

**ORDINANCE NO. 28-17**

**AN ORDINANCE AMENDING  
ORDINANCE NO. 32-97  
BEING THE UNIFIED ZONING ORDINANCE  
OF TIPPECANOE COUNTY.**

**Be it ordained** by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No.32-97, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

**Section 1:** Add the following definition of “Self-storage warehouse business” to **UZO Section 1-10-2 WORDS AND TERMS DEFINED:**

**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.

**Section 2:** Add the following category to **UZO Section 3-2 PERMITTED USE TABLE:**

“Self-storage warehouse business”; parking group 13; Special Conditions: 4-9-3-a; allowed by right in the GB, I1, I2, and I3 zones and by special exception in the NB zone.

**Section 2a:** Eliminate the existing category for Miniwarehouse and self-storage warehousing in **UZO Section 3-2 PERMITTED USE TABLE.**

**Section 3:** Change **UZO 4-9-3-a TYPE OF BUFFERYARD REQUIRED ALONG A LOT LINE SEPARATING A ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT AND AN ABUTTING ZONE** by making the following adjustments:

		ABUTTING ZONE							
<b>ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT</b>	R1 R1A R1B R1U R1Z R2 R2U R3 R3W R4W PDRS MRU NBU RE & the residential portion of PD Zones (Amend 27, 60, 69 & 71)	OR	NB MR GB HB	I1	I2	I3	A AA AW FP		
	<b>ZONE IN WHICH MINIWAREHOUSE OR SELF-STORAGE WAREHOUSE IS BEING DEVELOPED (Amend 5)</b>								
NB GB I1 I2 I3 A	B-C	A	A	A	---	---	A		

**Section 4:** Add to the list in **UZO Section 5-5-6 PERMITTED RURAL HOME OCCUPATIONS** the following:

(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 warehouse businesses** as defined shall not be considered a **rural home occupation**.

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

INTRODUCED ON FIRST READING ON THE 2 DAY OF October, 2017.

MOTION TO ADOPT MADE BY COUNCILOR DeBoer, AND SECONDED BY COUNCILOR Dietrich.

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 2 DAY OF October, 2017, HAVING BEEN PASSED BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
DeBoer	✓			
Dietrich	✓			
Jones	✓			
Keen			✓	
Leverenz			✓	
Sanders	✓			
Thomas			✓	
Wang	✓			

  
Peter Bunder, Presiding Officer


Attest:

  
Sana G. Booker, Clerk

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA ON THE 4 DAY OF October, 2017.

  
Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 4 DAY OF  
October, 2017.

  
John R. Dennis, Mayor

Attest:

  
Sana G. Booker, Clerk