

MEMORANDUM

TO: APC Ordinance Committee
FROM: Kathy Lind, Senior Planner
SUBJECT: Self-storage warehouse business amendment
DATE: July 27, 2017

At the July 5th Ordinance Committee meeting, staff was directed to put the changes regarding self-storage warehouse businesses discussed and agreed upon in Ordinance Amendment form. That proposed amendment is attached.

This amendment would for the first time define “self-storage warehouse businesses” and stipulate that there be no outside storage, no storage units used as a residence, and no illegal activities permitted. The amendment would also eliminate this use from the Agricultural zone by special exception. They would only be allowed by right in GB, I1, I2, and I3 and only by special exception in NB.

The amendment would also add the renting or leasing of storage space in barns of large items (boats, RVs, etc.) as a permitted Rural Home Occupation. And finally it would increase the bufferyard requirement from a Type “B” buffer to a Type “C” buffer when the use is adjacent to residential zoning. It would also require a Type “A” buffer when it is adjacent to OR, NB, MR, GB, HB, I1 and the rural zones where currently no bufferyard is required.

STAFF RECOMMENDATION:

Approval

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. _____ 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. _____, 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 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							
ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT	R1 R1A R1B R1U R1Z R2 R2U R3 R3W R4W PDRS MRU NBU RE & the residential portion of <i>PD</i> <i>Zones</i> (Amend 27, 60, 69 & 71)	OR	NB MR GB HB	I1	I2	I3	A AA AW FP	
ZONE IN WHICH MINIWAREHOUSE OR SELF-STORAGE WAREHOUSE IS BEING DEVELOPED (Amend 5)								
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.