

## ORDINANCE NO. 12-08

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:** Change **UZO Section 3-2 Permitted Use Table**, Footnote 1 to  
read as follows:

**Industrial zones** are differentiated by relative impact on surrounding **uses**, as measured by the amount of manufacturing, construction, contracting, warehousing, and wholesaling uses that is permitted to be conducted outdoors. Thus, I1 = 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.

This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]  
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

March 20, 2008  
Ref. No.: 08-090

West Lafayette Common Council  
609 W. Navajo Street  
West Lafayette IN 47906

**RECEIVED**

**MAR 25 2008**

**CLERK - TREASURER**

## CERTIFICATION

**RE: UZO AMENDMENT #59—OUTSIDE STORAGE IN  
THE INDUSTRIAL ZONES**

An amendment which clarifies the permitted use table regarding outdoor storage of materials in the Industrial zones.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 19, 2008, the Area Plan Commission of Tippecanoe County voted 11 yes - 0 no on the motion to approve the enclosed amendment to the Unified Zoning Ordinance. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed zoning ordinance amendment be approved.

Sincerely,

  
Sallie Dell Fahey  
Executive Director

SDF/lmu

Enclosure: Staff Report and Ordinance

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**UZO AMENDMENT #59  
OUTSIDE STORAGE IN INDUSTRIAL ZONES**

**STAFF REPORT  
March 13, 2008**

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**UZO AMENDMENT 59  
OUTSIDE STORAGE IN INDUSTRIAL ZONES**

Staff Report  
March 13, 2008

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**STAFF COMMENTS:**

Currently footnote 1 of the Primary Use Table states the following:

*Industrial zones* are differentiated by relative impact on surrounding *uses*, as measured by the amount of activity that is conducted outdoors. Thus, I1 = low impact = activities conducted entirely indoors with an attached loading facility; I2 = moderate impact = indoor activity except for outdoor loading operations; and, I3 = high impact = activities, including storage, conducted indoors or out.

The problem with footnote 1 is that it assumes all uses within the Industrial zones will be industrial, and that is not the case. Agricultural uses, both crop production and livestock production are permitted in the I zones as are child care and adult care centers. The footnote as it is currently worded could be interpreted to require all work associated with these uses to be conducted indoors, which is absurd.

At the February Ordinance Committee, new wording for footnote 1 was approved that better describes the uses that must be conducted indoors, namely: manufacturing, construction, warehousing, and wholesaling uses. With this new wording, uses that are permitted in the I districts that logically have an outdoor component (having less impact on neighboring uses) will not be regulated in that manner.

**STAFF RECOMMENDATION:**

Approval