

ORDINANCE NO. 2020-02

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF TIPTON, INDIANA AMENDING THE CITY OF TIPTON ZONING ORDINANCE 2010-03, AS AMENDED

WHEREAS, IC 36-7-4-602 provides that a Zoning Ordinance may be amended; and

WHEREAS, the Plan Commission did initiate a process to consider amendments to the Zoning Ordinance as it pertains to improvement location permits, and

WHEREAS, the Plan Commission did in considering the proposal pay reasonable regard to the comprehensive plan, current conditions and character of structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction and responsible development and growth, and

WHEREAS, the Plan Commission did hold a public hearing on the matter on March 12, 2020, and

WHEREAS, the Plan Commission did certify to the Common Council of the City of Tipton on March 13, 2020 the attached amendments with a favorable recommendation,

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Tipton, Indiana that:

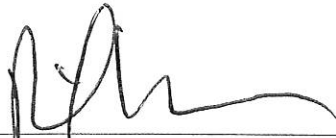
SECTION 1. The City of Tipton Zoning Ordinance 2010-03 adopted February 8, 2010 is amended as follows:

Attachment A of this Ordinance makes deletions and additions to the text of the City of Tipton Zoning Ordinance. Parts to be deleted are struck through while parts to be added are in 'red'.

This Ordinance shall be in full force and effective upon passage by the Common Council of the City of Tipton and its publications as provided by law.

Passed on the 13 day of APRIL, 2020 on the first reading; and

Adopted this 27 day of APRIL, 2020 on the second and final reading.


Rick Chandler, Council President


Sophie Hufford, Councilman

Ken Ehman

Ken Ehman, Councilman

Nathan Kring

Nathan Kring, Councilman

Richard Rippey

Richard Rippey, Councilman

Presented by me, Tamera L. Clark to the Mayor of the City of Tipton, on the 27 day of
APRIL, 2020 at the hour of 6:00 P.M.

Tamera L. Clark

Tamera L. Clark, Clerk-Treasurer

This ordinance is hereby APPROVED by me, Thomas E. Dolezal, on the 27 day of
APRIL, 2020 at the hour of 6:00 P.M.

Thomas E. Dolezal

Thomas E. Dolezal, Mayor

Attest:

Tamera L. Clark

Tamera L. Clark, Clerk-Treasurer

Prepared by Steve Niblick, Tipton Plan Department Executive Director
Reviewed by Matthew B. Quigley, Attorney for the City of Tipton

ATTACHMENT A

902.01 Except as provided below, an Improvement Location Permit shall be obtained before any person may:

I. any construction of buildings not previously in existence;

J. place a roll off dumpster within a public right-of-way or on a public sidewalk (the permit shall be valid for thirty (30) days from the date of issue); and

K. demolish any structure that requires an Improvement Location Permit as listed in Section 902.03 (the permit shall be valid for thirty (30) days from the date of issue and all debris and material resulting from the demolition shall be removed from the property and properly disposed of within forty-five (45) from the date of issue).

902.04 Improvement Location Permits shall become null and void one year from the date of issue. ~~unless the~~ **The** owner or applicant ~~may request~~ requests an extension **granted by the Zoning Administrator** ~~for a reasonable period of time~~ for good and sufficient cause **and if all required inspections have been completed** prior to expiration. **Prior to the extension, the owner or applicant shall submit a schedule of completion. The extension shall not exceed six (6) months.** If the work described in the Improvement Location Permit has not been substantially completed by the expiration of this **extended** time, no further work may proceed unless and until a new Improvement Location Permit has been obtained.