

ORDINANCE NO. 17-21

TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

Section 1: Add the following to **UZO Section 1-10-2 WORDS AND TERMS DEFINED:**

SHIPPING CONTAINER. A unit originally or specifically designed or used to store goods or merchandise during shipping or hauling by container ships, rail, or other types of transportation. Railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies and similar items originally built for purposes other than the storage of goods and materials, are not shipping containers and shall not be used as accessory storage at a farm or residence.

Section 2: Amend **Footnote 8** of **Chapter 3-2 PERMITTED USE TABLE**, to read as follows:

Footnote 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 5,000 square feet. See Section 4-11-15 for further requirements in A, AA and AW zones.

Section 3: Change the parking groups in **Chapter 3-2 PERMITTED USE TABLE** as read as follows:

Parking Group	SIC Number	Use
8	76	Miscellaneous repair shops
	Except:	
8	7629	Medical equipment repair, electrical
8	7699	Medical equipment repair, except electrical
6	7699	Farm machinery and equipment service & repair
6	7699	Industrial Truck Services

Section 4: Change **4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS**, to read as follows:

- (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) However, window wells may extend up to a maximum of 4' into **rear** and **front setbacks** at the discretion of the Administrative Officer.

Section 5 (Revised from original Amendment #100): Add the following new **Section 4-11-14 SHIPPING CONTAINERS** to **Chapter 4-11 MISCELLANEOUS RESTRICTIONS**:

4-11-14 SHIPPING CONTAINERS:

- (a) **Shipping containers** used for permanent on-site storage shall be allowed at farming operations (SIC 01 or 02) in any zone as an accessory use. These **shipping containers**:
- (1) may not be stacked on top of each other;
 - (2) shall meet all building setbacks for an accessory building;
 - (3) are only allowed with an approved **Improvement Location Permit**, and
 - (4) shall only be used for storage related to the farming operation on site.
- (b) No more than one **shipping container** shall be allowed as an accessory use to a residence that is not part of a farming operation. These **shipping containers**:
- (1) shall be located on a lot of at least two acres of non-residentially zoned property;
 - (2) shall meet all building setbacks for an accessory building;
 - (3) are only allowed with an approved **Improvement Location Permit**;
 - (4) shall not be located between the **primary use building** and the **front lot line**.
- (c) Metal **shipping containers** that are used for residential storage on a temporary basis in any zone shall be allowed on site for no more than a period of 90 days or such longer period at the **Administrative Officer's** discretion.

Section 6: Add the following new **Section 4-11-15 CONTRACTORS REQUIREMENTS** to **Chapter 4-11 MISCELLANEOUS RESTRICTIONS**:

- (a) Uses falling under SIC 15, 16 and 17, which are permitted by special exception in A, AA and AW zones shall be located on properties with a minimum of 2 acres; and
- (b) The largest building's **gross floor area** shall be no more than 8,000 square feet.

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

INTRODUCED ON FIRST READING ON THE 2 DAY OF August, 2021.

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

DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 2 DAY OF August, 2021, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Blanco	✓			
Brown	✓			
Bunder	✓			
DeBoer	✓			
Kang			✓	
Leverenz	✓			
Parker	✓			
Sanders			✓	
Thomas	✓			



 Peter Bunder, Presiding Officer

Attest:

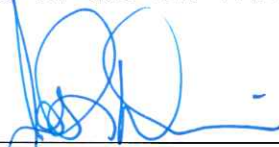

 Saha G. Booker, Clerk



PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA
 ON THE 3 DAY OF August, 2021.


 Saha G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 3 DAY OF
August, 2021.


 John R. Dennis, Mayor

Attest:


 Saha G. Booker, Clerk

