU, OR, MR, MRU, GB, HB, CB, CBW, I1, I2, I3, A, AA, AW, FP and RE (Amend 27 and 69). The intended primary use of each proposed lot within a proposed subdivision determines the specific zone or zones appropriate to the land to be subdivided, as per 3-2 above.

(b) However, the following kinds of subdivisions are only permitted in R1, R1A, R1B, R1U, R1Z, R2, R2U, R3, R3U, R3W, and R4W zones:
(1) major subdivisions intended entirely for residential use, and
(2) any portions of major subdivisions intended for residential use;
(3) other subdivisions intended entirely for residential use granted preliminary plat approval by the APC after May 1, 1975, and
(4) any portions of other subdivisions intended for residential use granted preliminary plat approval by the APC after May 1, 1975.

(c) The only kind of subdivision permitted in an RE zone, is a rural estate subdivision, formulated and approved within the requirements of the adopted Unified Subdivision Ordinance (Amend 27).
5-2-2 PLANNED DEVELOPMENTS: (Amend 83)
Planned developments are permitted only in these zones: PDRS, PDNR, PDMX, and PDCC, as per 2-26 above. PD zoning is used to foster innovative and diverse design in land development that is still consistent with both the adopted Comprehensive Plan and the intent of the Unified Zoning Ordinance. As such, the requirements of Chapters 2 and 4 above do not apply to planned developments. All restrictions and regulations for a specific planned development are negotiated between the APC, the petitioner and participating checkpoint agencies, and thus are contained within the approved and recorded plan itself, having been arrived at prior to rezoning.

5-2-3 CONDOMINIUMS:
Condominiums, as defined and regulated in I.C. 32-1-6 (the Horizontal Property Law), are considered for zoning purposes to be planned developments, and thus are permitted only in these zones: PDRS, PDNR, PDMX, and PDCC, as per 2-28 above. The PDCC zone shall be used in cases where the only change proposed for a development constructed no less than 3 years prior, is conversion to condominium ownership.

5-3 AIR SPACE CONTROL

5-3-1 INTENT:
The maximum height of buildings, structures, and plant growth is regulated by this section -- under the authority conferred in Chapter 283 of the 1955 Acts of the General Assembly of Indiana, as amended -- in order to prevent the construction of obstructions to air navigation in the vicinity of any public-use airport. This protects the lives and property of persons living in that vicinity, and of those in aircraft which are approaching, taking off from, or circling that airport, promoting public health, safety and general welfare.

5-3-2 AIRPORT DISTRICTS:
(a) Airport districts, which are overlay zones, consist of 2 parts, an airport approach area and an airport circling area.
(b) Airport districts and their 2 parts are shown on an airport district map for each public-use airport in the county. These maps are part of this section of this ordinance.

5-3-3 AIRPORT DISTRICT REGULATIONS:
The regulations in 5-3-4 and 5-3-5 below apply to all land within an airport district, and are in addition to all other zoning regulations applicable to that land. In case of conflict, the more restrictive regulations control.
5-3-4 HEIGHT:

(a) Except as in 5-3-4-b below, within the airport circling area or the airport approach area of an airport district, no part of any new building, structure or plant growth shall be constructed, located or grown, and no part of any existing building, structure or plant growth shall be reconstructed, relocated, or enlarged, so that it projects above either the airport approach surfaces, the airport primary surfaces, the airport transitional surfaces, the airport horizontal surface, or the airport conical surface, whichever is most restrictive.

(b) However, projections may extend to a maximum height of 50’ above the established airport elevation, except within the airport approach and airport transitional surfaces.

(c) The maximum permitted height above ground level for any building, structure, or plant growth is computed as follows:

(1) Determine the elevation of the site in question in feet above mean sea level;

(2) Compute the difference between the site elevation and the established airport elevation (as shown on the airport district map);

(3) If the site elevation is higher than the established airport elevation, subtract the difference from the elevation of the airport referenced surfaces directly above that site; if lower, add the difference to the elevation of the airport referenced surfaces for that site. The result is the maximum permissible height. (Amend 45)

(4) Proof of conformance lies with the property owner; any assistance by the Administrative Officer in finding applicable elevations is construed to be of assistance only. In cases of any doubt the Administrative Officer shall require an affidavit signed by a Registered Land Surveyor or Registered Civil Engineer, certifying that the height of the structures and plant growth conforms to this section.

5-3-5 USE RESTRICTIONS:

Notwithstanding any other provisions of this ordinance, no use shall be made of land or water within any airport district established by 5-3-2 above in such a manner as to either:

(a) create electrical interference with navigational signals or radio communication between the airport and aircraft;

(b) make it difficult for pilots to distinguish between airport lights and others;

(c) result in glare in the eyes of pilots using the airport;

(d) impair visibility in the vicinity of the airport;

(e) create bird strike hazards;

(f) or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
5-4 MOBILE HOME PARKS / MANUFACTURED HOME COMMUNITIES AND RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

5-4-1 INTENT:
This section details the process by which mobile home parks / manufactured home communities (MHP/MHC) and recreational vehicle parks and campgrounds (SIC 7033) are approved, and covers regulations that are applied to them. MHP/MHCs are residential facilities; recreational vehicle parks and campgrounds (RVP/Cs) provide en route accommodations or serve as a destination site for people occupying recreational vehicles (RVs) and/or tents. MHP/MHCs and RVP/Cs involve the creation of individual use sites (called mobile home park / manufactured home community lots and campsites respectively), and internal circulation patterns, much like subdivisions and some kinds of planned developments. What distinguishes them is that no mobile home park / manufactured home community lots are created that need to be platted. To ensure adequate design and circulation, and to ensure that state mandated health-related standards are met, plans detailing the proposed MHP/MHC or RVP/C shall be submitted for approval by the APC at a public hearing before work can begin.

5-4-2 MHP/MHC AND RVP/C APPROVAL PROCESS:
(a) Before improvement location permits can be sought (other than one that would permit filling in the flood plain for an area to be included in the MHP/MHC or RVP/C), or any on-site work can begin, plans for a new MHP/MHC or RVP/C, or an expansion of an existing MHP/MHC or RVP/C, shall be approved by the APC in a public hearing at its regular meeting. All such new plans and expansions are subject to the public notice and filing requirements of 5-4-3 and 5-4-4 below. Any change to a site plan approved under this ordinance, the elements of which are listed in 5-4-5-c below, shall also be approved by the APC in a public hearing at its regular meeting. However, this does not apply to a reconfiguration of the same number of lots, or the paving of previously unpaved internal streets, nor upgrading other on-site structures and facilities. But, a change to an internal street name does require approval of the APC Executive Director, the US Post Office, and the 911 Emergency Response System.

(b) The filing deadline for a complete application for MHP/MHC or RVP/C plan approval is 30 calendar days prior to the date of the regular meeting at which the petitioner intends to have the request heard. The requirements for a complete application are listed in 5-4-4 below.

(c) Notice of this public hearing shall appear in 2 local newspapers of general circulation at least 10 days before the hearing. Also, one or more signs notifying the public need to be posted on the affected property at least 10 days before the hearing. Details of public hearing notification appear below in 5-4-3.
(d) At the hearing, the APC may either approve, conditionally approve or deny the MHP/MHC or RVP/C plans presented by the petitioner. If the petitioner or the petitioner's representative is not present at the hearing, the APC shall dismiss the request.

(e) MHP/MHC-lots may be vacated using the means described in Indiana Code 36-7-3 or its successors, which describes the process for vacating lots in a subdivision.

5-4-3 PUBLIC NOTICE REQUIREMENTS:

(a) A petitioner shall file 2 "Notices of Public Hearing on Mobile Home Park / Manufactured Home Community and Recreational Vehicle Park" and 2 "Notices of Public Hearing Release Forms" as part of a complete application for MHP/MHC or RVP/C plan approval. The Release Forms authorize APC staff to give the Notices of Public Hearing to 2 local newspapers of general circulation for publication at least 10 days before the date of the public hearing. Publication is at the petitioner's expense. Each newspaper will then bill the petitioner. Upon payment of the bills, the petitioner will receive each newspaper's Proof of Publication. The petitioner shall present both Proofs to the APC prior to the public hearing, or the request for plan approval cannot be heard.

(b) At least 10 days before the date of the public hearing, the petitioner shall post one or more signs on (or in some cases near) the property for which MHP/MHC or RVP/C approval is being sought, advising the public of the impending hearing. These signs shall be purchased at the APC's offices. APC staff will determine the number and location of signs to be posted. On the day of the public hearing, the petitioner shall execute a "Sign Posting Affidavit" attesting that the required signage has been in place for at least the previous 10 days. The petitioner shall present the notarized affidavit to the APC prior to the public hearing, or the request for plan approval cannot be heard.

(c) At least 10 days before the date of the public hearing, the petitioner shall send a "Notice to Interested Parties" to the owners of all property located adjacent to, and directly across the street, alley, or railroad right-of-way from the property for which MHP/MHC or RVP/C plan approval is being sought. These shall be sent by Certified Mail. The petitioner shall execute an "Affidavit of Notice to Interested Parties" attesting that all interested parties have been notified by Certified Mail. The petitioner shall present the notarized affidavit and all post office receipts from the certified mailing to the APC prior to the public hearing, or the request for plan approval cannot be heard.
5-4-4 FILING REQUIREMENTS:

(a) Before an application for MHP/MHC or RVP/C plan approval can be submitted, the petitioner shall arrange to meet with APC staff to review filing and design requirements. The petitioner shall bring to this meeting a proposed MHP/MHC or RVP/C plan drawn in sufficient detail so that staff can determine if design requirements are being met.

(b) For a request for MHP/MHC or RVP/C plan approval to be considered complete, the following items shall be presented to APC staff no less than 30 calendar days before the regular meeting at which the petitioner intends to have the request heard:

1. A signed and notarized "Application for Approval of Mobile Home Park / Manufactured Home Community or Recreational Vehicle Park and Campground" with metes and bounds legal description of the property for which approval is being sought; and if FP-zoned land is present, a metes and bounds legal description of that portion of the property situated at or above the regulatory flood elevation determined by 2-25-17-a or 2-25-17-b above, certified by a Registered Land Surveyor or Registered Professional Engineer.

2. A signed and notarized "Affidavit of Consent" from the owner(s) of the property if the petitioner is not the owner;

3. A non-refundable processing fee in the amount established by the APC for MHP/MHC or RVP/C plan approval;

4. A list of names and addresses of all interested persons (all owners of property located adjacent to, and directly across the street, alley or railroad right-of-way from the property named in the application), including the Auditor's Key Number for each interested person's property;

5. 2 "Notices of Public Hearing on Mobile Home Park / Manufactured Home Community and Recreational Vehicle Park and Campground" each with a metes and bounds description of the property for which approval is being sought, and 2 signed "Notice of Public Hearing Release Forms";

6. A letter from the Indiana State Department of Health indicating review and approval of the proposed plans in compliance with IC 16-41-27 and Rules 410 IAC 6-6 and 327 IAC 8-8-1 for MHP/MHCs, or Rule 410 IAC 6-7 for RVP/Cs, or their successors;

7. For any RVP/C campsites proposed to be located within a floodway fringe, certification from a Registered Land Surveyor or Registered Professional Engineer that none of the campsites would be located within the floodway established for that location by the Indiana Department of Natural Resources; (Amend 38)

8. Letters from the Tippecanoe County Highway Department, Health Department and Drainage Board indicating review and approval of the proposed plans, plus evidence that providers have sufficient
capacity and have approved the proposed plans regarding connection to public sewer and water supply systems;

(9) 10 sets of MHP/MHC or RVP/C plans, fulfilling all requirements of all agencies listed in 5-4-4-b-6 through 5-4-4-b-8 above; no deviations from minimum state standards shall be permitted;

(10) signatures indicating that a full set of MHP/MHC or RVP/C plans have been received by the County Sheriff, the appropriate fire department, the appropriate school corporation, and the Tippecanoe Soil and Water Conservation District. If these agencies wish to comment to APC staff on these plans, they shall do so within 2 weeks of having received them;

(11) surety, in a form consistent with the guidelines in Appendix B-4 below, if public improvements are to be installed either on-site or off-site; and

(12) written justification identifying a proposed RVP/C as either an en route or destination facility.

(c) A complete application for MHP/MHC or RVP/C plan approval shall be placed for public hearing on the APC's next regular meeting agenda. If the application is not placed on the next agenda because it is incomplete, APC staff shall notify the petitioner in writing of the application's deficiencies.

5-4-5 MHP/MHC AND RVP/C PLAN REQUIREMENTS:

A complete MHP/MHC or RVP/C plan is certified by a Registered Engineer or Architect licensed to practice in the State of Indiana and meets all the design standards of 5-4-6 or 5-4-7 below. (A Registered Land Surveyor may certify those portions of MHP/MHC plans that deal with gravity sanitary sewers, storm sewers and tile drains.) It contains all of the following elements:

(a) a cover sheet:
   (1) a vicinity map drawn to an appropriate scale;
   (2) the name of the proposed MHP/MHC or RVP/C;
   (3) a metes and bounds legal description of the area for which approval is being sought, including its location by quarter section, township and range, city, town or civil township;
   (4) the name and address of the petitioner;
   (5) the name, address and seal of the Registered Engineer, Architect or Land Surveyor certifying any parts of the plan; and
   (6) the scale of the plan, north point, and date.

(b) an analysis of current conditions:
   (1) boundary, ownership and zoning of the proposed site and all adjoining properties; if FP-zoned land is present, a metes and bounds legal description of that portion of the property situated at or above the regulatory flood elevation determined by 2-26-17-a or 2-26-17-b above, certified by a Registered Land Surveyor or Registered Professional Engineer.
(2) topography in intervals of not less than 1' and not more than 2';
(3) location of all structures with an indication of their current condition, both on site and on adjoining properties;
(4) location, dimensions and names of all dedicated public streets, private streets, and railroad and utility rights-of-way, both on-site and adjacent to the site;
(5) location and size of all existing storm and sanitary sewers, water mains, electrical, gas, telephone and cable television lines, culverts, drainage tiles and underground facilities both on site and adjacent to the site;
(6) identification and location of soil types and vegetation;
(7) natural features, such as water courses, ponds, marshes, rock outcroppings, etc.; and
(8) for any RVP/C campsites proposed to be located within a floodway fringe, certification from a Registered Land Surveyor or Registered Professional Engineer that none of the campsites would be located within the regulatory floodway established for that location by the Indiana Department of Natural Resources;

(c) a proposed site plan:
(1) location, dimensions and names of all proposed streets; internal streets shall be privately owned and maintained;
(2) location and dimensions by bearings and distances of all rights-of-way, sidewalks, crosswalks, alleys and easements;
(3) location, dimensions and area of all proposed MHP/MHC-lots if an MHP/MHC, or of all proposed campsites if an RVP/C; these are to be numbered consecutively; plus dimensions of the largest MH that will fit each proposed MHP/MHC-lot within the requirements of 5-4-6 below
(4) location of all proposed buildings or structures, such as an office and community center, a storage facility, a laundry room, a swimming pool, etc.;
(5) location and use of all land to be used in common by residents or temporary occupants;
(6) all MHP/MHC and MHP/MHC-lot setback lines; and
(7) all required buffering as per 4-9 above;

(d) a grading plan;
(e) a utility plan showing location and connection of all electrical, gas, telephone, cable, water, sanitary sewer and drainage facilities; all stormwater drainage facilities shall be privately owned and maintained; and
(f) plan and profile sheets of all proposed improvements, including streets (with typical cross-section showing pavement and sidewalk design) and the full range of underground utilities.
5-4-6 MHP/MHC DESIGN REQUIREMENTS:
The following design elements shall be incorporated into the proposed site plan of a complete proposed MHP/MHC plan:

(a) Minimum MHP/MHC area:
   - New MHP/MHC - 5 acres
   - Addition to existing MHP/MHC - no minimum

(b) Minimum MHP/MHC setbacks (within which no MHP/MHC-lots or structures shall be located):
   - Along a local street or place - 25'
   - Along a collector street - 30'
   - Along a secondary arterial - 40'
   - Along a primary arterial - 60'
   - Abutting a residential, commercial, industrial or rural zone - 20'

(c) Maximum height of structures - 25'

(d) Minimum parking - 2 paved parking spaces, in a garage or not (Amend 15), per MHP/MHC-lot, either on the lot or within 300' of the lot being served, meeting the standards of 4-6-15 above; on-street parking spaces may be substituted if an 8' paved parking lane is provided, in addition to the minimum street width requirement

(e) Minimum storage - 120 cu.ft. per MH in a separate building, such as a shed, and/or storage under each MH secured and shielded from view (Amend 15)

(f) Minimum protection against severe weather - reinforced building(s) (such as combination of community building, rental office, laundry, shower, restroom facilities) having an open floor area of at least 15 sq.ft. per MHP/MHC-lot

(g) Minimum MHP/MHC-lot area - 2500 sq.ft.

(h) Minimum MHP/MHC-lot width - 30'

(i) Maximum MHP/MHC-lot coverage by MH - 45%

(j) Minimum MHP/MHC-lot vegetative cover - 30%

(k) Minimum MHP/MHC-lot setbacks (including any expanded portion of the MH):
   - Along a front lot line:
     internal street without sidewalk - 15' from pavement edge (or back of curb where required)
     internal street with sidewalk - 12' from sidewalk edge
   - Along a rear lot line:
     mobile homel/manufacturered home - 15'
     accessory building - 6'
   - Along a side lot line - 6'

(l) Minimum distance between MHP/MHC-lot line and any off-lot building or structure - 15'

(m) Internal streets (all MHP/MHC-lots shall have direct access to an internal street; there can be no direct access to a public street except at points of entry/exit to/from the MHP/MHC):
   - Minimum 1-way pavement width - 12'
Minimum 2-way pavement width - 24'
Minimum additional pavement width for parking lane - 8'
Maximum dead end street length - 150'
Minimum turnaround pavement diameter - 60'
Minimum paved sidewalk - at least 1 side of each street, and connecting to all common facilities
Minimum paved sidewalk width - 3'
Minimum curb and gutter - where required by the County Surveyor to properly carry surface water, 2' on each side in addition to the minimum street width requirement

(n) Minimum lighting - 0.3 footcandles on streets and walkways, or individual yard lights on each MHP/MHC-lot with illumination equivalent to at least a 40 watt incandescent bulb

(o) Minimum buffering - see 4-9-3 above.

5-4-7 RVP/C DESIGN REQUIREMENTS:
The following design elements shall be incorporated into the proposed site plan of a complete proposed RVP/C plan:
(a) Minimum RVP/C area:
   New RVP/C - 5 acres
   Addition to existing RVP/C - no minimum
(b) Minimum RVP/C setbacks (within which no campsites or structures shall be located):
   Along a local street or place - 25'
   Along a collector street - 30'
   Along a secondary arterial - 40'
   Along a primary arterial - 60'
   Abutting a commercial, industrial or rural zone - 20'
   Abutting a residential zone - 40'
(c) Maximum height of structures - 25'
(d) Minimum parking - 1 parking spaces per campsite, plus a separate parking area for guests and visitors at a ratio of 1.5 spaces per campsite
(e) Minimum protection against severe weather - reinforced building(s) (such as combination of community building, rental office, laundry, shower, restroom facilities) having an open floor area of at least 15 sq.ft. per campsite
(f) Minimum campsite width - 22'
(g) Minimum distance between campsite and any adjacent building or structure - 15'
(h) All campsites shall have direct access to an internal street; there can be no direct access to a public street except at points of entry/exit to/from the RVP/C.
(i) Minimum buffering - see 4-9-3 above.
5-4-8 MHP/MHC RESTRICTION:
The owner, occupant or lessor of a mobile home in a mobile home park/manufactured home community, shall not build any permanent additions that attach to that mobile home that would add to the living space within.

5-5 HOME OCCUPATIONS AND RURAL HOME OCCUPATIONS

5-5-1 INTENT:
(a) This section authorizes as home occupations and rural home occupations all uses that conform to its standards. In general, a home or rural home occupation is an accessory use located and conducted in such a way that neighbors, under normal circumstances, would be unaware of its existence except for a sign as permitted in 4-8 above. To establish whether a proposed accessory use qualifies as a home or rural home occupation, standards have been set to ensure compatibility with permitted uses, to maintain neighborhood character (whether urban or rural, residential or agricultural), and to clearly indicate a status that is secondary or incidental to an existing and occupied dwelling unit.

(b) Because compatibility with permitted uses and neighborhood character vary considerably with location and zoning, this section distinguishes between what may be suited to all living environments and what may be uniquely suited to agricultural settings. Thus home occupations conforming to the requirements of 5-5-2 through 5-5-4 below, are permitted in any non-rural zone which authorizes the dwelling unit to which the home occupation is accessory, in A, AA and AW zones on lots up to 2 acres in area, and on all residential lots in RE zones; rural home occupations conforming to the requirements of 5-5-5 through 5-5-7 below, are permitted as an accessory use on rural-zoned lots, other than those zoned RE, larger than 2 acres in area (Amend 27).

5-5-2 HOME OCCUPATION USE REQUIREMENTS:
In addition to all other requirements applicable in the zone in which located, all home occupations are subject to the following:
(a) No alteration shall be made to the exterior of the primary use building or to the lot which changes the residential character of that building or lot.

(b) The operator of a home occupation shall be a resident of the dwelling unit and no employees are allowed who are not residents of that dwelling unit.

(c) A home occupation shall not involve construction features or the use of any electrical or mechanical equipment or combustible materials any of which would change the fire separation requirements of the primary use building.
(d) There can be no activity or storage of any kind related to the home occupation outside the primary use building.

(e) A home occupation shall provide an additional off-street parking area adequate to accommodate needs created by the home occupation. This area shall contain at least 1 parking space, which shall be in addition to the parking spaces required for the dwelling unit. This parking space shall be provided on the same lot as the home occupation, and may be located in the front setback (but not in the right-of-way).

(f) A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than would be expected from a normally occupied dwelling unit in that zone that has no home occupation.

(g) Except for articles grown or crafted on the premises, no stock in trade shall be displayed, stored, or sold. A home occupation is neither a retail nor wholesale establishment.

5-5-3 PERMITTED HOME OCCUPATIONS:

(a) Home occupations may include, but are not necessarily limited to the following:

1. Artist or sculptor;
2. Author or composer;
3. Dressmaker, seamstress or tailor;
4. One-station barber or beauty shop;
5. Computer programmer and business consultant;
6. Home craft, such as model making, rug weaving, lapidary work, cabinet and furniture making, antique restoration, and furniture upholstering;
7. Office facility of a member of the clergy;
8. Office facility of a sales representative, salesperson, or manufacturer's representative, provided that no retail or wholesale goods are stored or exchanged;
9. Office facility of an accountant, architect, artist, broker, engineer, insurance agent, land surveyor, lawyer, musician, real estate agent, telecommuter, or member of the recognized counseling professions;
10. Class of special instruction whose class size does not exceed 4 pupils and not more than 1 class per day, or group counseling session whose group size does not exceed 5 clients and not more than 1 session per day;
11. Individual instruction;
12. Individually ordered and/or customized items only (but no stock in trade) (Amend 5); and
(14) A *transient guest room* (TIPPECANOE COUNTY, LAFAYETTE, BATTLE GROUND, CLARKS HILL AND DAYTON) (Amend 88).

(b) A *home occupation* that is not listed in 5-5-3-a above, may be permitted by an Administrative Officer upon a finding that its characteristics are:

(1) consistent with the purpose and description of the zone as per Chapter 2 of this ordinance; and

(2) compatible with the permitted primary uses in the zone regarding hours of operation, traffic generation, outdoor lighting, and noise, vibration, dust, odor, glare and heat producing properties.

(c) If an Administrative Officer determines that a home occupation no longer meets the requirements of 5-5-2 above, the Administrative Officer shall require such changes that are necessary to bring it back into compliance with those requirements.

5-5-4 PROHIBITED HOME OCCUPATIONS:
For reasons of incompatibility with permitted uses, and/or violations of neighborhood character, permitted home occupations shall not include the following:

(a) Antique shop;

(b) Automobile, truck or motorcycle service, repair, salvage, customizing or restoration;

(c) Barber or beauty shop with 2 or more stations;

(d) Gift shop;

(e) Physician, dentist, optometrist, podiatrist, chiropractor, naturopathic doctor, hypnotherapist, acupuncturist, or any medical or dental clinic, office, or hospital;

(f) Restaurant, bakery or catering service;

(g) *Kennel*;

(h) Veterinarian or any veterinary clinic, office, or hospital;

(i) Welding shop;

(j) *Bed and breakfast*; (LAFAYETTE, TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL & DAYTON) (Amend 88)

(j) Bed and breakfast, tourist home or boarding home; (WEST LAFAYETTE) and

(k) Other activities having similar characteristics.

5-5-5 RURAL HOME OCCUPATION USE REQUIREMENTS:
*Rural home occupations* are permitted in any dwelling unit or any accessory building to a dwelling unit which is normally associated with a residential or agricultural use, and which is located on a lot 2 acres or larger in area and in a rural zone other than RE (Amend 27). In addition to all other requirements applicable in the rural zone in which located, all rural home occupations are subject to the following:
(a) No alteration shall be made to the exterior of the residential primary use building which changes the residential character of that building, nor shall any alterations be made to the lot which changes the agricultural character of that lot.

(b) The operator of a rural home occupation shall be a resident of the dwelling unit and not more than 1 employee shall be allowed who is not a resident of that dwelling unit.

(c) A rural home occupation shall not involve construction features or the use of electrical or mechanical equipment or combustible materials that would change the fire separation requirements of the primary use 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. (Amend 34 and Amend 47)

(e) A rural home occupation shall provide an additional off-street parking area to accommodate needs created by the rural home occupation. This parking area shall contain at least 2 parking spaces, which shall be in addition to the parking spaces required for the dwelling unit, and which shall be provided on the same lot as the rural home occupation.

(f) A rural home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than is characteristic of the location.

(g) No stock in trade shall be displayed, stored, or sold except for:
   (1) articles grown or crafted on the premises, (Amend 5) and
   (2) crops classified in SIC group 01 produced off the premises.

   Such a rural home occupation is not classified as a retail or wholesale establishment. (Amend 34)

5-5-6 PERMITTED RURAL HOME OCCUPATIONS:

(a) Rural home occupations may include, but are not necessarily limited to the following:

   All home occupations permitted under 5-5-3 above;
   (1) Agricultural equipment repair;
   (2) Automobile, truck or motorcycle service, repair, customizing or restoration. All work, materials, equipment and unlicensed and/or inoperative vehicles shall be indoors. (Amend 54);
   (3) Farm produce sales;
   (4) Office facility of a physician, dentist, optometrist, podiatrist, chiropractor, naturopathic doctor, hypnotherapist or acupuncturist;
   (5) Office facility of 1 veterinarian;
   (6) Barber shop or beauty parlor;
(8) Small engine repair;
(9) Welding shop;
(10) Individually ordered and/or customized items only (but no stock in trade) (Amend 5); 
(11) Veterinary clinic or hospital (Amend 5); and
(12) Office facility of a building contractor (Amend 10). Outside storage of equipment and/or materials 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. (Amend 47)

(13) Renting or leasing indoor storage space for large items (boats, RVs, campers, or storage pods, etc.) in a barn or pole barn. All such storage shall be indoors.

Self-storage warehouses as defined shall not be considered a rural home occupation. (Amend 92)

(b) A rural home occupation that is not listed in 5-5-6-a above, may be permitted by an Administrative Officer upon a finding that its characteristics are:
(1) consistent with the purpose and description of the zone as per Chapter 2 of this ordinance; and
(2) compatible with the permitted primary uses in the zone regarding hours of operation, traffic generation, outdoor lighting, and noise, vibration, dust, odor, glare and heat producing properties.

(c) If an Administrative Officer determines that a rural home occupation no longer meets the requirements of 5-5-5 above, the Administrative Officer shall require such changes that are necessary to bring it back into compliance with those requirements.

5-5-7 PROHIBITED RURAL HOME OCCUPATIONS: (Amend 5 & 88)
For reasons of incompatibility with permitted uses, and/or violations of neighborhood character, permitted rural home occupations will not include at least the following:
(a) Antique shop;
(b) Automotive salvage, junk yard, or scrap metal yard;
(c) Gift shop;
(d) Medical clinic or hospital;
(e) Restaurant;
(f) Kennel; and
(g) Tourist and/or boarding home (WEST LAFAYETTE).
5-6 GARAGE SALES

5-6-1 INTENT:
   It is the intent of this section to permit residents to conduct garage sales that are neither an on-going nuisance to neighbors, nor a threat to retailers who are restricted to commercial zones.

5-6-2 RESTRICTIONS:
   (a) Up to 2 garage sales may be conducted in any calendar year on a premises located in any residential zone, or at any residence located in any nonresidential zone.
   (b) A garage sale shall not be conducted for more than 3 consecutive days, and only during daylight hours.
   (c) (LAFAYETTE, WEST LAFAYETTE, DAYTON, BATTLE GROUND, CLARKS HILL) Before a garage sale can be conducted, the owner or occupier of the premises shall obtain a permit from the appropriate Administrative Officer. The address, dates and times of the garage sale shall be specified on the permit. The permit shall be prominently displayed during the entire garage sale.
   (d) All items offered at a garage sale shall be the personal property of the owner or occupier of the premises or the group he/she represents, and if new, shall not have been purchased specifically for resale at the garage sale.
   (e) All outdoor evidence indicating that a garage sale has been conducted shall be removed within 3 hours of the closing time indicated on the permit. That includes sale items, display surfaces and posted notices.

5-7 CONSTRUCTION ON LAND FILL PLACED WITHIN THE FLOODWAY FRINGE
   If a residential or nonresidential building is to be constructed on suitable fill that raises the elevation of land out of the floodway fringe, the fill shall be placed in layers no greater than 1’ deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method. The result of this procedure shall be certified by a Professional Engineer at the time the land is certified as being out of the floodway fringe. (Amend 56)

5-8 COMMITMENTS
   Any commitment which is allowed by the Commission and adopted by the legislative body in connection with a change to the Official Zoning Map shall be duly recorded in the office of the Recorder of Tippecanoe County, Indiana, within thirty (30) days after the adoption of such change to the Official Zoning Map by the legislative body. (Amend 75)
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6  ADMINISTRATION

6-1 ADMINISTRATIVE OFFICERS  (Amend 22)
   (a) The Administrative Officer is the person or persons within each
       member jurisdiction with the principal responsibility for enforcing this
       ordinance within that jurisdiction.
   (b) Within each member jurisdiction, the following person is designated
       the Administrative Officer:
       (1) City of Lafayette: the City Engineer;
       (2) City of West Lafayette: the City Engineer;
       (3) Unincorporated Tippecanoe County:
           (A) The County Building Commissioner whose duties and
               responsibilities are those set forth in Indiana Code
               or in this Ordinance involving the issuance, denial or
               conformity with an improvement location permit, or
               Certificate of Compliance or Occupancy Permit or
               request for a special exception and the determination
               of violations related thereto;
           (B) The County Zoning Enforcement Officer whose duties
               and responsibilities are those set forth in Indiana Code
               or this Ordinance involving permitted uses in zones
               and violations of standards set forth in this Ordinance
               in Chapters 2, 3, 4 and 5;
       (4) Town of Dayton: the APC Executive Director;
       (5) Town of Battle Ground: the APC Executive Director;
       (6) Town of Clarks Hill: the APC Executive Director.
   (c) An Administrative Officer's decision within the context of this
       ordinance can be appealed only to the Area Board of Zoning
       Appeals, as per 6-4-1-d below, by any person adversely affected by
       that decision.
   (d) The duties that this ordinance assigns to an Administrative Officer
       may also be carried out by his/her designee.

6-2 PERMITTING PROCESS

6-2-1 IMPROVEMENT LOCATION PERMITS:
   (a) It is unlawful to begin the following types of projects before an
       improvement location permit has been issued by the appropriate
       Administrative Officer:
       (1) construction of a new primary use building, accessory
           building or other structure;
       (2) demolition of a primary use building, accessory building,
           sign or other structure;
       (3) any structural alteration involved in the expansion,
           enlargement, conversion or repair of an existing primary use
           building, accessory building or other structure;
(4) placement, construction, erection or modification of any type of sign identified with a letter “P” in the table in 4-8-4 above; 
(5) moving an existing primary use building, accessory building, sign or structure from one location to another either on the same lot or to another; 
(6) construction of decks and above-ground or in-ground swimming pools; and 
(7) change the condition of any land not determined to be in the FP zone for any use other than those included in SIC Groups 01 (Agricultural production -- crops), 02 (Agricultural production -- livestock), and 08 (Forestry), unless construction plans have been approved under the Unified Subdivision Ordinance or drainage plans have been approved by the appropriate jurisdiction; and change the condition of land determined to be in the FP zone for any use other than SIC Groups 01 (Agricultural production -- crops) and 02 (Agricultural production -- livestock). (Amend 56)

(b) However, an improvement location permit is not required for:
(1) a fence, unless subject to UZO 2-26-4(e); (Amend 56) 
(2) interior or exterior maintenance that does not require structural alteration; 
(3) reroofing that does not require structural alteration; 
(4) landscaping, except as required by this or any other ordinance; and 
(5) a portable or mobile storage shed up to 120 square feet in area.

(c) A complete application for an improvement location permit shall include:
(1) either the signature of the property owner or the owner's notarized consent; 
(2) copies of a site plan drawn to scale, in conformance with 6-2-5 below; 
(3) a filing fee, as per 6-2-6 below; 
(4) a letter from ABZA that a special exception has been granted as per 6-4-4 below, if the Administrative Officer has determined that 3-2 above requires one for the proposed use; 
(5) a written statement of compliance with the Industrial Performance Standards, certified by a Registered Professional Engineer, for any land use activity in SIC Groups 20-39 in an I1, I2 or I3 zone, as per 6-2-7 below; and 
(6) evidence of compliance with any other applicable regulations, ordinances or statutes.

(d) Within 10 working days of determining that the application is complete, the Administrative Officer shall either: 
(1) issue the improvement location permit; or
(2) issue a written statement as to the deficiencies of the application, which may be appealed to the ABZA, as per 6-4-6 below; or

(3) deny the improvement location permit and provide the petitioner a list of the application's deficiencies, which may be appealed to the ABZA, as per 6-4-6 below.

(e) (LAFAYETTE) Sixty calendar days after determining that the application for demolition of an historic building is complete as per 6-2-1-c above, the Administrative Officer shall within 10 working days:

(1) issue the improvement location permit;

(2) issue a written statement as to the deficiencies of the application, which may be appealed to the ABZA, as per 6-4-6 below; or

(3) deny the improvement location permit and provide petitioner a list of the application's deficiencies, which may be appealed to the ABZA, as per 6-4-6 below. (Amend 11)

(f) It is the responsibility of the Executive Director to issue all improvement location permits for MHP/MHCs, regardless of jurisdiction. (Amend 11)

6-2-2 PROCEDURES FOR REMEDYING DEFICIENT APPLICATIONS:

(a) If the Administrative Officer determines that the application fails to comply with all provisions of this ordinance, the Unified Subdivision Ordinance, the Thoroughfare Plan or any other applicable regulations, ordinances or statutes, and denies the permit, he/she shall not lawfully issue either an improvement location permit or a certificate of compliance. The Administrative Officer shall advise the petitioner of these deficiencies as per 6-2-1-d above.

(b) Once advised of deficiencies, the petitioner may either:

(1) revise and resubmit an improvement location permit application that does conform with all provisions of this ordinance, the Unified Subdivision Ordinance, the Thoroughfare Plan and any other applicable regulations, ordinances or statutes; or

(2) try to remedy the deficiencies through the variance processes in 6-4-5 below, through the land division processes established in the Unified Subdivision Ordinance, or through any other processes associated with other applicable regulations, ordinances or statutes, and if successful, resubmit.

Resubmission of an improvement location permit application shall be made within a reasonable time period, as specified by the Administrative Officer.
(c) A resubmitted improvement location permit application is subject to all requirements and time constraints applied to new applications in 6-2-1-c and 6-2-1-d above, except that there will be no new filing fee.

(d) When the Administrative Officer determines that all deficiencies are eliminated or corrected, the Administrative Officer shall issue an improvement location permit as per 6-2-1-d above.

6-2-3 CERTIFICATES OF COMPLIANCE:

(a) The Administrative Officer shall make a final inspection of the premises at which work has been authorized by an improvement location permit within 10 working days of being notified of the completion of that work. The Administrative Officer shall then issue a certificate of compliance if the work conforms to:

1. all provisions of this ordinance, the Unified Subdivision Ordinance, the Thoroughfare Plan and any other applicable regulations, ordinances and statutes; and

2. all plans submitted with the application for an improvement location permit.

No use or occupancy of the premises shall be made until this certificate of compliance has been issued. An Administrative Officer may issue a provisional certificate of compliance when he/she determines one to be warranted.

(b) Except as indicated below in 6-2-3-d, any change in use from one permitted primary use to any other permitted primary use, as listed in 3-2 above, requires a certificate of compliance, whether or not an improvement location permit is needed.

(c) The Administrative Officer shall inspect the premises at which a change of use only has been made within 10 working days of being notified of that change. The Administrative Officer shall then issue a certificate of compliance if the change of use conforms to all provisions of this ordinance. No use or occupancy of the premises shall be made until the certificate of compliance has been issued.

(d) If no improvement location permit is required, a change in use only, within any one of the following permitted primary uses or from one to any other of these primary uses does not require a certificate of compliance:

1. Agricultural production -- crops;
2. Agricultural production -- livestock; and
3. Forestry, except in the FP zone as per UZO 2-26-18-d and 3-2. (Amend 56)

6-2-4 ADDITIONAL PROVISIONS:

(a) An improvement location permit expires and becomes null and void if:
(1) (LAFAYETTE, WEST LAFAYETTE) the work authorized by the permit is not begun within 120 days of its issuance; (TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) the work authorized by the permit is not begun within 1 year of its issuance;

(2) (LAFAYETTE, WEST LAFAYETTE) the work authorized by the permit is suspended or abandoned for 6 months (Amend 31); or (TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) the work authorized by the permit is suspended or abandoned for 6 months; or

(3) (LAFAYETTE, WEST LAFAYETTE) the work authorized by the permit is not completed within 1 year of its issuance; (TIPPECANOE COUNTY, BATTLE GROUND, CLARKS HILL, DAYTON) the work authorized by the permit is not completed within 2 years of its issuance; unless specifically extended by the Administrative Officer upon good cause being shown. (Amend 7)

(b) A certificate of compliance shall not be issued once an improvement location permit expires, unless that permit has been specifically extended by the Administrative Officer. (Amend 52)

(c) Any improvement location permit or certificate of compliance issued in conflict with any of the provisions of this ordinance is null and void.

(d) The Administrative Officer may require a contractor to provide a survey of footings before proceeding with further construction.

(e) A record of each improvement location permit and certificate of compliance shall be kept by the Administrative Officer.

(f) An Administrative Officer shall not issue an improvement location permit until entrances have been approved under 4-7 above (and a driveway permit issued if that is the jurisdiction's procedure).

(g) (LAFAYETTE) Notwithstanding 6-2-1-d above, an Administrative Officer shall not issue an improvement location permit for demolition of an historic building for 60 calendar days after the improvement location permit application is complete as per 6-2-1-c. During such 60 day period, notice of the proposed demolition shall be given as established under Section 32.126 (B) (3) (b) and (c) of the Lafayette Municipal Code. (Amend 11)

(h) An Administrative Officer shall not issue an improvement location permit until all commitments applicable to the property have been duly recoded in the office of the Recorder of Tippecanoe County, Indiana. (Amend 75)

6-2-5 SITE PLAN REQUIREMENTS:
A person applying for an improvement location permit under 6-2-1 above, shall furnish the Administrative Officer with copies of a site plan...
consisting of dimensioned drawings. The Administrative Officer will
determine the number of copies required to be submitted.

(a) COMMON ELEMENTS:
Site plan requirements vary according to the proposed use of the site and work to be done. Those listed in this subsection are common to all submissions, other than those falling under 6-2-5-h below. Additional requirements for specific kinds of improvements are listed in 6-2-5-b through 6-2-5-g below. The common elements, where applicable, are:

1. the direction north shown by an arrow;
2. the address of the site as assigned; if located in a subdivision: the subdivision name, section number and lot number; if not: the recorded legal description either attached to or incorporated within the site plan;
3. all site boundaries and dimensions;
4. the name, type of surface and right-of-way width of all on-site and adjacent streets, alleys and easements, plus private drives and interior access roads;
5. the location and horizontal and vertical dimensions of all existing and proposed structures, with each part appropriately labeled "existing" or "proposed";
6. the use and occupancy status of all existing and proposed structures, with structures to be removed indicated as such;
7. the distance of all proposed structures from all front, rear and side lot lines, measured from the point where the structure or its foundation is nearest the lot line;
8. the percentage of lot coverage by all buildings and the percentage of vegetative cover;
9. the location and nature of all existing and proposed utilities;
10. the location, elevation and condition of all on-site and related off-site drainage facilities, culverts, sewers and ditches;
11. the location of all existing and proposed individual sewage disposal systems on-site (showing septic tank and fingers), and within 100' of the lot lines;
12. the names and locations of all existing on-site or adjacent pipes, tiles, drains, legal ditches or streams;
13. the location, dimensions, rate of slope, and surface material of proposed and existing driveways and access roads including width at the right-of-way line (lot line); plus a detail of the driveway connection to the street or alley, showing curb radius or tapers and culvert pipe if needed;
14. if a bufferyard is required, a landscape plan indicating compliance with all requirements of 4-9 above;
15. if the site is located within a PD zone:
(A) proof of compliance with the adopted and recorded Final Detailed Plan; and
(B) proof of compliance with all applicable conditions of the PD zoning approval;

(16) if the site lies in, or within 100’ of the FP zone: (Amend 56)
(A) the flood plain boundary and 100-year flood elevation (as determined by the Indiana Department of Natural Resources, Division of Water, or by the Executive Director from Flood Insurance Rate Maps or best available written documentation on record from IDNR where available) as part of the legal description, certified by a Registered Land Surveyor or Registered Professional Engineer, or alluvial soils as verified by a Soil Scientist and mapped and certified by a Registered Land Surveyor;
(B) the flood protection grade and the area from the FP zone boundary where the lowest floor elevation of all structures must comply with the flood protection grade;
(C) the lowest floor elevation of all proposed structures; and
(D) the 25’ setback from watercourses for primary use and accessory buildings as required by UZO Section 4-4-3(b).

(17) any other materials that the Administrative Officer requires to ensure compliance with any other applicable regulations, ordinances or statutes.

(b) SINGLE- OR TWO-FAMILY RESIDENCES:
In addition to the requirements of 6-2-5-a above, a site plan involving a single- or two-family residence (including a manufactured home), or a mobile home shall, where applicable, include:
(1) the floor area of the residence, in square feet;
(2) all dimensions of any attached or freestanding garage, shed, porch, deck, fireplace, bay or box window, second floor cantilever, etc.;
(3) the location of all existing and proposed wells on the property and within 100' of the lot lines; and the location of all water lines within 50’ of any individual sewage disposal system;
(4) a site grading plan showing any change in topography and/or the location and nature of any proposed filling or excavation of drainage swales;
(5) the location and dimensions of all exterior heating and/or cooling systems, whether above or below ground;
(6) the location and dimensions of any swimming pool to be constructed, including fencing; and
(7) the year of manufacture for any manufactured home being sited.

(c) COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY DEVELOPMENT:
In addition to the requirements of 6-2-5-a above, a site plan involving a commercial, industrial or multi-family development shall, where applicable, include:
(1) accurate horizontal dimensions of proposed canopies, overhangs, covered walks and related structures;
(2) the type, size, height and spacing of all lighting and all landscaping, including grassed areas, screens, walls and existing and proposed fences;
(3) all off-street parking areas, including surface materials, dimensions of parking spaces, driveways and maneuvering aisles;
(4) all off-street loading berths, individual spaces or areas and maneuvering aisles, including their dimensions, and details of materials to be used in their construction;
(5) the location and dimensions of any other paved areas;
(6) a delineation of all outside operations, storage areas and trash receptacles;
(7) the number of existing and/or new employees, number of seats, sleeping units, auto stacking service lanes, etc.;
(8) the location and dimensions of all existing and proposed signs;
(9) the location of the center line of all streets, alleys and railroads within 500' of the site, and dimensions to the right-of-way lines (within 100' in Lafayette and West Lafayette);
(10) an entrance detail indicating cross-sections for new pavement, widening, curbs, auxiliary lanes and/or tapers in the right-of-way;
(11) existing elevations based on preliminary field investigations and available contour maps; and
(12) elevations that will stand as final grading plans for construction, including finished floor elevation.

(d) AGRICULTURAL BUILDING OR STRUCTURE:
A site plan involving an agricultural building or structure shall meet the requirements of 6-2-5-a above, where applicable.

(e) SIGNS:
Placement, construction, erection or modification of any type of sign identified with a letter "P" in the table in 4-8-4 above requires its own improvement location permit, called a sign permit. This sign permit is applied for separately from any other improvement
**location permit** for work at that site. In addition to the requirements of 6-2-5-a and 6-2-5-c above, a **site plan** involving one or more **signs** shall, where applicable, include:

1. the location, size and height (computed as per 4-8-2 above) of all existing **signs** on site;
2. the location, size, height (computed as per 4-8-2 above), design and structure of the proposed **sign** or **signs**; and
3. the legal speed limit along the full length of the **sign-lot’s street frontage**, or if there is no **street frontage**, of the adjoining **road** from which the **primary use** derives vehicular access, as per 4-8-5 Footnote 1.

Before placing a **temporary sign**, a temporary sign permit, as per 4-8-13-b above, is required. (Amend 40)

**f**  **OFF-SITE PARKING:**
In addition to the requirements of 6-2-5-a above, a **site plan** involving off-site parking shall, where applicable, include:  
1. the location, number and dimensions of all **parking spaces**, curb cuts, driveways and **maneuvering aisles**;
2. specification of surface material; and
3. if the off-site parking is needed to meet parking requirements, a signed and recorded commitment from the owner of the site committing its permanent **use** as required parking.

**g**  **PRIMARY OR ACCESSORY COMMUNICATIONS TOWERS:**
In addition to the requirements of 6-2-5-a and 6-2-5-c above, a **site plan** involving a **primary** or **accessory communications tower** shall, where applicable, include:
1. the nature, location, size and height of the tower; and
2. any guy wire anchors.

**h**  **OTHERS:**
Requirements for **site plans** that do not fall into any of the above categories will be determined by the **Administrative Officer**.

### 6-2-6  **FILING FEE:**

**a**  The filing fee for an **improvement location permit** is $20. It is not refundable. The filing fee for an **improvement location permit** for demolition is $20. (Amend 2)

**b**  Member jurisdictions may each, by separate ordinance, establish a schedule of other permit, inspection and similar fees to be collected at the beginning of, during or at the completion of the permitting process.

**c**  If work has been started on a type of project listed in 6-2-1-a above without benefit of an **improvement location permit**, the filing fee for that **improvement location permit** is $70. (Amend 2 and 64)
6-2-7 ADDITIONAL REQUIREMENTS FOR LAND USE ACTIVITY IN SIC GROUPS 20-39 IN I1, I2 AND I3 ZONES:
As per 4-10-2 above, an improvement location permit application for land use activity in SIC Groups 20-39 in an I1, I2 or I3 zone shall be accompanied by a written statement of compliance certified by a Registered Professional Engineer. The statement shall indicate how the proposed activity will meet the Industrial Performance Standards detailed in 4-10-3 through 4-10-7 above, regarding:
(a) air pollution;
(b) glare and heat;
(c) vibration;
(d) noise; and
(e) fire and explosive hazards.

6-2-8 ADDITIONAL REQUIREMENTS FOR COMMUNICATIONS TOWERS:
(a) An improvement location permit application for a primary or accessory communications tower shall include statements from the Federal Aviation Administration, Federal Communications Commission, and Indiana Department of Transportation - Division of Aeronautics that the proposed construction or alteration complies with applicable regulations administered by those agencies, or that the proposed construction or alteration is exempt from those regulations.
(b) If any applicable agency fails to provide a requested statement after the petitioner makes a timely, good-faith effort to obtain it, the application will be considered complete.

6-2-9 ADDITIONAL REQUIREMENTS FOR RURAL OUTDOOR SIGNS (Amend 29):
(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. (Amend 47)
(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. (Amend 47)
(c) The process for issuing a rural outdoor sign permit shall be as found in 6-2-1 and 6-2-2.
(d) Each rural outdoor sign shall display its permit number with date of activation and expiration;
(e) When the required information regarding permit number and activation and expiration dates is missing or illegible, the improvement location permit authorizing that rural outdoor sign is void.
6-3 ENFORCEMENT

6-3-1 GENERAL PROVISIONS:

(a) Any person may bring an action to enjoin the violation of this ordinance by suit filed in Tippecanoe County circuit or superior court.

(b) The Area Board of Zoning Appeals or any Administrative Officer, by mandatory injunction in Tippecanoe County circuit or superior court against the owner and/or possessor of the real estate, may require either:
   (1) the removal of a structure erected in violation of this ordinance; or
   (2) the removal of any use or condition created in violation of this ordinance.

(c) A structure erected, raised or connected, or real estate or premises used in violation of this ordinance or any regulation adopted thereunder, is hereby declared to be a common nuisance. The owner and/or possessor is then liable for maintaining a common nuisance.

(d) Any owner and/or possessor of real estate who:
   (1) violates, or who permits a violation of any provision of this ordinance; or
   (2) who fails to comply with any requirements of this ordinance; or
   (3) who builds, reconstructs, or structurally alters a building or structure in violation of a detailed statement or plan for which an approval or grant is given under this ordinance shall be fined between $100 and $1500 for each judgment of violation or failure to comply. Each day that the violation or failure to comply is permitted to exist will constitute a separate violation. In addition to the penalties provided herein, the Area Board of Zoning Appeals or the Administrative Officer bringing this action may recover reasonable attorney’s fees, court costs, and other expenses of litigation by appropriate suit at law against the owner and/or possessor of real estate found to have violated this ordinance or any orders or permits issued hereunder. (Amend 39)

(e) Any action permitted to be commenced under this section against any owner and/or possessor of real estate, may also be brought against the owner of any personal property who has furnished that property or permitted it to be placed on real estate in a manner which results in any violation of this ordinance.
6-3-2 INDUSTRIAL PERFORMANCE STANDARDS:

The Administrative Officer will investigate any reported violation of the Industrial Performance Standards in 4-10 above. If a violation is found, a copy of the findings will be forwarded to the owner or operator of the activity. If the participating jurisdiction does not have the equipment or expertise to measure and evaluate a specific complaint, it may contract with another agency or an independent expert to perform the necessary evaluations. If a violation is found, the cost of the contract will be borne by the violator, in addition to any applicable fines. Non-payment of the cost of an investigation will be deemed a violation of this ordinance. If no violation is found, the participating jurisdiction will bear the expense.

6-4 BOARDS OF ZONING APPEALS

6-4-1 MEMBERSHIP AND JURISDICTION ---- THE AREA BOARD:

The Area Board of Zoning Appeals of Tippecanoe County, Indiana, (the ABZA) is a continuation of the previous Board of Zoning Appeals of Tippecanoe County earlier established under the Area Plan Law (I.C. 36-7-5-900, as added by Acts 1981, PL 309, Section 23).

(a) The ABZA is a 7-member board appointed as follows:

(1) 2 citizen members are appointed by the APC from its membership: a municipal representative and a county representative;

(2) 2 citizen members, who are not members of any plan commission, are appointed by the mayor of the City of Lafayette;

(3) 1 citizen member, who is not a member of any plan commission, is appointed by the mayor of the City of West Lafayette; and

(4) 2 citizen members, who are not members of any plan commission, are appointed by the Tippecanoe County Commissioners.

(b) Each member, except those appointed by the APC, serves a term of 4 years. The members appointed by the APC serve a 1-year term. Terms expire on the first Monday of the year of termination.

(c) The ABZA has jurisdiction over all land subject to the zoning ordinance, concurrent with any division of the ABZA.

(d) Except where this section grants exclusive jurisdiction to a division to hear variance requests, the ABZA has exclusive jurisdiction for:

(1) variance requests under the statute and this ordinance, except in those territories served by a division having exclusive jurisdiction for variance;

(2) special exception requests;

(3) mining reclamation and restoration activities required under 4-11-4 above; and
(4) appeals as provided by statute, except any appeal from the
grant or denial of variance by a division of the ABZA, but
including requirements for procurement of improvement
location permits or any ordinance adopted under I.C. 36-7-4
or any prior zoning statute, and any other appeals authorized
by statute.

(e) The staff of the ABZA consists of the Executive Director of the APC
and any other members of the APC staff as assigned by the
Executive Director.

6-4-2 MEMBERSHIP AND JURISDICTION ---- THE LAFAYETTE DIVISION:
The Area Board of Zoning Appeals -- Lafayette Division (ABZA-LD) is a
continuation of the previous Lafayette Board of Zoning Appeals earlier
authorized and continued under Chapter 138 of the Acts of the Indiana
General Assembly 1957, and originally established under Chapter 174 of

(a) The ABZA-LD is a 5-member board appointed as follows:
(1) all members are appointed by the mayor of the City of
Lafayette;
(2) all members shall be residents of the City of Lafayette and
shall not hold other elective or appointed office in city, county
or state government, except that 2 of the members shall be
citizen members of the APC.

(b) Each member, except those appointed from the APC, serves a term
of 4 years. The members appointed from the APC serve a term
corresponding to their membership on the APC. All terms begin and
end on the first Monday of January.

(c) The ABZA-LD has jurisdiction over all the land within the corporate
limits of the City of Lafayette, subject to the zoning ordinance,
concurrent with that of the ABZA.

(d) The ABZA-LD has exclusive jurisdiction to hear variance requests
within the corporate limits of the City of Lafayette, but has no
jurisdiction for special exception requests, mining reclamation and
restoration activities required under 4-11-4 above, or appeals.

(e) The staff of the ABZA-LD consists of the Lafayette Administrative
Officer, the City Attorney and any other employees of Lafayette city
government as assigned by the Administrative Officer.

6-4-3 RULES AND PROCEDURES:
(a) The ABZA has sole authority to adopt any and all rules under I.C.
36-7-4-916, and any and all bylaws concerning organization,
selection of officers, forms for applications, filing requirements
(except for 6-4-3-c below), procedures, notices for and conduct of
meetings. Upon adoption of these rules and bylaws they become
applicable to the ABZA and the ABZA-LD. (Amend 50)
(b) The *APC* will provide suitable facilities to hold *ABZA* hearings, to store its recorded documents and accounts, and in its annual budget, to provide sufficient funds for the functioning of the Board and its staff. The Lafayette City Council will provide suitable facilities to hold the *ABZA-LD’s* hearings, to store its records, documents and accounts, and in its annual budget to provide sufficient funds for the functioning of the division and its staff.

(c) All applications for *variances* within the territorial jurisdiction of the *ABZA-LD* shall be filed by the petitioner with the *ABZA-LD* staff. It is the duty of the Lafayette *Administrative Officer* to file the original or copy with the *ABZA* staff within 3 days of receiving it from the petitioner. A certified copy of all decisions made on that request shall be transmitted to the *ABZA* as provided in I.C. 36-7-4-919(f). All other applications for *variances, special exceptions*, and requests for appeal shall be filed by the petitioner with the *ABZA* staff. (Amend 50)

(d) All hearings required for *variances, special exceptions* and appeals shall be made by the *ABZA*, or where appropriate, the *ABZA-LD*. As per 6-4-3-a above, procedures for public notice setting forth time and place for all hearings by the *ABZA* and the *ABZA-LD* shall be established by the *ABZA*.

### 6-4-4 SPECIAL EXCEPTIONS:

(a) Rules regarding filing procedures and required public notice involved in applying for a grant of *special exception* are part of the bylaws of the *ABZA*, and are available from the *ABZA* staff.

(b) To be eligible for a grant of *special exception* under this section, a petitioner shall first receive a determination from the *Administrative Officer* that a *special exception* is required for the intended *use*, or for the expansion, extension, or enlargement of a *use* under 6-4-4-h below. The *Administrative Officer* shall file a determination report (in a form prescribed by the *ABZA*) with the *APC*. The *APC* shall decide if the grant of *special exception* would have a substantial, adverse effect on the purposes served by this ordinance in furtherance of the *Comprehensive Plan*. The *APC* shall report its decision to the *ABZA* within 30 days of its receipt of the application, so that the *ABZA* can act on it.

(c) The *ABZA* may grant a *special exception* for a *use* in a *zone* if, after a hearing under 6-4-3-d above, it makes findings of facts in writing, that:

1. 3-2 above authorizes a *special exception* for that *use* in that *zone*; and
2. the requirements and development standards for the requested *use* as prescribed by this ordinance will be met; and
(3) granting the *special exception* will not subvert the general purposes served by this ordinance; and

(4) will not materially and permanently injure other property or *uses* in the same *zone* and vicinity because of traffic generation, placement of outdoor lighting, noise production or hours of operation,

(d) The *ABZA* may impose reasonable conditions on its approval as it deems necessary to find that 6-4-4-c-2 above will be served.

(e) The *ABZA* may permit or require the property owner and/or the petitioner to make a written commitment concerning the *use* or development of the property as specified under I.C. 36-7-4-921 (Amend 15).

(f) If the *ABZA* grants the *special exception*, it will direct the petitioner to apply for an *improvement location permit* under 6-2 above. If that application complies with this ordinance and all other applicable codes and ordinances, the *Administrative Officer* shall issue the *improvement location permit* for the *use* authorized by the *special exception*.

(g) A grant of *special exception* is unnecessary for a *use* authorized by 3-2 above if that *use* existed on the effective date of this ordinance or pertinent amendments to it. However, this subsection does not authorize the expansion of such a *use* if it involves the enlargement of a *building, structure*, or land area.

(h) A *use* authorized by *special exception* shall not be expanded, extended, *enlarged*, or moved unless reauthorized by the *ABZA* under the procedures established in this ordinance for granting a *special exception*. However, additional *buildings* and phases shall be permitted without reauthorization, if they were indicated on the original *site plan*, and the *use* itself is established within 1 year of *ABZA*’s grant of *special exception* (Amend 15).

(i) A *special exception* granted for a specific *use* under 6-4-4-c or authorized by 6-4-4-g ceases to be authorized and is void:

1. if that *use* (for any *use* other than a *wind farm*) is not established within 1 year of the date the *special exception* was granted; or

2. if that *use* is a *wind farm* and is not established within 18 months of the date the *special exception* was granted; (Amend 73) or

3. if that *use* is discontinued at that site for a 1-year period during which time it is not succeeded by the same *use* specifically authorized as a *special exception*; or

4. if the *use* in SIC Group 10-14 is not established within 1 year of the date at which excavation is expected to have begun, as established by *ABZA* for the mining operation.

(j) A *special exception* may be terminated by the *ABZA* if it finds a failure to comply with the terms of this ordinance or to conditions or commitments attached to its approval. An application to terminate may
be filed by an interested person, or a staff member or an Administrative Officer. The ABZA may take this action only at a public hearing, having given notice of that hearing to the property owner.

(k) There can be no applications or classes of cases, nor any particular situation in which this ordinance authorizes either special uses, contingent uses or conditional uses.

6-4-5 VARIANCES:

(a) Rules regarding filing procedures and required public notice involved in applying for a grant of variance are part of the bylaws of the ABZA, and are available from the ABZA staff and the Lafayette City Engineer's office.

(b) The ABZA or ABZA-LD may grant a variance from the Zone Regulations and Additional Use Restrictions in Chapters 2 and 4 above (except subsections 2-9-4 and 2-10-4, the R3U and R3W density caps; 2-27, Flood Plain Zones; 2-28 Planned Development Zones; and 2-29-14 Rural Estate Zones, Additional Requirements) if, after a public hearing, it makes findings of facts in writing, that (Amends 18, 27, 91):

1) the APC or its Executive Committee has determined that the variance applied for is not a use variance, i.e. a variance from the Permitted Use Table in 3-2 above as prohibited by I.C. 36-7-4-916 and 918.3 (Amend 15); and

2) the approval will not be injurious to the public health, safety, morals, and general welfare of the community; and

3) the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

4) the terms of this ordinance are being applied to a situation that is not common to other properties in the same zone; and

5) the strict application of the terms of the ordinance will result in an unusual and unnecessary hardship; and

6) the hardship involved is as defined in 1-10 above, and is neither self-imposed nor solely based on a perceived reduction of or restriction on economic gain; and

7) the variance sought provides only the minimum relief needed to alleviate the petitioner's hardship.

(c) The ABZA or ABZA-LD may permit or require a property owner and/or the petitioner to make a written commitment concerning the use or development of that property or may impose conditions upon the grant of variance.

(d) A variance granted by the ABZA or ABZA-LD applies only to the situation illustrated in the petitioner's site plan. It runs with the property (rather than the property owner or petitioner), but ceases to be authorized and becomes void when:
(1) the use of the variance ends;
(2) the property conforms with this ordinance as written; or
(3) the condition of the site changes so that it no longer conforms to the previously approved site plan.

(e) Where an owner and/or petitioner has failed to comply with any condition and/or commitment permitted or required by the grant of variance, the ABZA or ABZA-LD may authorize action it deems appropriate to obtain compliance by the owner and/or petitioner with the condition or commitment of the grant, or with the terms of this ordinance, in the same manner as if the variance had not been granted.

6-4-6 APPEALS:
(a) Rules regarding filing procedures and required public notice involved in filing an appeal with the ABZA are part of ABZA's bylaws, and are available from the ABZA staff.
(b) On an appeal under 6-4-1-d above, the ABZA may make any decision that an Administrative Officer might have made.
(c) All appeals from the decisions of the ABZA, or from a decision concerning variances of the ABZA-LD, shall be made pursuant to I.C. 36-7-4-1000 through 1020 (Amend 15). No appeals from the decision of the ABZA-LD within its jurisdiction, can be made to the ABZA.
7 FORM-BASED OVERLAYS (Amend. 87)

7-1 ADMINISTRATION

7-1-2 PURPOSE AND INTENT
(a) The purpose of Form-Based Overlays are to promote the health, safety and general welfare of the areas governed by them through prescriptive, context-sensitive development standards that stem from adopted plans and policies found in the Comprehensive Plan of Tippecanoe County. These standards are designed to promote the economic well-being of an area and enhance the functionality of the pedestrian-oriented public realm in ways that are more achievable than if the development standards in an overlay’s underlying zones were used exclusively. The intent is to establish a framework for creating a unified and cohesive community within an overlay that is also compatible with the neighborhoods immediately surrounding that overlay. To that end, future development and/or redevelopment activity within an overlay should adhere to the plans and policies found in the Comprehensive Plan of Tippecanoe County that are specific to that overlay.

(b) Development and redevelopment within an overlay shall comply with the standards and the provisions of this section. Where standards may conflict, the regulations within the overlay shall prevail. When regulations and standards are silent in the overlay, the provisions found elsewhere in the Unified Zoning Ordinance shall apply. In all cases, redevelopment efforts shall accommodate the requirements of the Americans with Disabilities Act (ADA).

7-1-3 GENERAL APPLICABILITY
(a) A Form-Based Overlay includes standards that modify otherwise applicable standards in the underlying zone, with the exception of the Flood Plain Zone (FP). All properties within the FP Zone are exempt from the requirements of this chapter and remain bound to the requirements of the FP Zone as codified in the Unified Zoning Ordinance. Modifications to non-FP zones include but are not limited to reducing or increasing a quantitative zoning standard, such as building height, density or setback standards, and may include new zoning standards not otherwise applicable in the underlying zone. These modifications do not, however, affect permitted primary and/or special exception uses in the underlying zones; they remain governed by the use table found in Chapter 3-2 unless otherwise prohibited in this chapter. The standards and regulations set forth in this chapter shall apply to development and redevelopment within the overlay only, thereby creating parallel standards for a zone: one standard for a zone inside the overlay and another standard for a zone outside the overlay.
(b) All of the provisions of the underlying zones in the overlay shall be in full force and effect, unless such provisions are specifically varied by the provisions of an overlay, in which case the standards in this chapter shall apply.

7-1-4 EXEMPTIONS

(a) The following forms of development, if permitted in the underlying zoning district, are exempted from the requirements of this chapter and instead bound by the requirements of the underlying zoning district. Though exempt from the requirements of this chapter, developers of projects qualifying as exempt, as determined by the Administrative Officer, are encouraged to show sensitivity to the purpose and intent of this chapter and make every effort to ensure their project is reasonably compatible with the development standards of this chapter:

(1) Redevelopment is permitted of an existing nonconforming structure or building lawfully established prior to the adoption of this chapter that is damaged by any means to the extent that the repair cost is less than 50% of the replacement cost of that structure. If repair cost exceeds 50% of the replacement cost of that structure, it shall only be reconstructed in conformance with the requirements of this ordinance.

(2) Projects that do not add more than thirty percent (30%) to the existing structure’s overall gross floor area. Interior work that affects assessed value is not bound by this restriction.

(3) Historic Buildings: Restoration work on either an historic building or any building(s) located within a local historic district that have been identified as having historic significance by the applicable local historic district;

(4) Planned Developments

(5) Utilities: All development connected with public utilities per Chapter 3-2-6;

(6) Interior remodel work – this exemption is applicable even if the proposed use of the building is to change.

(7) Ordinary repairs and maintenance of any building, structure or site, provided that such repairs or maintenance do not result in a conspicuous change in the design, form, proportion, mass, configuration, building material, texture, location or external visual appearance of any structure, or part thereof. The inclusion/addition of solar panels and/or other energy saving technologies on the exterior of any building or structure are not bound by this restriction.

(8) Accessory Buildings for properties developed prior to the adoption of this chapter – In all R1U, R2U and R3U zones, accessory buildings are only permitted in the side or rear yard and no closer than 1-foot minimum to any lot line unless along a side street.
frontage in which case the building shall be a minimum of 4-feet from the side street lot line.

7-1-5 PROPERTIES DEVELOPED PRIOR TO THE ADOPTION OF THIS CHAPTER
(a) Properties within a Form-Based Overlay are not bound to the standards and regulations set forth in this chapter if they were developed prior to the adoption of this chapter. They instead remain governed by the requirements of the underlying zone. Only when such qualifying property or properties are redeveloping, shall they be governed by the standards and regulations set forth in this chapter. Buildings with interior renovations or changing use (as permitted by their underlying zone) do not qualify for the provisions of this section.

7-1-6 VARIANCES AND SPECIAL EXCEPTIONS
(a) Variance requests within a Form-Based Overlay are prohibited. Special exceptions are permitted as specified in the Unified Zoning Ordinance and their approvals by the Area Board of Zoning Appeals shall be conditioned on meeting all the requirements of this chapter. Properties considered exempt from the requirements of this chapter may also seek special exceptions within the limits permitted by their zone as specified by the Unified Zoning Ordinance.

7-1-7 COMMITMENTS
(a) Commitments are permitted in any Form-Based Overlay.

7-1-8 PLANNED DEVELOPMENTS WITHIN A FORM-BASED OVERLAY DISTRICT
(a) Existing planned developments within the Form-Based Overlay shall not be subject to the requirements of this chapter but shall be subject to the requirements of their approved planned development zone. Lapsed or abandoned planned development sites within the overlay seeking to redevelop must be rezoned to either a new planned development zone or to a non-planned development zone.
(b) New planned developments are allowed anywhere within an overlay and are not subject to the requirements of this chapter. Though not bound by the requirements of this chapter, all new planned developments within an overlay should be negotiated with sensitivity to the requirements of this chapter relative to uses, building form, public and private frontages, and building placement.

7-1-9 NONCONFORMITIES
(a) All existing buildings, uses, lots, signs and development standards which do not conform to one or more provisions of this chapter, but which lawfully existed upon the effective date of the provisions of this chapter may continue under the nonconforming provisions of the Unified
Zoning Ordinance. Determinations of nonconformities may be obtained from the Administrative Officer.

7-1-10 ZONING COMPLIANCE PLAN SUBMISSIONS
(a) Zoning Compliance Plan approval shall be required prior to issuance of Improvement Location Permits for all proposed projects within a Form-Based Overlay.

7-1-11 ZONING COMPLIANCE PLAN REVIEW RESPONSIBILITIES
(a) Area Plan Commission staff, as directed by the APC Executive Director, shall be responsible for reviewing and certifying to the Administrative Officer that all Zoning Compliance Plan submissions meet all applicable requirements of this chapter. This responsibility is limited to those submissions that do not contain requests for Administrative Modifications. Submissions that contain requests for Administrative Modifications are required to be reviewed by the Form-Based Overlay Review Committee (committee).
(b) APC Staff and committee members may invite other staff members or checkpoint agency members that they deem necessary to complete a review of a Zoning Compliance Plan.

7-1-12 THE FORM-BASED OVERLAY REVIEW COMMITTEE
(a) Zoning Compliance Plan submissions that contain requests for Administrative Modifications are subject to the review and approval of the Form-Based Overlay Review Committee. The committee is comprised of the Executive Director (or designee), the Administrative Officer (or designee), the Development Director (or designee) and any members of their respective staffs they choose to involve in the review process.

7-1-13 ADMINISTRATIVE MODIFICATIONS
(a) During the Zoning Compliance Plan review process, the committee is authorized to make recommendations to the Administrative Officer regarding limited Administrative Modifications, requested by an applicant, to certain provisions of this chapter found in section 7-1-13(b) below, where owing to the following special conditions, the committee determines:
   (1) the policies of the Comprehensive Plan are being respected,
   (2) areas adjacent will not be affected in a substantially adverse manner,
   (3) strict enforcement would be physically impractical based on the size, shape, topography of the land, and location of existing buildings.
(b) The committee shall review requests in the light of the purpose and intent of this chapter. The committee is authorized to make a recommendation by majority vote to the Administrative Officer for an Administrative Modification for the following standards. All special
conditions for granting an Administrative Modification must be met in order for the committee to consider recommending granting one.

(1) Unless the **setback** is already zero, a reduction of up to 25% percent of the required minimum **setback** for all **street frontages**.

(2) Unless the required **setback** is already zero, a reduction of up to 50% of the required minimum **side** and **rear setbacks** for any **building**, including **accessory buildings**.

(3) An increase of up to 25% of any story height for any **building type**.

(4) A decrease of up to 25% for the ground floor elevation for any **building type**.

(5) The required **setback** for a covered porch may be reduced to zero-feet from the **right-of-way line**.

(6) An increase or decrease of up to 20% of the total required parking. In no case shall the parking requirement fall below 1 space.

(c) Any person, firm or corporation aggrieved by a decision of the **Administrative Officer** concerning the denial of an Administrative Modification request may appeal the decision to the **Area Board of Zoning Appeals**, pursuant to Chapter 6-4.

### 7-1-14 LOTS IN THE CITY OF LAFAYETTE

(a) Per the definition of **lot (Lafayette)** in Chapter 1 of the Unified Zoning Ordinance, the **Administrative Officer** shall determine, prior to the review by **APC** staff of the applicant’s submission, the final configuration of the **lot** so that the requirements of this chapter can be applied.

(b) If the project’s developer is seeking to combine, split, or replat **lots**, then the project must fulfill the requirements of the **Unified Subdivision Ordinance** in addition to the requirements of this chapter.

### 7-1-15 REZONES WITHIN A FORM-BASED OVERLAY DISTRICT

(a) Rezones within a **Form-Based Overlay** that are not **Planned Developments** are permitted and shall be bound by the **building**, public **frontage** and private **frontage** types specified for the development sector in which the subject property is located.

### 7-1-16 ZONING COMPLIANCE PLAN SUBMISSIONS STEPS

(a) Those seeking to develop in a **Form-Based Overlay**, who have determined the property is not exempt from the overlay’s requirements, should generally follow these steps prior to making a Zoning Compliance Plan submission:

(A) Confirm the property to be developed is within an overlay.

(B) Confirm the zoning of that property.

(C) Identify the **Development Sector** the property is within.

(D) Identify the **building types** permitted in that sector.

(E) Identify the parking types permitted for that **building type**.

(F) Identify the private **frontage** types permitted in that sector.
(G) If in the City of Lafayette, confirm the lot configuration with the Administrative Officer pursuant to the definition of lot (Lafayette).

(H) Confirm the public frontage type requirements with the Administrative Officer.

(I) Confirm and incorporate the design requirements for the selected building type and frontage types.

(b) The Zoning Compliance Plan review process in an overlay follows one of two paths depending on whether Administrative Modifications are being requested.

(1) If Administrative Modifications are being requested the applicant begins at Step 1.

(2) If Administrative Modifications are not being requested the applicant may proceed to Step 2. Applicants not seeking Administrative Modifications are free to request a pre-submission conference with APC staff at their choosing in order to clarify ordinance or submission requirements.

7-1-17 STEP 1: PRE-SUBMISSION CONFERENCE

(a) Prior to making a Zoning Compliance Plan submission with Administrative Modifications, an applicant shall set up a meeting with APC staff to introduce the project concept, explain the need for administrative modifications, and receive early feedback relative to the requirements of this chapter. Additional meetings may be requested by APC staff or the applicant to clarify any issues prior to the project being cleared to submit a Zoning Compliance Plan.

(b) There is no fee for a pre-submission conference.

7-1-18 STEP 2: ZONING COMPLIANCE PLAN SUBMISSION AND REVIEW

(a) For this part of the submission to be complete Zoning Compliance Plans must account for all the items in the APC publication, Form-Based Overlays: Zoning Compliance Plan Submissions Checklist, and the following:

(1) A completed application to the Area Plan Commission;

(2) The submission fee as specified in the APC fee schedule;

(3) Unless additional copies are requested, a single draft set (with digital PDF) of the Zoning Compliance Plans to APC staff for review.

(4) If Administrative Modifications are being requested an additional set for the Administrative Officer and Development Director shall also be submitted with proof of delivery submitted to the APC staff.

(b) If Administrative Modifications are not being requested, the Executive Director (or designee) shall review the petition for completeness and notify the petitioner regarding the status of the submission within five business days of receipt of the submission. If the submission is incomplete the staff shall promptly inform the petitioner of all deficiencies. If the submission is complete, the petition shall advance to Step 4.
(c) If Administrative Modifications are being requested, the Executive Director (or designee) shall review the petition for completeness and notify the petitioner regarding the status of the submission within five business days of receipt of the submission. If the submission is incomplete the staff shall promptly inform the petitioner of all deficiencies. If the submission is complete, the petition shall advance to Step 3.

7-1-19 STEP 3: ADMINISTRATIVE MODIFICATIONS REVIEW MEETING
(a) If any Administrative Modifications are being requested, APC staff shall assemble in a timely fashion the Form-Based Overlay Review Committee to scrutinize all requests. The applicant shall attend this meeting and be prepared to explain the reason for all requested Administrative Modifications. The committee may require additional meetings to fully evaluate the merits of the request and may render a decision either at the meeting or after the meeting if further deliberations are necessary. A recommendation of approval or denial of any Administrative Modifications shall be issued in writing to the Administrative Officer, who makes the final determination, and to the petitioner.
(b) If the Administrative Officer approves all the Administrative Modification requests, the petition proceeds to Step 4. If the Administrative Officer denies some or all of the Administrative Modification requests, the petitioner may appeal the decision before the Area Board of Zoning Appeals, withdraw his petition, or resubmit an alternative petition.

7-1-20 STEP 4: ZONING COMPLIANCE PLAN CONDITIONAL APPROVAL
(a) If no deficiencies exist with the Zoning Compliance Plan submission, the Executive Director (or designee), shall issue in writing to the petitioner and Administrative Officer a conditional approval determination in a timely manner. A conditional approval determination does not expire. Upon receipt of the conditional approval determination, the petitioner may proceed to Step 5.
(b) The conditions of approval shall include, but are not limited to:
   (1) If located in a Local Historic District, the receipt of a Certificate of Appropriateness from any applicable historic preservation commission.
   (2) If dividing or replatting land, all Unified Subdivision Ordinance requirements shall be met.
   (3) As determined by the Administrative Officer, the fulfillment of all bonus density improvements prior to receiving a certificate of compliance.
   (4) If public improvements or improvements for common usage are to be installed with the project, all Unified Subdivision Ordinance
requirements for surety shall be met prior to issuance of Improvement Location Permits.

7-1-21 STEP 5: IMPROVEMENT LOCATION PERMIT ISSUANCE
(a) Once the applicable conditions of approval have been satisfactorily addressed, the project developer shall be cleared to apply for Improvement Location Permits with the appropriate locality.

7-2 HISTORIC CENTENNIAL NEIGHBORHOOD FORM-BASED OVERLAY

7-2-1 PURPOSE AND INTENT
(a) The purpose of the Historic Centennial Neighborhood Form-Based Overlay is to ensure that future development and redevelopment in the neighborhood is done in accordance with the policies of the Historic Centennial Neighborhood Plan, adopted in 2012, the Comprehensive Plan of Tippecanoe County and the requirements of any applicable Local Historic District. Development and redevelopment within the overlay shall comply with the following standards and the provisions of this Ordinance.
(b) The intent is to establish a framework for creating a unified and cohesive community within the entire overlay that is compatible with the neighborhoods immediately surrounding the overlay. To that end, future development and/or redevelopment activity within the overlay should adhere to both the vision and goals of the neighborhood as outlined in Chapter 3 of the Historic Centennial Neighborhood Plan.

7-2-2 DISTRICT BOUNDARY AND DEVELOPMENT SECTORS
(a) The Form-Based Overlay, as shown on the map below, is bounded by the Wabash River to the west, Union Street to the north, North 9th Street to the east and Ferry Street to the South. The overlay is divided into six development sectors.
(b) Each Development Sector described below is assigned permitted building types, public street frontage types, private street frontage types, streetscape and signage requirements:

(1) Conservation/Recreation: This sector is designed to preserve and protect the riverfront area and Centennial Park for expanded opportunities for public passive/active recreational uses and all civic uses.

(2) Neighborhood Mixed-Use 1: This sector is designed to support less-intense mixed-use environments near the Residential and Residential Transition sectors.

(3) Neighborhood Mixed-Use 2: This sector is designed to augment the mixed-use environment of the Near Downtown sector while transitioning into the residential sectors.

(4) Near Downtown: This sector serves as an extension of Downtown Lafayette, allowing for increased building heights, residential density and a mix of uses proper to its location and character.

(5) Residential Transition: This sector is designed to provide for a variety of residential building types at a mix of density levels, supporting the already established urban residential character.

(6) Residential: This sector is designed to provide for a variety of lower density residential building types.

7-2-3 USES IN THE DEVELOPMENT SECTORS

(a) Unless otherwise prohibited or specified in this section, all permitted and special uses within the overlay shall conform to properties' underlying zones as delineated in the Permitted Use Table per Chapter 3 of the UZO.

(b) All uses shall be prohibited in the Conservation/Recreation Sector except for the following: public parks, public parking, all civic uses, all public utilities, and community gardens.

(c) The following uses are prohibited within the overlay:

(1) Agriculture (All uses in UZO 3-2-2) (excluding community gardens)

(2) Alternative financial services (e.g. refund anticipation lenders, short-term loan providers, cash for precious metal stores, or pawn shops) (SIC 6099, 60, 5932, 593)

(3) Auto sales

(4) “Massage establishment” (SIC 7299)

(5) Outdoor sales areas over 60 square feet.

(6) “Adult bookstore” (SIC 5942)

(7) “Adult motion picture theater and adult mini motion picture theaters” (SIC 7832 and 7833)

(8) “Adult motion picture arcade” (SIC 7993)

(9) “Adult live entertainment arcade” & “adult cabaret” (SIC 7999)
7-2-4 BUILDING TYPES AND DEVELOPMENT SECTORS
(a) As shown in the chart below, within each development sector, the following selection of building types are the only types permitted for primary use buildings. Illustrations of the building types are found in Appendix K-1 and the requirements are found below.

<table>
<thead>
<tr>
<th>Sector</th>
<th>Urban House</th>
<th>Urban Duplex</th>
<th>Row House</th>
<th>Apartment</th>
<th>Commercial</th>
<th>Civic</th>
<th>Mixed-Use</th>
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7-2-5 GENERAL REQUIREMENTS FOR BUILDING TYPES
The following items shall be accounted for with all qualifying developments in the Form-Based Overlay. A final determination of compliance with these items shall be made by the APC staff in consultation with the Administrative Officer, in its review for zoning compliance approval.
(a) Site Layout:
    (1) Frontage: The main façade of all primary use buildings (and their corresponding main building entrances) shall front directly onto a primary street.
    (2) Orientation: Development shall be generally parallel to the street or streets it fronts or be consistent with existing development patterns rather than being sited at unconventional angles. Upper stories of buildings are not bound to this requirement.
    (3) Non-residential and mixed-use buildings on corner lots with a single main building entrance fronting a street shall locate the building entrance to the building corner closest to the street intersection.
    (4) Per UZO Section 4-4-1, average setbacks along street frontages shall be permitted for qualifying, form-based overlay
redevelopment projects based on the qualifying criteria in that section unless a reduced standard is found in this section.

(5) For all pitched-roof **primary use buildings**, the area above the top floor that is within the pitched-roof area shall not count as a floor per this chapter.

(b) Architecture, Design & Integrity:

(1) Four-Sided Architecture: As determined by APC staff in consultation with the **Administrative Officer**, a finished elevation in terms of quality and distribution of materials on a façade is required on every side of a **primary use building**. Except in situations where buildings physically abut one another, there shall be no windowless facades (unless prohibited by Building Code) and each side of a structure shall be architecturally similar to the other sides.

(2) Unless specified elsewhere in this code, all buildings utilizing a flat roof shall have a cornice or other finished treatment to complete the top of all building walls.

(3) No fluorescent, neon, or other high intensity colors shall be used as a primary structure color. Accent colors of brighter hues are permitted.

(4) Architectural details create an interesting visual environment for the pedestrian. Building façades should include architectural details for, at a minimum, the first two floors. Details should be incorporated into a range of façade elements such as windows, spandrels, awnings, porticos, cornices, pilasters, columns and balconies. Details should establish a varied building texture and highlight façade articulation.

(5) Proposed buildings adjacent to buildings within a local historic district should be compatible with the historic resource so as not to detract from the historic integrity of the area. Compatibility considerations includes general scale, mass, height, detail, proportions, setbacks, profile, roof shape, materials, rhythm of window and door openings, platform-foundations, garage location if applicable, and others as deemed appropriate by the APC staff in consultation with the **Administrative Officer**.

(c) Permitted Materials & Style Requirements:

(1) Below are the materials and style requirements for the **Form-Based Overlay**. Innovative alternative materials, even those on the prohibited list, which enhance the overlay, are encouraged, subject to approval by APC staff in consultation with the **Administrative Officer**.
<table>
<thead>
<tr>
<th>Description</th>
<th>Permitted (Including But Not Limited To)</th>
<th>Prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick and Masonry Work</td>
<td>• Clay Brick, Natural Stone, Fiber cement, Simulated wood synthetic excluding vinyl siding, Terra Cotta, wood siding, ACM (up to 10% of a façade)</td>
<td>EIFS, Styrofoam, vinyl siding, corrugated fiberglass, unfinished concrete block, mirrored glass and other foam-based products</td>
</tr>
<tr>
<td></td>
<td>• Material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern</td>
<td></td>
</tr>
<tr>
<td>Windows and Doors</td>
<td>• Transparent glass or glass with low reflectivity</td>
<td>Steel, exposed anodized metal and stainless steel frames</td>
</tr>
<tr>
<td></td>
<td>• The frame should be recessed or projected from the wall plane consistent with the architecture of the building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Operable windows may be single hung, casement, sliding or double-hung</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• External door shall be framed with wood, aluminum or anodized aluminum as appropriated by use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Unless elsewhere controlled in this chapter, windows and doors may be recessed or projected into a structure to create definition or a usable patio/balcony</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Except for the ground-floor, non-residential portion of a building or unless an alternative arrangement is justified based upon historical precedent, doors and windows on front building facades shall be vertically oriented (i.e., the vertical dimension is greater than the horizontal dimension) and vertically aligned between floors</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The ground floor of <strong>buildings</strong> (excluding Civic buildings) requiring first floor non-residential uses shall be transparent storefronts consisting of a minimum of 40% glass on street frontage facades. Such windows shall not be obstructed by interior walls. Window signage shall not obstruct more than 25% of the window area.</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>• Wood shingles, standing seam metal, slate, clay tile, asphalt shingles, a combination of similar material or a flat roof</td>
<td>For pitched-roof conditions only: Concrete tile, bitumen, plastic and exposed fiberglass, PVC</td>
</tr>
<tr>
<td></td>
<td>• Standing seam metal roofing is allowed as an accent material only and shall not comprise more than 50% of the overall roof area</td>
<td></td>
</tr>
</tbody>
</table>
(d) **Building** Façade and Projections:
(1) Permitted projections from a **building’s** façade shall include: balconies, windows, awnings, signs, flags, and cornice elements.
(2) Any facades facing a public **right-of-way** shall have a minimum of 25 percent transparent glass for all floors.
(3) Except in situations where **buildings** physically abut one another, facades not facing the public **right-of-way** shall have a minimum of 10 percent transparent glass for all floors unless prohibited by the Building Code.
(4) Permitted encroachments in the public **right-of-way** include: awnings, galleries, stoops, flags, **signs**, and patio seating areas designed to improve the pedestrian environment. Private use of the public **right-of-way** is encouraged where the encroachment meets this chapter’s intent and the encroachments do not impact existing or anticipated utility or other public infrastructure. All proposed encroachments are subject to the approval of the **Administrative Officer**.
(5) Awnings, marquees, and **signs** should be located where they do not obscure significant architectural or historic features. These features should be attached in a way that prevents damage to historic materials. Historic awnings, marquees, and **signs** should be retained when possible.

e) Mechanical Equipment:
(1) Mechanical equipment shall not be located along any **primary street** frontage.
(2) Mechanical equipment may be located on the roof of the **building** or in an integral location within the **building**.

(f) Other Requirements:
(1) **Accessory buildings** that are not garages shall be of the same or complementary materials as the **primary use building(s)**. They must be located in the side or rear yard and no closer than 1-foot minimum to any **lot line** unless along a **side street frontage** in which case the **building** shall be a minimum of 4-feet from the side street **lot line**. Height: 10’ maximum.
(2) Free standing trash enclosures shall not be placed in any front yard and shall be masonry or of a material that matches the **primary use building**.
(3) Outdoor storage along **street frontages** is prohibited.
(4) Bike racks, trash bins, and seating shall be incorporated into streetscape designs on all **streets** with high levels of pedestrian activity as determined by the **APC** staff in consultation with the **Administrative Officer** and pursuant to city code.
(5) Outdoor dining/seating areas are encouraged along the **street frontages** for all **buildings** located in non-residential or mixed-use **zones**. Maximum **setback** from **streets** may be modified, subject to the approval of **APC** staff in consultation with the **Administrative**
Officer, to incorporate a public plaza, seating, or outdoor dining into the development.

(6) Residential Density: For qualifying projects with a residential component in all development sectors, there shall be no maximum residential density requirement.

(7) Walls and Fences along street frontages: Front yard 30-42 inches maximum height. Walls and fences along the side and rear yards: 72 inches maximum height. Allowable materials subject to the approval of APC staff in consultation with the Administrative Officer.

(8) Bufferyard: Landscape bufferyards between zones shall adhere to UZO requirements. Where landscape buffering requirements conflict with the development standards of this section, the landscape buffering requirements shall prevail and the development adjusted to accommodate.

### 7-2-6 SPECIFIC REQUIREMENTS FOR BUILDING TYPES
(Note: Capital letters in quotation marks refers to building type illustrations and corresponding labels found in Appendix K-1.)

(a) Urban House

<table>
<thead>
<tr>
<th>Residential Use:</th>
<th>Non-Residential Use or Mixed-Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• All single-family zones: a single unit on its own lot with a single entrance on the primary street frontage.</td>
<td>• Non-Residential zones: non-residential uses permitted on all floors. The building shall have, at least, a single entrance on the primary street frontage. Additional entrances along the street frontage(s) may be considered by the APC staff, in consultation with the Administrative Officer.</td>
</tr>
<tr>
<td>• All two-family zones: units shall have a single entrance into a common lobby at the primary street frontage, 2 entrances at the primary street frontage or if on a corner lot a single entrance on both the primary and side street frontages.</td>
<td>• Mixed-Use zones: non-residential uses are reserved for the ground floor along street frontages with residential and additional non-residential uses permitted on the upper floors. The building shall have, at least, a single entrance on the primary street frontage. Additional entrances along the street frontage(s) may be considered by the APC staff, in consultation with the Administrative Officer.</td>
</tr>
<tr>
<td>• Multi-family zones: urban houses are permitted with a single entrance into a common lobby at the primary street frontage with an optional second entrance permitted along the side street frontage into a common lobby for corner lots.</td>
<td></td>
</tr>
</tbody>
</table>
### Building Height:
- **Roof Height “A”:** none
- **Stories “B”:** 2 maximum, 3 (with density bonus)
- **Flat Roof Parapet Height:** 2’ minimum
- **Roof Pitch Range:** 6:12 or steeper
- **Ground Story Floor Elevation Above Ground Elevation:** 3’ minimum
- **Ground Story Floor to floor height:** 9’ minimum
- **Upper Story Floor to floor height:** 9’ minimum, 15’ maximum

### Lot:
- **Width “C”:** 40’ minimum, 80’ maximum
- **Area:** minimum: 4,000 square foot / 10,000 square foot maximum

#### Lot Coverage:
- In the Residential Transition Sector: 
  - **vegetative cover** per lot 25% minimum, **impervious surface** per lot 75% maximum
- In the Residential Sector:
  - **vegetative cover** per lot 35% minimum, **impervious surface** coverage per lot 65% maximum

### Primary Use Building Setbacks:
- **Primary Street “D”:** 10’ minimum, 15’ maximum
- **Side Street “E”:** 5’ minimum, 10’ maximum
- **Side “F”:** 5’ minimum, 12’ maximum
- **Rear “G”:** 12’ minimum (alley), 20’ minimum (no alley)

1. Garages & parking for all single-family and two-family zones “H”:
   - (A) Rear-loaded garages are required in the rear yard for lots with alley
     **frontage**, 1’ minimum **setback** from alley and side yard, 4’ minimum from **side street lot line** if detached.
   - (B) Front-loaded attached garages: are permitted for lots with no alley
     **frontage** only and must be at least 5 feet minimum behind the
     **primary use building’s primary street frontage** facade.
   - (C) Front-loaded detached garage: Located in the rear yard and 1’ minimum **setback** from **side/rear lot lines**. **Corner lots** with no alley
     **frontage** must load from the **side street**.
   - (D) Detached Garage Height: 1 story

2. Parking (not driveways) shall be located behind the **primary use building** utilizing one of the required parking options found in the
   parking section of this section.

3. General Design Criteria:
   - (A) Unless the **building** is being constructed under the Historic
     Preservation Contributions bonus density provisions, the primary
     entrance to the **building** on the **primary street frontage** shall be
     under a roofed porch. **Buildings** with more than 1 unit, located on
     **corner lots**, may add a building entrance to the **side street
     frontage**.
   - (B) The porch shall be completely roofed: 6’ deep minimum, width: 50% (minimum) of **primary street building** facade width, porch height:
     1.5’ minimum from ground elevation, porch clear height 8’ minimum,
may encroach into primary street setback within 2 feet of right-of-way line.

(4) Permitted Required Private Frontages: common yard, porch & fence (see Appendix K-1-4 for descriptions).

(b) Urban Duplex:

(1) For all zones: the design from the street shall indicate the appearance of only two units, attached to one another and side-by-side with distinct facades. This constitutes a building group. Building groups are spaced 10’ minimum in multi-family, non-residential and mixed-use zones where multiple building groups may be placed on a single lot.

Residential Use:
- All single-family zones: an Urban Duplex is not permitted.
- All two-family zones: two units shall be attached on a single lot and divided internally along a common party wall. Units shall each have their own entrance on a primary street frontage. For corner lots, the side street frontage may also be utilized for a unit’s entrance.
- All multi-family zones: maintaining the duplex appearance, multiple units are permitted in a duplex building group with two entrances into common lobbies along the primary street frontage. For corner lots, the side street frontage may also be utilized for one lobby entrance with the other lobby entrance being on the primary street frontage.

Non-Residential or Mixed-Use:
- Non-residential zones: non-residential uses permitted on all floors with each building group having 2 entrances along the primary street frontage. For corner lots, the side street frontage may also be utilized for a building’s entrance.
- Mixed-Use zones: non-residential uses reserved for the ground floor along street frontages with residential and additional non-residential uses permitted on the upper floors. Each building group shall have 2 entrances along the primary street frontage unless on a corner lot. For corner lots, the side street frontage may also be utilized for a building’s lobby entrance.

Building Height:
- Roof Height “A”: none
- Stories “B”: 2 minimum, 3 (maximum with bonus density)
- Flat Roof Parapet Height: 2’ minimum
- Roof Pitch Range: 6:12 or steeper
- Ground Story Floor Elevation Above Ground Elevation: 3’ minimum

Lot:
- Lot Width “C”: 40’ minimum, 80’ maximum
- Lot Area / unit: 2,500 square foot minimum / 10,000 square foot maximum
- Vegetative Cover per lot: 30% minimum
- Impervious Surface coverage: 70% maximum
- Ground Story Floor to floor height: 9’ minimum
- Upper Story Floor to floor height: 9’ minimum, 15’ maximum

**Primary Use Building Setbacks:**
- **Primary Street** “D”: 10’ minimum, 15’ maximum
- **Side Street** “E”: 5’ minimum, 10’ maximum
- Side “F”: 5’ minimum, 12’ maximum
- Rear “G”: 12’ minimum (alley), 20’ minimum (no alley)

(1) Garages & Parking for all two-family zones “H”
   (A) Rear-loaded garages are required in the rear yard for lots with alley frontage. 1’ minimum setback from alley and side yard, 4’ minimum from side street lot line if detached.
   (B) Front-loaded attached garages: are permitted for lots with no alley frontage only and must be at least 5 feet minimum behind the primary use building’s primary street frontage facade.
   (C) Front-loaded detached garage: Located in the rear yard and 1’ minimum setback from side/rear lot lines. Corner lots with no alley frontage must load from the side street.
   (D) Detached garage height: 1 story

(2) Parking (not driveways) shall be located behind the primary use building utilizing one of the required parking options found in the parking section of this section.

(3) General Design Criteria:
   (A) Unless the building is being constructed under the Historic Preservation Contributions bonus density provisions, duplex building shall either have two primary entrances (one for each unit) on the primary street frontage under individual roofed porches or, if located on a corner lot, one entrance along the side street under roofed porch and one along the primary street under roofed porch.
   (B) Porches shall be completely roofed: 6’ deep minimum, width: 50% (minimum) of primary street building facade width, porch height: 1.5’ minimum from ground elevation, porch clear height 8’ minimum, may encroach into primary street setback within 2 feet of the right-of-way line.

(4) Permitted Required Private Frontages: common yard, porch & fence, terrace or lightwell (see Appendix K-1-4 for descriptions).
(c) Row House:

1. All zones: The row house building type is permitted on lots primarily with alley frontage to facilitate rear loading. The APC staff, in consultation with the Administrative Officer, may consider driveways off the street frontages leading to common parking areas behind the buildings as an alternative.

2. There must be at least three row house units/facades in a single building group, but no more than ten units/facades. Unit entrances must be located along the primary street frontage in all single-family zones. For corner lots, the side street frontage may also be utilized for a unit’s entrance.

<table>
<thead>
<tr>
<th>Residential Use:</th>
<th>Non-Residential or Mixed-Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• All single-family zones: building groups shall be on lots divided along common party walls with lot lines running through the party walls.</td>
<td>• Non-residential zones: To maintain the row house appearance in the style proper to the single-family zone, non-residential uses permitted on all floors with each building group shall have a single entrance along the primary street frontage into either a common lobby or into a single non-residential use for every two row-house facades at a minimum. Corner lots may have an additional entrance on the side street frontage.</td>
</tr>
<tr>
<td>• All two-family zones: units shall be stacked one on top of the other. Each duplex stack divided along common party walls with lot lines running through the party walls. Unit entrances shall either be two along the primary street frontage or a single entrance with common lobby along the primary street frontage. Corner lots may have an additional entrance on the side street frontage.</td>
<td>• All Mixed-use zones: non-residential uses are reserved for the ground floor, residential uses and non-residential uses are permitted on the upper floors, and a single entrance into a common lobby at the primary street frontage for every two row-house facades maximum. Corner lots may have an additional entrance on the side street frontage.</td>
</tr>
<tr>
<td>• All multi-family zones: maintaining the row house appearance in the style proper to the single-family zone, multiple dwelling units are permitted with a single entrance into a common lobby at the primary street frontage for every 2 row-house facades maximum. Corner lots may have an additional entrance on the side street frontage.</td>
<td></td>
</tr>
</tbody>
</table>
### Building Height:
- Roof Height “A”: none
- Stories “B”: 2 minimum, 3 maximum
- "H" (with density bonus and 5’ minimum **upper story stepback** from ground floor street frontage facades)
- Flat Roof: Parapet Height: 2’ minimum
- Roof Pitch Range: 6:12 or steeper
- Ground Story Floor Elevation Above Ground Elevation: 3’ minimum
- Ground Story Floor to floor height: 10’ minimum, 12’ maximum
- Upper Story Floor to floor height: 9’ minimum, 12’ maximum

### Lot:
- Width per row house unit/façade: 20’ minimum / 40’ maximum
- **Impervious Surface** coverage: 80% maximum
- **Vegetative Coverage**: 20% minimum

### Primary Use Building Setbacks:
- **Primary Street** “C”: 8’ minimum, 15’ maximum
- **Side Street** “D”: 5’ minimum, 10’ maximum
- Side “E”: 5’ minimum between **Building** groups
- Rear “F”: 12’ minimum (alley), 20’ minimum (no alley)

### (3) Garages and Parking for single and two-family zones:
(A) Rear-loaded detached garages “G” are required in the rear yard for **lots** with alley **frontage**, 0’ minimum **setback** from alley, 4’ side yard and **side street setback** if detached. **Corner lots** with no alley **frontage** must load from the **side street**.
(B) For **lots** without alley **frontage**: parking shall be located behind the **primary use buildings** with access driveways between **building** groups from the **primary** and/or **side street frontages**.
(C) Detached Garage Height: 1 story

### (4) Parking (not driveways) shall be located behind the **primary use building** utilizing one of the required parking options found in the parking section of this section.

### (5) General Design Criteria
(A) The primary entrance to the **building** “I” shall be located on the **primary street frontage** and either under a covered porch or a 3’ minimum recessed entrance. **Corner lots** may use the **side street frontage** for the unit entrance.
(B) Covered Porches shall be completely roofed: 5’ deep minimum, width: 50% (minimum) of **primary street building** unit/facade width, porch height above grade: 1.5’ minimum from ground elevation,
porch clear height 8’ minimum, may encroach into the primary street setback within 2 feet of the right-of-way line.

(6) Permitted Required Private Frontages: common yard, porch & fence, terrace or lightwell, forecourt, stoop (see Appendix K-1-4 for descriptions).

(d) Apartment:

<table>
<thead>
<tr>
<th>Multi-family zones only:</th>
<th>General Height Requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Building entrance “H” into a common lobby along the primary street frontage. Secondary lobby entrance on a side street or a single corner entrance also permitted on corner lots.</td>
<td>• Roof Height “A”: none</td>
</tr>
<tr>
<td></td>
<td>• Flat Roof Parapet Height: 2’ minimum</td>
</tr>
<tr>
<td></td>
<td>• Ground story floor elevation above ground elevation: 3’ minimum</td>
</tr>
</tbody>
</table>

Requirements In Residential Transition and Neighborhood Mixed-Use 1 Sectors

<table>
<thead>
<tr>
<th>Height</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Stories: 2 minimum, 3 maximum</td>
<td></td>
</tr>
<tr>
<td>• Ground Story Floor to floor height: 10’ minimum</td>
<td></td>
</tr>
<tr>
<td>• Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td></td>
</tr>
<tr>
<td>Primary Use Building Setbacks:</td>
<td></td>
</tr>
<tr>
<td>• Primary Street “B”: 10’ minimum, 20’ maximum</td>
<td></td>
</tr>
<tr>
<td>• Side Street “C”: 5’ minimum, 15’ maximum</td>
<td></td>
</tr>
<tr>
<td>• Side “D”: 6’ minimum</td>
<td></td>
</tr>
<tr>
<td>• Rear “E”: 12’ minimum (alley), 20’ min (no alley)</td>
<td></td>
</tr>
<tr>
<td>• Primary Use Building width along primary street frontage per lot: 75’ maximum</td>
<td></td>
</tr>
<tr>
<td>• Vegetative Coverage per lot: 25%</td>
<td></td>
</tr>
<tr>
<td>• Impervious Surface coverage per lot: 75%</td>
<td></td>
</tr>
</tbody>
</table>

Requirements In Neighborhood Mixed-Use 2 Sector

<table>
<thead>
<tr>
<th>Height</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Stories: 2 minimum, 4 maximum (with 10’ upper story stepback “F” from ground floor street frontage facades), 5 (with density bonus and 20’ upper story stepback “G” from ground floor street frontage facades)</td>
<td></td>
</tr>
<tr>
<td>• Ground Story Floor to floor height: 10’ minimum</td>
<td></td>
</tr>
<tr>
<td>• Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td></td>
</tr>
<tr>
<td>• Building width along primary street frontage per lot: 100’ maximum</td>
<td></td>
</tr>
<tr>
<td>• Vegetative Coverage per lot: 15%</td>
<td></td>
</tr>
<tr>
<td>• Impervious Surface coverage per lot: up to 85%</td>
<td></td>
</tr>
</tbody>
</table>
**Primary Use Building Setbacks:**
- **Primary Street** “B”: 5’ minimum, 15’ maximum
- **Side Street** “C”: 5’ minimum, 10’ maximum
- Side “D”: 5’ minimum
- Rear “E”: 12’ minimum (alley), 20’ minimum (no alley)

<table>
<thead>
<tr>
<th><strong>Requirements Near Downtown Sector</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
</tr>
<tr>
<td>Stories: 3 minimum, 5 maximum</td>
</tr>
<tr>
<td>(with required 10’ upper story stepback “F” from ground floor street frontage facades), 6 (with density bonus and 20’ upper story stepback “G” from ground floor street frontage facades)</td>
</tr>
<tr>
<td>Ground Story Floor to floor height: 10’ minimum</td>
</tr>
<tr>
<td>Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Lot:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building width along primary street frontage per lot:</strong> 125’ maximum</td>
</tr>
<tr>
<td><strong>Vegetative Coverage per lot:</strong> none</td>
</tr>
<tr>
<td><strong>Impervious Surface coverage per lot:</strong> up to 100%</td>
</tr>
</tbody>
</table>

(1) Required off-street parking (not driveways) shall be located behind the primary use building utilizing one of the required parking options found in the parking section of this section.

(2) General Design Criteria
   
   (A) **Corner lot buildings** are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.

(3) Permitted Required Private **Frontages**: terrace or lightwell, forecourt, stoop, shopfront (see Appendix K-1-4 for descriptions).

(e) Commercial:

<table>
<thead>
<tr>
<th><strong>Non-residential &amp; Mixed-Use zones only:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple ground floor entrances permitted along <strong>primary</strong> and <strong>side street frontages</strong> to accommodate smaller tenants and lobby entrances for upper floors. At a minimum there shall be a single <strong>building</strong> entrance “H” on the <strong>primary street frontage</strong> and, if on a <strong>corner lot</strong>, a secondary entrance on the <strong>side street frontage</strong>.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>General Height Requirements:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof Height</strong> “A”: none</td>
</tr>
<tr>
<td><strong>Flat Roof Parapet Height</strong>: 2’ minimum</td>
</tr>
<tr>
<td><strong>Ground story floor elevation from ground floor elevation</strong>: 0’ minimum</td>
</tr>
</tbody>
</table>
### Requirements In the Neighborhood Mixed-Use 1 Sector

<table>
<thead>
<tr>
<th>Height:</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Stories: 2 minimum, 3 maximum</td>
<td>- <strong>Building</strong> width along <em>primary street frontage</em> per <em>lot</em>: 125’ maximum</td>
</tr>
<tr>
<td>- Ground Story Floor to floor height: 10’ minimum</td>
<td>- <strong>Vegetative Coverage</strong> per <em>lot</em>: 10%</td>
</tr>
<tr>
<td>- Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td>- <strong>Impervious Surface</strong> coverage per <em>lot</em>: 90%</td>
</tr>
</tbody>
</table>

**Primary Use Building setbacks**
- *Primary Street* “B”: 0’ minimum, 15’ maximum
- *Side Street* “C”: 0’ minimum, 10’ maximum
- Side “D”: 0’ minimum
- Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)

### Requirements In the Neighborhood Mixed-Use 2 Sector

<table>
<thead>
<tr>
<th>Height:</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Stories: 2 minimum, 4 maximum (with 10’ upper story stepback “F” from ground floor <em>street frontage</em> facades), 5 (with density bonus and 20’ upper story stepback “G” from ground floor <em>street frontage</em> facades)</td>
<td>- <strong>Building</strong> width along <em>primary street frontage</em> per <em>lot</em>: 125’ maximum</td>
</tr>
<tr>
<td>- Ground Story Floor to floor height: 10’ minimum</td>
<td>- <strong>Vegetative Coverage</strong> per <em>lot</em>: 10%</td>
</tr>
<tr>
<td>- Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td>- <strong>Impervious Surface</strong> coverage per <em>lot</em>: 90%</td>
</tr>
</tbody>
</table>

**Primary Use Building setbacks**
- *Primary Street* “B”: 0’ minimum, 15’ maximum
- *Side Street* “C”: 0’ minimum, 10’ maximum
- Side “D”: 0’ minimum
- Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)

### Requirements In the Near Downtown Sector

<table>
<thead>
<tr>
<th>Height:</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Stories: 3 minimum, 5 maximum (with required 10’ upper story stepback “F” from ground floor <em>street frontage</em> facades), 6 (with density bonus and 20’ upper story stepback “G” from ground floor <em>street frontage</em> facades)</td>
<td>- <strong>Building</strong> width along <em>primary street frontage</em> per <em>lot</em>: 200’ maximum</td>
</tr>
<tr>
<td>- Floor to floor height: 10’ minimum</td>
<td>- <strong>Vegetative Coverage</strong> per <em>lot</em>: 0%</td>
</tr>
<tr>
<td>- Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td>- <strong>Impervious Surface</strong> coverage per <em>lot</em>: 100%</td>
</tr>
</tbody>
</table>
• Ground story floor to floor height: 10’ minimum
• Upper story floor to floor height: 10’ minimum, 15’ maximum

<table>
<thead>
<tr>
<th>Primary Use Building setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Street</strong> “B”: 0’ minimum, 10’ maximum</td>
</tr>
<tr>
<td><strong>Side Street</strong> “C”: 0’ minimum, 5’ maximum</td>
</tr>
<tr>
<td>Side “D”: 0’ minimum</td>
</tr>
<tr>
<td>Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)</td>
</tr>
</tbody>
</table>

(1) Required off-street parking (not driveways) shall be located behind the primary use building utilizing one of the required parking options found in the parking section of this section.

(2) General Design Criteria
   (A) Corner lot buildings are encouraged to locate the entrance to the building at the corner as part of an architecturally prominent focal point.

(3) Permitted Required Private Frontages: forecourt, stoop, shopfront, gallery, arcade (see Appendix K-1-4 for descriptions).

(f) Civic:
(1) All non-FP zones: primary use building entrance(s) “F” along the primary street frontage. A minimum of one secondary entrance on a side street or a single corner entrance is also permitted on corner lots.

(2) General Height Requirements
   (A) Roof Height “A”: none
   (B) Flat Roof Parapet Height: 2’ minimum
   (C) Ground Story Floor Elevation Above Ground Elevation: 0’ minimum
   (D) Steeples and similar architectural elements shall be governed by existing Unified Zoning Ordinance standards.

Requirements In the Conservation/Recreation and Residential Sectors

<table>
<thead>
<tr>
<th>Height:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Stories: 2 maximum</td>
</tr>
<tr>
<td>• Ground Story Floor to floor height: 10’ minimum</td>
</tr>
<tr>
<td>• Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Building width along primary street frontage per lot: 100’ maximum</td>
</tr>
<tr>
<td>• Vegetative Coverage per lot: 25%</td>
</tr>
<tr>
<td>• Impervious Surface coverage per lot: 75%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary Use Building setbacks:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Street</strong> “B”: 10’ minimum, 20’ maximum</td>
</tr>
<tr>
<td><strong>Side Street</strong> “C”: 5’ minimum, 15’ maximum</td>
</tr>
<tr>
<td>Side “D”: 10’ minimum</td>
</tr>
<tr>
<td>Rear “E”: 12’ minimum (alley), 20’ minimum (no alley)</td>
</tr>
</tbody>
</table>
### Requirements In the Residential Transition Sector

**Height:**
- Stories: 3 maximum
- Ground Story Floor to floor height: 10’ minimum
- Upper Story Floor to floor height: 10’ minimum, 15’ maximum

**Lot:**
- **Building width along primary street frontage per lot:** 125’ maximum
- **Vegetative Coverage per lot:** 25%
- **Impervious Surface coverage per lot:** 75%

**Primary Use Building setbacks**
- **Primary Street “B”:** 10’ minimum, 25’ maximum
- **Side Street “C”:** 5’ minimum, 15’ maximum
- Side “D”: 10’ minimum
- Rear “E”: 12’ minimum (alley), 20’ minimum (no alley)

### Requirements In the Neighborhood Mixed-Use 1 Sector

**Height:**
- Stories: 2, minimum, 3 maximum
- Ground Story Floor to floor height: 10’ minimum
- Upper Story Floor to floor height: 10’ minimum, 15’ maximum

**Lot:**
- **Building width along primary street frontage per lot:** 150’ maximum
- **Vegetative Coverage per lot:** 15%
- **Impervious Surface coverage per lot:** 85%

**Primary Use Building setbacks**
- **Primary Street “B”:** 5’ minimum, 15’ maximum
- **Side Street “C”:** 5’ minimum, 10’ maximum
- Side “D”: 5’ minimum
- Rear “E”: 12’ minimum (alley), 20’ minimum (no alley)

### Requirements In the Neighborhood Mixed-Use 2 Sector

**Height:**
- Stories: 2 minimum, 4 maximum (with 10’ upper story stepback “F” from ground floor street frontage facades), 5 (with density bonus and 20’ upper story stepback “G” from ground floor street frontage facades)
- Ground Story Floor to floor height: 10’ minimum
- Upper Story Floor to floor height: 10’ minimum, 15’ maximum

**Lot:**
- **Building width along primary street frontage per lot:** 150’ maximum
- **Vegetative Coverage per lot:** 15%
- **Impervious Surface coverage per lot:** 85%
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**Primary Use Building setbacks:**
- **Primary Street** “B”: 5’ minimum, 15’ maximum
- **Side Street** “C”: 5’ minimum, 10’ maximum
- Side “D”: 5’ minimum
- Rear “E”: 12’ minimum (alley), 20’ minimum (no alley)

---

**Requirements In the Near Downtown Sector**

<table>
<thead>
<tr>
<th>Height:</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories: 3 minimum, 5 maximum (with required 10’ <strong>upper story stepback</strong> “F” from ground floor street frontage facades), 6 (with density bonus and 20’ <strong>upper story stepback</strong> “G” from ground floor street frontage facades)</td>
<td><strong>Building</strong> width along primary street frontage per <strong>lot</strong>: 200’ maximum</td>
</tr>
<tr>
<td>Ground Story Floor to floor height: 10’ minimum</td>
<td><strong>Vegetative Coverage</strong> per <strong>lot</strong>: 0%</td>
</tr>
<tr>
<td>Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td><strong>Impervious Surface</strong> coverage per <strong>lot</strong>: 100%</td>
</tr>
</tbody>
</table>

---

**Primary Use Building setbacks**
- **Primary Street** “B”: 0’ minimum, 10’ maximum
- **Side Street** “C”: 0’ minimum, 10’ maximum
- Side “D”: 0’ minimum
- Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)

---

(3) Required off-street parking (not driveways) shall be located behind the **primary use building** utilizing one of the required parking options found in the parking section of this section.

(4) General Design Criteria:

(A) UZO Section 4-5-1 relative to height exceptions applies to the **Civic building type**, unless otherwise prohibited by this section.

(B) **Corner lot buildings** are encouraged to locate the entrance to the **building** at the corner as part of an architecturally prominent focal point.

(5) Permitted Required Private **Frontages**: Any from Appendix K-1-4

---

(g) Mixed-Use:

<table>
<thead>
<tr>
<th><strong>Mixed-Use zones</strong> only:</th>
<th><strong>General Height Requirements</strong>:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple ground floor entrances permitted along <strong>primary</strong> and <strong>side street frontages</strong> to accommodate smaller tenants and lobby entrances for upper floors.</td>
<td><strong>Roof Height</strong> “A”: none</td>
</tr>
<tr>
<td><strong>Flat Roof Parapet Height</strong>: 2’ minimum</td>
<td></td>
</tr>
</tbody>
</table>
### Chapter 7

- Non-residential **uses** permitted on all floors. Residential **uses** permitted on upper-floors only.
- At a minimum there shall be a single **building** entrance along the **primary street frontage** “H” and, if on a **corner lot**, a secondary entrance on the **side street frontage**.

<table>
<thead>
<tr>
<th>Ground Story Floor Elevation Above Ground Elevation: 0’ minimum</th>
</tr>
</thead>
</table>

### Requirements In the Neighborhood Mixed-Use 1 Sector

#### Height:
- Stories: 2 minimum, 3 maximum
- Ground Story Floor to floor height: 10’ minimum
- Upper Story Floor to floor height: 10’ minimum, 15’ maximum

#### Lot:
- Building width along **primary street frontage** per **lot**: 100’ maximum
- **Vegetative Coverage** per **lot**: 10%
- **Impervious Surface** coverage per **lot**: 90%

#### Primary Use Building setbacks
- **Primary Street** “B”: 0’ minimum, 15’ maximum
- **Side Street** “C”: 0’ minimum, 10’ maximum
- Side “D”: 0’ minimum
- Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)

### Requirements In the Neighborhood Mixed-Use 2 Sector

#### Height:
- 2 minimum, 4 maximum (with 10’ **upper story stepback** “F” from ground floor **street frontage** facades), 5 (with density bonus and 20’ **upper story stepback** “G” from ground floor **street frontage** facades)
- Ground Story Floor to floor height: 10’ minimum
- Upper Story Floor to floor height: 10’ minimum, 15’ maximum

#### Lot:
- Building width along **primary street frontage** per **lot**: 100’ maximum
- **Vegetative Coverage** per **lot**: 10%
- **Impervious Surface** coverage per **lot**: 90%

#### Primary Use Building setbacks
- **Primary Street** “B”: 0’ minimum, 15’ maximum
- **Side Street** “C”: 0’ minimum, 10’ maximum
- Side “D”: 0’ minimum
- Rear “E”: 0’ minimum (alley), 10’ minimum (no alley)
### Requirements In the Near Downtown Sector

<table>
<thead>
<tr>
<th>Height:</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Stories: 3 minimum, 5 maximum (with required 10’ upper story stepback “F” from ground floor street frontage facades), 6 (with density bonus and 20’ upper story stepback “G” from ground floor street frontage facades)</td>
<td>- <strong>Building</strong> width along primary street frontage per <strong>lot</strong>: 200’ maximum</td>
</tr>
<tr>
<td>- Ground Story Floor to floor height: 10’ minimum</td>
<td>- <strong>Vegetative Coverage</strong> per <strong>lot</strong>: 0%</td>
</tr>
<tr>
<td>- Upper Story Floor to floor height: 10’ minimum, 15’ maximum</td>
<td>- <strong>Impervious Surface</strong> coverage per <strong>lot</strong>: 100%</td>
</tr>
</tbody>
</table>

### Primary Use Building setbacks

- **Primary Street** “B”: 0’ minimum, 10’ maximum

### Primary Use Building setbacks (continued)

- **Side Street** “C”: 0’ minimum, 5’ maximum
- **Side** “D”: 0’ minimum
- **Rear** “E”: 0’ minimum (alley), 10’ minimum (no alley)

1. Required off-street parking (not driveways) shall be located behind the **primary use building** utilizing one of the required parking options found in the parking section of this section.

2. General Design Criteria
   - (A) **Corner lot buildings** are encouraged to locate the entrance of the **building** at the corner as part of an architecturally prominent focal point.

3. Permitted Required Private **Frontages**: Any from Appendix K-1-4.
7-2-7 PUBLIC FRONTAGE REQUIREMENTS

1. **Common Lawn:** Appropriate primarily in the Residential, Residential Transition and Conservation/Recreation sectors, this Frontage has raised Curbs and Sidewalks separated from the vehicular lanes by a tree lawn with a variable width common lawn between the sidewalk and right-of-way line. Tree lawn width: 4’/6’ (min/max). Sidewalk width: 5’/7’ (min/max). Tree spacing in tree lawn: subject to the approval of the Urban Forester.

2. **Urban Tree Lawn:** Appropriate primarily in the Residential Transition and Neighborhood Mixed-Use sectors; this Frontage has raised Curbs and Sidewalks which are separated from the vehicular lanes by a tree lawn. Regularly spaced raised brick planters (to allow for pedestrians to pass through) can be substituted for the tree lawn. Tree lawn width: 4’. Sidewalk width: 6’/10’ (min/max). Planter height: 3’ max. Tree spacing in tree lawn: subject to the approval of the Urban Forester.

3. **Urban Tree Well:** Appropriate primarily in the Neighborhood Mixed-Use and Near Downtown sectors, this Frontage has raised Curbs and Sidewalks which are separated from the vehicular lanes by separate tree wells with grates. Tree well dimensions: 4’-5’ square (min/max). Sidewalk width: 8’/12’ (min/max). Tree well spacing: subject to the approval of the Urban Forester. Additional City of Lafayette requirements concerning the construction materials for this frontage shall also apply.
7-2-8 GENERAL PARKING REQUIREMENTS

(a) Parking structures shall not be more than eight feet taller than the adjacent primary use building.

(b) Parking structures visible from streets shall be architecturally similar to the primary use building by using similar architectural elements. The use of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.

(c) All City of Lafayette requirements for the landscaping of parking facilities shall apply.

(d) Minimum parking requirements are listed in the table below.

(e) Handicap parking requirements remain unaltered by the requirements of this section. Handicap parking cannot be off-street in front of the building along Primary Street Frontages. Within the limits of this restriction, the APC staff in consultation with the Administrative Officer can consider alternative placement of building entrances and other development standards to accommodate required handicap parking. The Administrative Officer may also approve on-street handicap parking to serve the requirement for a building.

(f) Developers are encouraged to employ practical alternative parking design solutions for providing the required amount of parking while minimizing the impact on the site, including but not limited to tandem parking, compact parking spaces, and shared parking agreements. All alternatives are subject to the approval of APC staff in consultation with the Administrative Officer.

7-2-9 PARKING & LOADING

(a) Required off-street parking within the Form-Based Overlay shall conform to the following schedule. Required parking for uses not specifically mentioned in the chart below shall be determined by the Administrative Officer. Loading and bicycle parking shall conform to UZO standards unless waived by the Administrative Officer.

(b) Properties developing under the Form-Based Overlay provisions shall abide by existing UZO parking requirements, unless a standard that permits less minimum parking in a Development Sector is available in this chapter.

(c) Parking for residential uses in the Residential, Residential Transition, and Neighborhood Mixed-Use 1 Development Sectors shall abide by existing UZO parking requirements and may only reduce minimum required parking through the administrative modification provisions found in this chapter.
### USE TYPE

<table>
<thead>
<tr>
<th>USE TYPE</th>
<th>MINIMUM PARKING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>all residential use types</td>
<td>One Space per Unit</td>
</tr>
<tr>
<td><strong>OFFICE USES</strong></td>
<td></td>
</tr>
<tr>
<td>all office use types</td>
<td>One Space per 500 sq. ft.</td>
</tr>
<tr>
<td><strong>CIVIC</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>One Space per 750 sq. ft.</td>
</tr>
<tr>
<td><strong>NON-RESIDENTIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>retail</td>
<td>One Space per 500 sq. ft.</td>
</tr>
<tr>
<td>Service/manufacturing</td>
<td>One Space per 500 sq. ft.</td>
</tr>
<tr>
<td>restaurant</td>
<td>One Space per 250 sq. ft.</td>
</tr>
<tr>
<td>entertainment</td>
<td>One Space per 750 sq. ft.</td>
</tr>
<tr>
<td><strong>LODGING / BED &amp; BREAKFASTS</strong></td>
<td>One Space per room</td>
</tr>
<tr>
<td><strong>PUBLIC UTILITIES (per Section 3-2-6)</strong></td>
<td>One Space per 1000 sq. ft.</td>
</tr>
</tbody>
</table>

(d) Permitted Parking By **Building** (see Appendix K-1-5 for parking type descriptions)

<table>
<thead>
<tr>
<th>Parking Type</th>
<th>Urban House</th>
<th>Urban Duplex</th>
<th>Row House</th>
<th>Apartment</th>
<th>Commercial</th>
<th>Civic</th>
<th>Mixed-Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Garage</strong></td>
<td>√</td>
<td>√</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Tuck-Under Parking</strong></td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td><strong>Surface Lot</strong></td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td><strong>Midblock Structure</strong></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td><strong>Lined Structure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td><strong>Integrated Structure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td><strong>Underground Structure</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>√</td>
<td>√</td>
</tr>
</tbody>
</table>
7-2-10 PARKING REDUCTIONS FOR MIXED USES
(a) Those developments that include a combination of multiple land use categories may reduce the overall supply of parking by the following ratios:

<table>
<thead>
<tr>
<th>USE COMBINATION</th>
<th>REQUIRED PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential and Office</td>
<td>75% of combined total</td>
</tr>
<tr>
<td>Residential and Retail</td>
<td>90% of combined total</td>
</tr>
<tr>
<td>Office and Retail</td>
<td>75% of combined total</td>
</tr>
<tr>
<td>Lodging and Residential</td>
<td>90% of combined total</td>
</tr>
<tr>
<td>Lodging and Office</td>
<td>80% of combined total</td>
</tr>
<tr>
<td>Lodging and Retail</td>
<td>90% of combined total</td>
</tr>
</tbody>
</table>

7-2-11 GENERAL PARKING REDUCTIONS IN THE NEAR DOWNTOWN AND NEIGHBORHOOD MIXED-USE 2 SECTOR
(a) When underground or structured parking is incorporated into a development the required parking amount may be reduced, before any other reductions are applied, per the following schedule:
   (1) 15% of the total required parking when at least half of the required parking is underground or structured.
   (2) 20% of the total required parking when all of the required parking is underground or structured.
(b) For every 4 covered bicycle parking spaces provided, the total parking requirement may be reduced by 1 space up to a maximum of 5% of the total parking requirement before any other parking reductions are applied.
(c) Subject to approval of the Administrative Officer, developments that incorporate car sharing into their project (either on or off-street) may reduce their required parking, after all other parking reductions have been applied, per the following schedule: Up to 7 required parking spaces per 1 shared car (a maximum of 4 shared cars are permitted per development site).
7-2-12 DENSITY BONUSES

To be eligible a petitioner’s property must provide a combination of public benefit incentive categories to warrant the additional development rights. There are 9 different incentive categories, each of which is assigned a percentage point value per unit of incentive. Reaching at 100% or more entities the developer to make use of the additional development rights should they choose to do so. The 9 categories are: public alley improvements, public art and cultural amenities, green building design, Local Historic District contributions, underground parking, bicycle storage, architectural enhancements, bus stop improvements, and car charging stations.

(a) Public Alley Improvements: This category is available to those projects that improve their block’s public alley. Improving the existing condition of the Form-Based Overlay’s public alleys benefits the neighborhood by increasing pedestrian connectivity and helping to establish a clean and safe image. The improvements must go beyond those typically required as part of the development process. Improvements that shall be considered include: 1) burying overhead utilities to improve the site aesthetics; 2) screening the project’s utilitarian elements such as trash, recycling, or loading docks; 3) incorporating a public plaza into the entrance of an alley including the addition of lighting to increase the pedestrian’s sense of safety; 4) resurfacing the alleyway to delineate pedestrian spaces from vehicular spaces; and others.

(b) Public Art and Cultural Amenities: Public art benefits the community by improving the pedestrian experience and potentially serving as an additional attraction to the neighborhood. To qualify for density bonus points a project must include art or cultural amenities into the project itself. This “significant” amenity must be within a plaza or entryway feature and located along a street frontage or frontages. It can also be incorporated into the structure itself as a mural or relief. All proposals must be approved by the City of Lafayette.

(c) Green Building: The building industry’s approach to design, construction, and operation of structures is evolving and is moving toward a new value of environmental performance. The industry’s growing sustainability ethic is based on the principles of resource efficiency, health, and productivity. “Green” or “sustainable” building considers a building’s total economic and environmental impact and performance, from material extraction and product manufacture to product transportation, building design and construction, operations and maintenance, and building reuse or disposal. The adoption of sustainable building practices as verified by a LEED consultant warrants density bonus points.

(d) Local Historic District Contributions: New developments that contribute to the historic fabric of a neighborhood by honoring the architectural heritage of that neighborhood should be encouraged. Proposed developments can qualify for bonus density points by designing their project around one or
more of the prescribed architectural styles found in The Resource Guide, published by the Wabash Valley Trust for Historic Preservation. Redevelopment efforts utilizing The Resource Guide shall submit their proposal, for inclusion into the Local Historic District, to the Lafayette Historic Preservation Commission and have their project reviewed and approved to receive bonus density points.

(e) Underground Parking: While the construction of underground parking accomplishes a number of urban form goals, it is often cost prohibitive. To encourage projects that meet our urban form goals while simultaneously providing ample on-site parking, those projects with sub-grade parking are eligible for density bonus points.

(f) Bicycle Storage: To qualify for the bicycle storage density bonus, a project must include a sheltered bicycle cage, lockers or other secure bicycle storage areas, and – for commercial and mixed-use buildings - must have bicycle rider facilities such as a locker room and shower.

(g) Architectural Enhancements: To qualify for this bonus, at least 50% of each building façade facing a street shall incorporate horizontal and vertical architectural modulation elements into the architecture. They may include but are not limited to bay windows, balconies, chimneys, and other like projections from the principle face of a building.

(h) Bus Stop Improvements: Subject to the approval of the Administrative Officer and a designated representative of the local transit service provider, improvements made to bus stops for routes that run along a development’s street frontages (on either side of a street) can qualify for bonus density points. Improvements can include bus shelters, benches, concrete pads and sidewalk connections to bus stop improvements.

(i) Car Charging Stations: Projects that incorporate car charging facilities for electric motor vehicles within the development can qualify for bonus density points. Charging facilities may also be located within the public right-of-way along the project’s street or alley frontages as approved by the Administrative Officer.

7-2-13 BONUS DENSITY POINTS CHART

(a) The following table quantifies the number of bonus density percentage points available for specific actions that benefit the Form-Based Overlay specifically and the community as a whole. Achieving 100% or more allows the developer to take advantage of the bonus density option specified for each building type, as permitted by the development sector. The APC staff in consultation with the Administrative Officer shall determine if a project qualifies for bonus density percentage points and shall issue their zoning compliance approval conditioned on the developer fulfilling their bonus density improvements. The Administrative Officer shall not issue occupancy permits (a certificate of compliance) until verification of all bonus density improvements is accomplished.
### Bonus Density Points Chart

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Minimum</th>
<th>Additional</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>size or other</td>
<td>%points</td>
</tr>
<tr>
<td><strong>Public Alley</strong></td>
<td>1 of the 4 options</td>
<td>10%</td>
</tr>
<tr>
<td><strong>Public Art</strong></td>
<td>“significant” art contribution</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Green Building (LEED Certification)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Certified</td>
<td>40%</td>
</tr>
<tr>
<td></td>
<td>Silver</td>
<td>60%</td>
</tr>
<tr>
<td></td>
<td>Gold</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Platinum</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Historic Preservation Contributions</strong></td>
<td>Adding a property to local historic district as part of a qualifying redevelopment effort</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Underground Parking</strong></td>
<td>50% of required parking is underground</td>
<td>40%</td>
</tr>
<tr>
<td><strong>Bicycle Storage</strong></td>
<td>sheltered and secure bicycle parking for 15 bicycles</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Architectural Enhancements</strong></td>
<td>required amount of specified enhancements provided</td>
<td>30%</td>
</tr>
<tr>
<td><strong>Bus Stop Improvements</strong></td>
<td>1 of the 4 options</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Car Charging Station</strong></td>
<td>provide facilities for at least 3 vehicles</td>
<td>20%</td>
</tr>
</tbody>
</table>

Legend:
- N/A: Not Applicable
7-2-14 SIGNAGE
(a) Applicability and Prohibitions: Existing UZO signage requirements shall apply in all development sectors except the in the Near Downtown sector.
(b) In the Near Downtown sector the following signage prohibitions shall apply:
   (1) Animated Sign
   (2) Changeable Copy Sign
   (3) Marquee Sign
   (4) Illuminated (Internal) Sign
APPENDICES
A-1 LAFAYETTE: URBANIZED, SEWERED AREA
(Amend 71)
A-2  WEST LAFAYETTE: URBANIZED, SEWERED AREA
A-3 DAYTON: URBANIZED, SEWERED AREA
A-4  BATTLE GROUND: URBANIZED SEWERED AREA
Appendix

UNIFIED ZONING ORDINANCE, 3rd EDITION

A-5 CLARKS HILL: URBANIZED SEWERED AREA
A-6 STOCKWELL: URBANIZED SEWERED AREA (Amend 57)
APPENDIX B: SUPPLEMENTAL REQUIREMENTS FOR PLANNED DEVELOPMENT SUBMISSIONS

B-1 PRELIMINARY PLATS FOR PD SUBMISSIONS

B-1-1 GENERAL:
When a petitioner files either a planned development Draft Plan under 2-28-5 above or a planned development Preliminary Plan under 2-28-7 that would create one or more lots, his/her submission shall include a preliminary plat prepared in conformance with this section. This plat shall be prepared by a Registered Land Surveyor at a convenient scale not more than 100' to the inch. If more than one sheet is used, all sheets shall be numbered in sequence. All sheets shall measure 24” x 36”.

B-1-2 FEATURES OF A PD PRELIMINARY PLAT:
The PD preliminary plat shall include the following:
(a) name and address of the owner of the land being platted, name and address of the developer if other than the owner, auditor's key number of the land being platted, and name and seal of the Registered Land Surveyor;
(b) proposed name of the Planned Development and its streets both public and private, date of drawing including revision dates, north arrow and scale;
(c) exact location of the property with respect to surrounding properties, and exact location, width and names of all streets, plus alleys and other easements within the PD and names of adjoining developments and streets both public and private;
(d) location and dimensions of all boundary lines of the property, expressed in feet and hundredths of a foot;
(e) location of existing streets, easements, water bodies, streams, swamps, flood plains, railroads, buildings, parks, cemeteries, drainage ditches and bridges;
(f) location and width of all existing and proposed streets, alleys, rights-of-way, easements, building setback lines and proposed street names;
(g) location, dimensions and areas of all existing and proposed lots, numbered consecutively;
(h) indication of proposed land use for all lots;
(i) all improvements other than public right-of-way to be dedicated or reserved for public use or for the common use of all property owners, identified and numbered as lots or outlots and labeled as to use; with purpose, ownership and maintenance included in PD covenants; and
UNIFIED ZONING ORDINANCE, 3rd EDITION  Appendix

(j) sufficient data to readily determine location, bearing and length of all lines and to reproduce them on the ground, and location of all proposed monuments.

B-2 CONSTRUCTION PLANS FOR PD SUBMISSIONS

B-2-1 GENERAL (Amend 18):
When a petitioner files Final Detailed Plans under 2-28-10 above that include developer-installed public improvements as part of the planned development, his/her submission shall include a full set of Construction Plans for those improvements. These shall be prepared by a Registered Engineer or a Registered Land Surveyor. (By state statute, a Registered Land Surveyor cannot prepare and sign any parts of Construction Plans involving a water utility, a lift station or any other kind of pressurized situation.) Plans shall be drawn at a convenient scale not more than 50’ to the inch. These include: public improvements intended to be accepted for public maintenance; public improvements not intended to be accepted for public maintenance consisting of plans that require approval by a public agency; and any sanitary sewer and water systems owned by a private utility company. If more than one sheet is used, all sheets shall be numbered in sequence. All sheets shall measure 24" x 36". The petitioner may phase construction plans to match phases in the approved PD, but should the APC require it, amenities located in other phases shall be made part of these Construction Plans as well.

B-2-2 FEATURES OF PD CONSTRUCTION PLANS: (Amend 83)
Construction Plans for a PD shall include:
(a) A cover sheet, labeled Final Detailed Plans, containing a sheet index, contact information for the developer and consultants, contact information for all public and private utility providers (in addition to space for the signatures required by Section 2-28-10-a), and the planned development’s title and rezoning number.
(b) A legend sheet, containing descriptions and definitions of all graphic features in the Final Detailed Plans.
(c) If required by staff, a narrative/covenants sheet: If any conditions of approval require changes to any project narrative or covenant documents, such changes shall be incorporated into this sheet with final approval by APC staff and the Administrative Officer.
(d) An existing conditions and demolition plan that meets the requirements of the Administrative Officer.
(e) Plans and profiles showing existing and proposed elevations along center lines of all streets. Where a proposed street intersects an existing street or streets, the elevation along the center line of the existing street or streets within 100’ of the intersection shall be shown, plus radii of all curves, lengths of tangents, and central angles of all streets. (Where steep slopes exist, and on request of the local government engineer, the APC may
require that cross-sections of all proposed streets at 100’ stations be shown on line at right angles to the center line of the street, at each lot line, and at points 25’ inside each lot line.

(f) plans and profiles showing:
(1) location and typical cross-section of street pavements, including curbs and gutters, sidewalks, drainage easements, servitudes, rights-of-way, manholes and catch basins;
(2) location of street signs and traffic control signs;
(3) location, size and invert elevations of existing and/or proposed sanitary sewers, stormwater drains and fire hydrants, showing connection to any existing or proposed utility systems; and

(g) location and size of all water or other underground utilities or structures;
(h) location, size, elevation and other appropriate description of any existing facilities or utilities, including but not limited to: existing streets, sewers, drains, water mains, easements, water bodies, streams, flood plains, and other pertinent features within the proposed planned development;
(i) topography, drawn to the same scale as the preliminary plat, with a contour interval of 2’, referred to the latest National Geodetic Vertical Datum at the site;
(j) all specifications and references required by the member government(s), including a site grading plan for the entire planned development;
(k) a driveway permit for any state road entrance approved by the Indiana Department of Transportation, including detailed plans for this approved permit;
(l) a driveway permit for any county road entrance approved by the County Highway Department, including detailed plans approved for this permit;
(m) where required, plans for a temporary turnaround at the stub end of any street;
(n) fire hydrants approved by the appropriate fire department, with plans for actual placement of hydrants approved by the jurisdiction in cooperation with its fire department;
(o) an Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 approved by the Tippecanoe County Soil and Water Conservation District (Amend 18);
(p) a storm water management (drainage) plan approved by the appropriate drainage board or jurisdictional engineer (Amend 18);
(q) an overall utility coordinating sheet approved and signed by the non-government utility companies (Amend 18);
(r) name, address, title and signature of the Registered Engineer and Land Surveyor, plus date, including all revision dates (Amend 18).
(s) A landscape plan in general conformance with the approved Preliminary Plans, subject to the approval of the APC staff and Administrative Officer.
(t) For new construction or alterations of existing structures, architectural floor plans and exterior building elevations which shall be in general conformance with the approved Preliminary Plans and subject to the approval of the APC staff and Administrative Officer.
(u) Any additional items APC staff or the Administrative Officer require that may include, but are not limited to, a maintenance of traffic plan, jurisdiction-specific landscaping standards, as well as all items required by the Planned Development Submission Checklist.

(v) Per Section 2-28-10-b-2, the complete Preliminary Plans that were approved with the rezoning petition.

B-3 FINAL PLATS FOR PD SUBMISSIONS

B-3-1 GENERAL:
When a petitioner’s PD creates one or more lots, (s)he must file a final plat, either as part of Final Detailed Plans, or after Final Detailed Plans have been approved. This plat shall be prepared in conformance with this section by a Registered Land Surveyor at a convenient scale not more than 100’ to the inch. It shall show any conditions required by the PD rezoning, and any changes or additions required by government review of Construction Plans. If more than one sheet is used, all sheets shall be numbered in sequence. All sheets shall measure 24” x 36”. (Amend 83)

B-3-2 FEATURES OF A PD FINAL PLAT:
The PD final plat shall include the following:
(a) name of the PD. (If the final plat represents only a portion of the approved PD, each phase, or any of its component parts, or any of the parts’ sections, shall correspond only to approved construction plans.)
(b) legal description of the PD, including Section, Township, Range and government township, with Township, Range or Section Line accurately tied to the PD by bearing and distance in feet and hundredths of a foot;
(c) sufficient data to readily determine location, bearing and length of all lines and to reproduce them on the ground, and location of all proposed monuments;
(d) the appropriate corporation line where present;
(e) County Auditor’s Key Number for the overall property;
(f) scale, graphic bar scale, date and all revision dates, and north arrow;
(g) exact location, and width of all streets, alleys and other easements within the PD, and all street names;
(h) boundary of the PD, based on an accurate traverse survey with angular and lineal dimensions in feet and hundredths of a foot;
(i) all radii, central angles, points of curvature and tangency, length of tangents, lengths of arcs, widths of rights-of-way and similar data for all streets. (All street lines shall be tied to other streets and alleys with accurate dimensions in feet and hundredths of a foot and angles or bearings.);
(j) assigned street address for each lot requiring one;
(k) where needed, a "No Vehicular Access" statement along the right-of-way line included on the plat and in the PD covenants as enforceable by APC and irrevocable by lot owners;

(l) if there is a mortgage on this property, a release from the mortgage company to dedicate necessary right-of-way, and if not, a signed affidavit stating so;

(m) all easements dimensioned and identified as to specific use; all existing easements, covenants or restrictions on the final plat(s), referenced with the corresponding recorded Document Number and date recorded;

(n) all lot numbers and lot lines with accurate dimensions in feet and hundredths of a foot, and bearings in degrees, minutes and seconds, with lot numbers not duplicating others in other parts or phases or sections of the same PD;

(o) all improvements other than public right-of-way to be dedicated or designated for public use or for the common use of all property owners, identified and numbered as lots or outlots and labeled as to use; with purpose, ownership and maintenance included in PD covenants;

(p) all recorded subdivisions or PDs bounding the final plat, shown in dotted lines by name and County Recorder's Document Number;

(q) all building setback lines or building envelopes;

(r) for newly constructed condominium or attached zero-lot-line PDs, exact measurements locating buildings and common lot lines after foundations have been put in place, on an amended plat as per 2-28-12 above;

(s) where necessary, the regulatory flood elevation and flood plain boundary, including certification of the areas of the plat that are at or above the regulatory flood elevation (100 year flood elevation), as specified above in 2-27-5;

(t) a temporary turnaround shown in Construction Plans at the stub end of any street;

(u) all required setbacks and/or building envelopes shown on the final plat(s);

(v) name, address, seal and certification of the Registered Land Surveyor preparing or certifying the plat, as per B-3-3 below; and

(w) a Planned Development Dedication Certificate, owner's certification and notarization, as per B-3-4 below.

B-3-3 PD REGISTERED LAND SURVEYOR'S CERTIFICATE:
A final plat submitted as part of a PD's Final Detailed Plans or Amended Final Detailed Plans, shall carry a certificate signed by a Registered Land Surveyor in substantially the following form:
LAND SURVEYOR’S CERTIFICATE

I, ____________________, hereby certify that I am a registered land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on ____________, 20___; that all the monuments shown thereon actually exist, and their location, size, type and material are accurately shown; that the computed error of closure of the boundary survey is not more than 1' in 10,000'; and that this plat complies with the planned development provisions of the Unified Zoning Ordinance.

(SEAL) ______________________________

Signature

B-3-4 PD DEDICATION CERTIFICATE, OWNER’S CERTIFICATION AND NOTARIZATION:

A final plat submitted as part of, or following, a PD’s Final Detailed Plans or Amended Final Detailed Plans, shall carry a completed Dedication Certificate, signed by all owners and notarized, in substantially the following form. Portions concerning easements and covenants shall be omitted if not part of the final plat.
DEDICATION CERTIFICATE

I (We), ________________________________, the undersigned owner(s) of the real estate shown and described herein, do hereby lay off, plat and divide said real estate in accordance with the herein plat.

This Planned Development shall be known and designated as ____________________, an addition to ____________________, (name of city, town or township), County of Tippecanoe, State of Indiana. All public streets, alleys and open places shown and not heretofore dedicated are hereby dedicated to the public.

EASEMENTS -- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Unless otherwise negotiated as part of the PD process within these easements, no buildings, structures, signs, parking lots, planting, or other material shall be placed or be permitted to remain. The easement area of each lot or outlot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility is responsible.

All lots are subject to certain covenants and restrictions recorded in Document __________ on the _____ day of __________, 20___, in the Office of the Recorder for County of Tippecanoe, State of Indiana. Invalidation of any one of the foregoing covenants or restrictions by judgment of court order shall in no wise affect any of the other covenants or restrictions which shall remain in full force and effect.

The foregoing covenants or restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20___ (25-year period suggested), at which time said covenants or restrictions shall be automatically extended for successive periods of 10 years unless, by vote of a majority of property owners within the entire planned development, it is agreed to change such covenants or restrictions in whole or in part. (Multiple owners of a single property shall be considered a single owner. The developer shall be considered a single owner until all property is sold.)

Invalidation of any one of the foregoing covenants or restrictions by judgment of court order shall in no wise affect any of the other covenants or restrictions which shall remain in full force and effect. The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots of this Planned Development to their heirs and assigns.

WITNESS MY (OUR) HAND(S) AND SEALS(S) THIS _____ DAY OF __________, 20___.

State of ____________, __________________________
County of ____________ __________________________

(continued)
DEDICATION CERTIFICATE, cont’d.

Before me, the undersigned Notary Public in and for the County and State, personally appeared ________________________________, who acknowledges the execution of the forgoing instrument as his/her voluntary act and deed, for the purpose therein expressed.

WITNESS MY HAND AND SEAL THIS _____ DAY OF __________, 20___.

___________________________ Signature

Residing in __________ County. ___________________________ Printed Name

My Commission expires ______________, 20___.

B-4 SURETY REQUIREMENTS FOR PD SUBMISSIONS

B-4-1 GENERAL:

(a) When the petitioner is to install public improvements or improvements for common usage as part of the planned development, he or she shall either:

(1) complete the improvement upon approval of the Construction Plans portion of Final Detailed Plans; or

(2) provide surety to the Area Plan Commission for these improvements (either post a performance bond, submit a certified check, submit an irrevocable letter of credit or submit a certificate of deposit per Appendix B-4 below) prior to plat approval (unless no plat is required, in which case prior to the approval of the Construction Plans). No Improvement Location Permit shall be issued until surety has been provided.

(3) Improvements for common usage include landscaping, recreational components and all other facilities either located in common areas or designated for common use, and shall be included in the first phase.

(b) The petitioner shall make all such improvements at his or her expense, without reimbursement from the participating jurisdiction or any public improvement district within it, unless that public entity agrees to share those expenses. The signed agreement to share expenses shall be included in Final Detailed Plans. (Amend 83)

B-4-2 ACCEPTABLE FORMS AND TERMS OF SURETY: (Amend 83)

(a) The petitioner may choose to provide surety in any of the following forms:

(1) a certificate of deposit;

(2) a performance bond;

(3) a certified check; or

(4) an irrevocable letter of credit.
(b) Surety shall be equal to 100% of the completion cost of public improvements and/or improvements for common usage included in the final plat being submitted. The appropriate Administrative Officer shall approve the amount of surety the petitioner must provide.

(c) Surety shall comply with all statutory requirements, and shall be satisfactory to APC’s Legal Counsel in form, sufficiency and manner of execution. Examples of these forms are shown in B-4-3 through B-4-5 below.

(d) If the selected form of surety is an Irrevocable Letter of Credit, the period of surety shall be approved by the Administrative Officer prior to issuance and delivery to the APC.

(e) The APC may at any time during the period of surety, accept a substitution of principal.

B-4-3 PLANNED DEVELOPMENT PERFORMANCE BOND, SECURED BY DEPOSIT:

PLANNED DEVELOPMENT PERFORMANCE BOND, SECURED BY DEPOSIT

KNOW ALL PERSONS BY THESE PRESENTS, that I (we), ____________________, of ______________________________ in the County of Tippecanoe, Indiana, hereby am (are) held and stand firmly bound, and bind and obligate myself (ourselves), and my (our) successors, assigns, executors, administrators, heirs, and devisees to Tippecanoe County in the sum of ________________________________ dollars ($______________), and have secured my (our) compliance with this obligation by the deposit with the County Auditor of said sum in money, savings bank books duly assigned, or negotiable securities, in an amount satisfactory to the Area Plan Commission;

The condition of this obligation is such that is the undersigned of his/her (their) successors, assigns, executors, administrators, heirs, or devisees shall have within the time specified in the order of the Area Plan Commission fully and satisfactorily performed in the manner specified, all of the conditions, covenants, terms, agreements, and provisions contained in the application signed by ________________________________ and dated __________, 20____, and in the approval of a definitive plan of a certain planned development entitled ________________________________ and drawn up by ________________________________ and dated ________________, 20____, which was granted on ________________, 20__, or is hereafter granted by the Area Plan Commission, then this obligation shall be null and void;

OTHERWISE it shall remain in full force and effect, and the aforesaid security for the payment of said sum shall be and become the sole property of Tippecanoe County as liquidated damages.

IN WITNESS THEREOF, the obligor has hereunto set his/her (its, our) hand(s) this ____ day of ______________, 20__.  

________________________________
B-4-4 PLANNED DEVELOPMENT PERFORMANCE BOND:

<table>
<thead>
<tr>
<th>PLANNED DEVELOPMENT PERFORMANCE BOND</th>
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<tbody>
<tr>
<td>(TO BE ISSUED ON BONDING COMPANY STATIONARY)</td>
</tr>
</tbody>
</table>

KNOW ALL PERSONS BY THESE PRESENTS, that I (we), ____________________________, as Principal, and ____________________________, as Surety, are held and firmly bound unto Tippecanoe County, Indiana, in the sum of ____________________________ ($__________________), for payment of which we firmly bind ourselves, our heirs, executors, administrators, and assigns.

THE CONDITION OF THIS BOND is such that if the said Principal shall complete the construction of ___________________________________________ (COMPLETE DESCRIPTION OF IMPROVEMENTS AND DESCRIPTION OF PROPERTY LOCATION), according to the approved plans and specifications on file with the Area Plan Commission of Tippecanoe County, on or before ____________________, 20__, (NOT MORE THAN 2 YEARS FROM DATE BOND IS ISSUED), then this obligation is null and void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this ____________________________ (DAY, DATE, MONTH, YEAR).

_________________________  Name of Principal
ATTEST BY ____________________________
Signature of Principal

_________________________  Typed Name of Individual Signing

_________________________  Name of Surety
APPROVED BY: ____________________________
Signature of Representative

_________________________  Typed Name of Individual Signing
Area Plan Commission of Tippecanoe County

_________________________
Director
<table>
<thead>
<tr>
<th>Name of Bank</th>
<th>Tippecanoe County, Indiana</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>___________<em><strong>, 20</strong></em></td>
</tr>
</tbody>
</table>

Dear Sirs:
We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding $______ for the account of ______________________ (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before ______________: (Insert date not more than 24 months from date of this letter):
1.
2.
3.
in_____________________________________________. a planned development in Tippecanoe County, Indiana.

Acting through the Board of Commissioners, you will notify us when either:
1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default thereunder.

All drafts drawn hereunder must be marked "Drawn under _________________ (Name of Bank). Credit No. __________., dated ______________, 20__”

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof, and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers, and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before _________________, 20___.

Very truly yours,

______________________________ Name of Bank

By: __________________________ Authorized signature
B-4-5 FAILURE TO COMPLETE IMPROVEMENTS:
(a) If the petitioner fails to complete required public improvements and/or improvements for common usage within the established period of surety, the participating jurisdiction may request that Tippecanoe County declare the surety to be in default. The County shall then have these improvements installed as per Final Detailed Plans, regardless of the extent of development within the PD at the time of default.
(b) Upon inspection, if a participating jurisdiction finds that an improvement has not been constructed in accordance with Final Detailed Plans, the petitioner shall complete the improvement according to those plans. The petitioner and the entity providing surety shall be severally and jointly liable for that completion.

B-4-6 TEMPORARY PUBLIC IMPROVEMENTS:
The petitioner shall build and pay for all temporary improvements requested by the participating jurisdiction and required by the APC. The petitioner shall maintain them for the period specified by the APC. As part of the Final Detailed Plans submission, the petitioner shall submit separate suitable surety for temporary improvements, to insure that they are properly constructed, maintained and removed.

B-4-7 INSPECTION OF PUBLIC IMPROVEMENTS AND IMPROVEMENTS FOR COMMON USAGE:
(a) If a participating jurisdiction or any of its agencies or departments finds that any of the improvements have not been constructed in accordance with the approved Final Detailed Plans, the petitioner shall be responsible for completing that improvement according to the Plans. Where the cost of the improvements is covered by surety, the petitioner and the provider of the surety shall all be liable for completing the public improvements or improvements for common usage according to specifications.
(b) The petitioner's engineer or surveyor shall provide the participating jurisdiction with detailed "as built" construction plans of the improvements, indicating location, dimensions, materials, and other information required by the APC or participating jurisdiction. The petitioner shall provide the participating jurisdiction with a maintenance bond per B-4-8-b below.
(c) The participating jurisdiction shall determine if all required improvements have been completed satisfactorily. Following a positive finding, the participating jurisdiction shall thereafter accept the public improvements for maintenance in accordance with established procedures, and the homeowners association shall accept the improvements for common usage.
(d) It shall be the responsibility of the participating jurisdiction to provide the APC a copy of the maintenance bond, and notification of those improvements accepted for public maintenance.
(e) Surety shall be reduced upon actual acceptance of public improvements or improvements for common usage, but only by the amount originally estimated for completion of those improvements.

B-4-8 MAINTENANCE OF PUBLIC IMPROVEMENTS:

(a) The petitioner shall be required to maintain all public improvements on individual platted lots and provide for snow removal on streets and sidewalks, if required, until acceptance of public improvements by the participating jurisdiction.

(b) The petitioner shall be required to file a maintenance bond, for a period of 3 years, with the participating jurisdiction, prior to acceptance, in an amount not to exceed 10% of the cost of all public improvements, and in a form satisfactory to the participating jurisdiction. This is to assure the satisfactory condition of the required public improvements for a period of 3 years after the date of their acceptance by the participating jurisdiction.

B-4-9 ISSUANCE OF IMPROVEMENT LOCATION PERMITS:

(a) No improvement location permit shall be issued for a dwelling unit unless surety for public improvements has been filed, and the plat recorded.

(b) No improvement location permit shall be issued for the last 10% of lots in a recorded plat, or phase, part or section of a plat (or the last 2 lots if 10% is less than 2), until all public improvements other than sidewalks, and all improvements for common usage have been fully completed and accepted for maintenance by the participating jurisdiction or homeowners association.
APPENDIX C: DIAGRAM FOR MEASURING REQUIRED AUTO PARKING SPACE AND PARKING AREA DIMENSIONS

(FOR PRIMARY USES OTHER THAN SINGLE- AND TWO-FAMILY DWELLINGS)
APPENDIX D-1: COMPUTING SIGN AREA PER SIGN-LOT

D-1 ON-PREMISE SIGN SIZE REQUIREMENTS

D-1-1 BASIC INFORMATION:
(a) Total sign area depends on the specifics of a situation. The zoning ordinance recognizes that:
   (1) heavier duty business zones need bigger signs;
   (2) faster roads need bigger signs; and
   (3) buildings set further back from the road need bigger signs.
(b) The ordinance provides rewards for minimizing clutter by minimizing the use of freestanding signs.
(c) The ordinance determines total square footage of sign area per primary use, but the number of signs used is entirely at the discretion of the land owner or occupant.
(d) Should the primary use occupy more than one frontage, then the total for all frontages is added together, yet may be distributed to these frontages at the discretion of the land owner or occupant.

D-1-2 CALCULATING SIGN AREA:
(a) Regardless of calculations, one is guaranteed a minimum sign area, called a sign area assurance. For the most part, sign area assurance equals the zonal base rate shown as Item A. in the following table, D-2 (Amend 5). These are exceptions:
   (1) If a primary use building in an NBU or MRU zone has a ground floor area of more than 15000 sq.ft., sign area assurance is calculated as 0.2% of that ground floor area (.002 x GFA).
   (2) If a primary use building in any other commercial zone, or in any industrial zone, has a ground floor area of more than 20000 sq.ft., sign area assurance is calculated as 0.2% of that ground floor area (.002 x ground floor area).
(b) Similarly, one is limited to a maximum amount of signage, called a sign area cap. This comes into use when the calculated maximum sign area per sign-lot exceeds 6% of the ground floor area of the primary use building. Signage is then limited to 6% of GFA.
(c) An institutional land use (SIC Code numbers 801 through 972), operating in a residential or rural zone, has a zonal base rate of 20'.
(d) In calculating the road speed limit multiplier (Item B in D-2 below), if the official road speed limit changes along the length of a use's frontage, the greater of the speed limits shall be used. (Amend 20)
(e) Where a sign-lot has no actual street frontage, the road speed limit multiplier is derived from that of the adjoining road or roads from which the primary use derives its access, at that point of access.

(f) Frontage along I-65 does not count in this calculation.

(g) If the speed limit increases after signs are installed, permitted sign area may be recalculated and increased. If the speed limit decreases, there shall be no requirement to reduce sign area.

(h) Building setback for the building setback multiplier (Item C), shall be measured from the edge of the right-of-way to the nearest wall (or gas station canopy).

(i) 4-8-6 above indicates how much of sign area is permitted to be freestanding (Item D). The owner or occupant shall then figure:
   (1) what percentage of the full allowance is intended to be used; and thus
   (2) the multiplier to be awarded for minimizing freestanding signage.

(j) (Deleted, Amend 20)
D-2  CALCULATING MAXIMUM SIGN AREA FOR A SIGN-LOT

(A Amend 20)

**Step 1:** Calculate \( A \times B \times C \times D \) (for every frontage) = \( E \)

**Step 2:** Calculate \( .06 \times \) GROUND FLOOR AREA of the primary use building; enter it as "F:" only if it is less than "E;" leave "F" blank if it is more than or equal to "E."

**Step 3:** Maximum sign area = the lesser of "E" and "F."

### A. The ZONAL BASE RATE is:

<table>
<thead>
<tr>
<th>Zonal Category</th>
<th>Base Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1, R1A, R1B, R1U, R1Z, R2, R2U, RE (Am 27)</td>
<td>6 sq.ft.</td>
</tr>
<tr>
<td>INSTL: RES./RURAL (Amend 5)</td>
<td>20 sq.ft.</td>
</tr>
<tr>
<td>NBU, MRU</td>
<td>30 sq.ft.</td>
</tr>
<tr>
<td>MR, NB, OR, GB, HB, CB, CBW, I1, I2, I3</td>
<td>40 sq.ft.</td>
</tr>
<tr>
<td>A, AW, AA, FP</td>
<td>10 sq.ft.</td>
</tr>
</tbody>
</table>

### B. The ROAD SPEED LIMIT FACTOR is:

- up to 30 mph = 1.0
- 31 to 44 mph = 1.5
- 45 to 55 mph = 2.5 (Amend 1)

### C. The BUILDING SETBACK FACTOR is:

<table>
<thead>
<tr>
<th>Setback Distance</th>
<th>Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>0' to 59</td>
<td>1.0</td>
</tr>
<tr>
<td>60' to 100'</td>
<td>1.1</td>
</tr>
<tr>
<td>101' to 150'</td>
<td>1.25</td>
</tr>
<tr>
<td>151' to 200'</td>
<td>1.75</td>
</tr>
<tr>
<td>201' to 300'</td>
<td>2.5</td>
</tr>
<tr>
<td>301' to 400'</td>
<td>3.0</td>
</tr>
<tr>
<td>401' to 500'</td>
<td>3.5</td>
</tr>
<tr>
<td>501' or more</td>
<td>4.0</td>
</tr>
</tbody>
</table>

### D. The FRSTNDNG SIGN USE FACTOR is (See 4-8-6): (Amend 5)

- bldg. setback less than 25' = NA
- 0% of allowance = 1.3
- 1 to 50% = 1.2
- 51 to 75% = 1.1
- 76% or more = 1.0

YOUR MAXIMUM SIGN AREA PER SIGN-LOT IS "E"
UNLESS YOU NEED TO FIGURE "F."

If 6% of the GROUND FLOOR AREA of your PRINCIPAL USE BUILDING is less than the total in "E," then you have a SIGN AREA CAP (.06 x GFA = "F") instead.
APPENDIX E-1: STANDARD PLANT UNITS -- ALTERNATIVES 1 - 5

ALTERNATIVE 1: one 3" caliper *canopy tree*
two 1½" caliper *understory trees*
ten 3' high *shrubs*

ALTERNATIVE 2: one 2" caliper *canopy tree*
one 1½" caliper *understory tree*
ten 3' high *shrubs*
one 8' high *evergreen tree*

ALTERNATIVE 3: one 2" caliper *canopy tree*
ten 3' high *shrubs*
two 6' high *evergreen trees*

ALTERNATIVE 4: ten 3' high *shrubs*
one 8' high *evergreen tree*
two 6' high *evergreen trees*

ALTERNATIVE 5: two 3" caliper *canopy trees*
one 2" caliper *canopy tree*
ten 3' high *shrubs*

*Canopy trees* may be reduced in caliper by 1" and *evergreen trees* may be reduced in height by 2' if the *bufferyard* features a 3' high berm.
APPENDIX E-2: ILLUSTRATION OF BUFFERYARDS --
TYPES A, B, and C
(USING ALTERNATIVE 1 AS AN EXAMPLE)

TYPE A: two canopy trees
        four understory trees
        twenty shrubs

TYPE B: three canopy trees
        six understory trees
        thirty shrubs

TYPE C: four canopy trees
        eight understory trees
        forty shrubs
APPENDIX F-1: URBANIZED AREA BOUNDARY
AS DEFINED BY THE UNITED STATES BUREAU OF CENSUS
(See definition of *Urban Area*, which in subsection (b) includes any incorporated city or town)
APPENDIX F-2: ROADS AND HIGHWAYS ON THE INTERSTATE, NATIONAL AND FEDERAL-AID PRIMARY HIGHWAY SYSTEMS:

SR 25 N: UAB to the Carroll County Line
SR 25 S: UAB to SR 28
SR 26 E: UAB to the Clinton County Line
SR 28: Clinton County Line to the Fountain County Line
SR 43: I-65 to the White County Line
US 52 W: UAB to the Benton County Line
US 231 S: UAB to the Montgomery County Line
I-65: Clinton County Line to the White County Line

UAB = Urbanized Area Boundary as designated by the United States Bureau of Census (See Appendix F-1)

INDIANA SCENIC BYWAYS

Wabash River Scenic Byway: A stretch of roadway from I-65 southwest to Ross Hills Park, including SR 43 (North River Road) south of I-65, US 231 from Harrison Bridge to South River Road, South River Road, Division Road west of South River Road to CR 875 W and CR 875 W. (Amend 38)
APPENDIX G
CERTIFICATION OF FARMLAND
RURAL ESTATE SUBDIVISION

For the property (complete metes and bounds legal description attached) located in _____________ Township, ___________ (Section, ¼ section, Township, Range) containing _____ acres, more or less, a designated employee of the USDA Farm Service Agency has found the following to be true based on Farm Service Agency aerial photographs:

<table>
<thead>
<tr>
<th>Year aerial photograph was taken</th>
<th>Total Acreage in Rural Estate request</th>
<th>Acreage not mechanically harvested</th>
<th>Percentage of area not mechanically harvested</th>
</tr>
</thead>
<tbody>
<tr>
<td>1997</td>
<td></td>
<td></td>
<td>%</td>
</tr>
<tr>
<td>1998</td>
<td></td>
<td></td>
<td>%</td>
</tr>
<tr>
<td>1999</td>
<td></td>
<td></td>
<td>%</td>
</tr>
<tr>
<td>2000</td>
<td></td>
<td></td>
<td>%</td>
</tr>
<tr>
<td>2001</td>
<td></td>
<td></td>
<td>%</td>
</tr>
</tbody>
</table>

Signed and certified this _____ day of _____________________, 20__.

USDA Farm Service Agency_________________________ name printed; title_________________________
APPENDIX H: FLOOD PLAIN CERTIFICATION STATEMENTS

(Amend 56)

To establish that land is at or above the regulatory flood elevation:

I, insert name, a registered Land Surveyor in the State of Indiana, do hereby certify that the above described real estate does lie at or above the regulatory flood elevation (100 year frequency) of insert elevation and datum (e.g. NGVD datum) as stipulated by insert APC or IDNR letter information (e.g. the Indiana Department of Natural Resources for the Wea Creek in a letter dated August 21, 2001 in Wea Township, Tippecanoe County, Indiana).

Given under my hand and seal on insert date.

Seal & Signature Required.

To establish that land is below the regulatory flood elevation:

I, insert name, a registered Land Surveyor in the State of Indiana, do hereby certify that the above described real estate does lies below the regulatory flood elevation (100 year frequency) of insert elevation and datum (e.g. NGVD datum) as stipulated by insert APC or IDNR letter information (e.g. the Indiana Department of Natural Resources for the Wea Creek in a letter dated August 21, 2001 in Wea Township, Tippecanoe County, Indiana).

Given under my hand and seal on insert date.

Seal and Signature Required.

To establish limits of the floodway based on alluvial soils:

I, insert name, a registered Land Surveyor in the State of Indiana, do hereby certify that the above described real estate contains alluvial soils as identified in a soil report provided by insert Soil Scientist’s name on insert date. The area described above forms the limit of the regulatory flood, all of which shall be considered the regulatory floodway.

Given under my hand and seal on insert date.

Seal and Signature Required.
APPENDIX I: NEAR CAMPUS AREA (Amend 68)
APPENDIX J: Hoosier Heartland Corridor, Relocated US 231 and the Wabash River Scenic Byway
Appendix J continued

Relocated US 231 Corridor
(illustrative map)
Appendix J continued

Wabash River Scenic Byway
(Illustrative map)
APPENDIX K (Amend 87)
Form-Based Overlay Components

K-1-1 **BUILDING TYPES** (images property of the City and County of Denver, CO – used with permission)

(a) Urban House
(b) Urban Duplex
(c) Row House
(d) Apartment / Commercial / Mixed-Use
(e) Civic
K-1-2 STREET FRONTAGES

(a) Properties within the Form-Based Overlay may have frontage on more than one street. Where a property has more than one street frontage, the applicant shall seek a determination from the Administrative Officer on how the streets fronting the property shall be classified.

(b) The Street Frontage: The street frontage is divided in two by a shared Lot/Right-of-Way (R.O.W) line. The two parts that make up a street frontage are:

1. **Private Street Frontage**: That area from the building façade to the shared Lot/Right-of-Way (R.O.W) line.
2. **Public Street Frontage**: That area from the shared Lot/Right-of-Way (R.O.W) line to the back of curb on a street.

There are four components that comprise the two parts of the street frontage, though not all may be required to be present in every situation:

- A: Private Street Frontage
- B: Common Lawn
- C: Sidewalk
- D: Tree Lawn/Tree Wells

K-1-3 PETITIONER’S RESPONSIBILITY REGARDING STREET FRONTAGES

(a) All petitioners redeveloping per a Form-Based Overlay are required to install a private frontage and, unless waived by the Administrative Officer, a public frontage. The Administrative Officer shall determine the required public frontage for a property. The petitioner shall be responsible for the following items pertaining to their property’s public frontage:

1. Construct the sidewalk and streetscape (trees, planting beds, etc.) as prescribed.
2. Provide temporary connections between the new streetscape to the existing infrastructure.
3. Allow for uncontested dedication of the right-of-way when the street is built out between the existing pavement and the sidewalk as constructed by the petitioner.

(b) Private Frontages are required to be installed and cannot be waived by the Administrative Officer. All planted material in the private frontage is subject to the approval of the Urban Forester where appropriate municipal ordinances apply.

(c) Where a conflict occurs between complying with any building type setback standard and the requirements of the private and public street frontages, the APC staff in consultation with the Administrative Officer may allow reasonable adjustments in the building type setback requirements to incorporate the public and private street frontages in a more context-sensitive way.
K-1-4 PRIVATE FRONTAGE TYPES

(a) Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

(b) Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. An optional fence at the Frontage Line can maintain street spatial definition. Porch requirements are by building type.

(c) Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment.
(d) **Stoop**: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.

(e) **Forecourt**: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.

(f) **Shopfront**: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. Awnings are required over entry doors along street frontages extended, at a minimum, over the door they are above.
(g) Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than approximately 12 feet wide and should overlap the Sidewalk to within approximately 2 feet of the Curb.

(h) Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than approximately 10 feet wide and should overlap the sidewalk to within approximately 2 feet of the Curb.
K-1-5 PARKING TYPES

(a) Garage: Garages provide private, enclosed parking spaces for individual dwelling units. Garages shall be located behind the primary use building if detached or – if attached – set back from the building’s primary street façade by a distance specified by the building type. Carports may be substituted for garages.

(b) Tuck-Under Parking: Tuck under parking provides covered and enclosed parking spaces located at the rear of a building. Tuck under parking may be combined with other parking types and works particularly well on properties that slope away from the primary street right-of-way and where a residential dwelling must be elevated above a flood prone area.

(c) Surface Lot: Surface lots provide uncovered, at grade parking spaces. Such lots shall be located behind the primary use building.

(d) Midblock Structure: Midblock structures are freestanding parking structures located generally in the center of a larger block. Midblock structures shall be set back from
adjacent buildings by at least forty feet (40’) to provide sufficient light and privacy for commercial or residential uses facing the block interior. This set back may accommodate an alley, private rear lane, and/or rear yards.

(e) Lined Structure: Lined structures are parking structures located behind shallow buildings that are oriented solely toward the street. Lined structures may be directly attached to the building or detached by a minimal fire separation distance. Lined structures shall be limited in height to equal or less than the height of the building.

(f) Integrated Structure: Integrated structures are parking structures located within an occupied building. Integrated structures may be fully or partially integrated into the building.
(g) Underground **Structure**: Underground **structures** are parking **structures** located below grade. Underground **structures** may be combined with other aboveground parking types.