

Tipton County



Farmland Coverage
87.07% land in farmland

2014 Population
15,415 ↓

Top Employing Industries
Government and Government Enterprises, Manufacturing

County Type
Rural County

Ordinance Regulates
CFOs
Definition
County uses IDEM's definition or the same animal head numbers to define CFOs

ZONING DISTRICT ¹	PERMITTED USE / SPECIAL EXCEPTION
Agriculture (A) Agribusiness (AB) Light Industrial (I1) General Industrial (I2)	Permitted Use Special Exception Special Exception Special Exception
REZONE REQUIRED: NO	

ADDITIONAL STANDARDS

Use standards for CFOs beyond zoning district's standards unless otherwise specified.

SETBACKS

Right of Way (ft)	250 to road ROW
Property Line (ft)	200 ft from side and rear

BUFFERS²

Zoning Districts (ft)	Rural Residential district-1,320
Municipal Boundary (ft)	5,280
Residential Use (ft)	1,320
Exception for farm house	Yes
Religious Institution (ft)	1,320
School (ft)	5,280 (public)
Recreational Areas (ft)	1,320 public only
Business (ft)	1,320 from non-agricultural commercial uses
Other Buffered Uses (ft)	Public buildings-1,320

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

- Pre-application permit required
- Site plan required
- Development plan review
- Other Processes
- Site scoring system

OTHER

Proof of IDEM Permit Required	No
Existing Violation Clause	None
Odor Control Standards	None
<i>Manure Management</i>	
Manure Application Standards	None
Manure Storage Standards	None
Animal Mortalities Standards	None
Transportation/Driveway & Parking Standards	None
Well/Water Standards	None
Screening/Shelterbelt Standards	None
Minimum Lot Size (acres)	None
Other	Expanded notice of IDEM application to all landowners within 1 mile; Expansion of CFO cannot include an uncovered manure storage or treatment lagoons with greater than 180 day storage capacity

RELATED STANDARDS

Reciprocal Buffer ³	<input checked="" type="checkbox"/>
County Has Agricultural Clause	<input checked="" type="checkbox"/>

COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	18
Approximate Livestock Count (2012)	68,016

TIPTON COUNTY FACTS

2014 Population Density (people/mi ²)	59.1
Housing Unit Density (houses/mi ²)	26.7
PCPI (2014)	\$40,049
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	57%
Share of Land	98%

FOOTNOTES

1. Uncovered manure storage 180 days and over is allowed by special exception in the AG district
2. Measured from outer perimeter of CFO structure include manure storage; Liquid edge of an uncovered storage basin or treatment lagoon that provides more than 180 days manure storage must be located 2,640 ft from buffered uses
3. Does not include new residences unless a major or minor subdivision

COUNTY CONTACT INFORMATION

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ORDINANCE

Information presented as of 8/15/2015. For more details about Tipton County's land use ordinances on CFO/CAFOs, please visit <https://aq.purdue.edu/Documents/ordinance>.