

ORDINANCE NO. 2015-20-CM
 AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
 TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Section 1: Change UZO Section 2-9-12 R3U Minimum Off-Street Parking Requirements (by adding the missing West Lafayette standard) to read as follows:

2-9-12	MINIMUM OFF-STREET PARKING REQUIREMENTS in R3U:	<p>Residential use: Single- and two-family: 2 spaces per dwelling unit Multi-family (LAFAYETTE): 1.50 per Type D and E units 1.75 per Type C unit 2.00 per Type A and B units Multi-family (TIPP. CO, DTN, BG, CH, WLAF): 2 spaces per dwelling unit (except University-Proximate residences see 4-6-4) (Amend 1) Nonresidential use: See 3-2 and 4-6-3</p>
---------------	--	--

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

(Adopted And Passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 5th day of OCTOBER, 2015.

VOTE:

Y

[Signature]

Thomas Murtaugh, President

Y

[Signature]

David Byers, Vice President

Y

[Signature]

Tracy Brown, Member

ATTEST:

[Signature]
 Robert Plantenga, Auditor

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

September 17, 2015
Ref. No.: 15-206

Tippecanoe County Commissioners
20 N. 3rd Street
Lafayette IN 47901

CERTIFICATION

RE: UZO AMENDMENT #86--PARKING STANDARDS:

This amendment would correct an omission in the UZO specifically for required parking for multi-family dwellings in the R3U zone in West Lafayette.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on September 16, 2015, the Area Plan Commission of Tippecanoe County voted 12 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 Tippecanoe County Commissioners that the proposed zoning ordinance amendment be approved.

Sincerely,


Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosure: Staff Report and Ordinance

**UZO AMENDMENT #86
R3U PARKING STANDARDS
FOR MULTI-FAMILY IN WEST LAFAYETTE
STAFF REPORT
September 10, 2015**

**UZO Amendment #86
R3U PARKING STANDARDS
FOR MULTI-FAMILY IN WEST LAFAYETTE**

**Staff Report
September 10, 2015**

Currently, the UZO's parking standards for multi-family uses in R3U zones does not include a standard for West Lafayette (see below).

R3U Parking Requirements:

2-9-12	MINIMUM OFF-STREET PARKING REQUIREMENTS:	Residential use: <i>Single- and two-family:</i> 2 spaces per <i>dwelling unit</i> <i>Multi-family (LAFAYETTE):</i> 1.50 per Type D and E units 1.75 per Type C unit 2.00 per Type A and B units <i>Multi-family (TIPP. CO, DTN, BG, CH):</i> 2 spaces per <i>dwelling unit</i> (Amend 1) Nonresidential use: See 3-2 and 4-6-3
---------------	---	---

Since West Lafayette had no R3U zones, this omission was never a concern. However last month the West Lafayette Common Council approved the New Chauncey Neighborhood rezone which introduced a small number of R3U zoned properties to the city.

Staff proposes simply adding the parking standard found in R3W for multi-family uses, to the R3U parking standards since it is the standard West Lafayette currently uses for multi-family dwellings:

R3W Parking Requirements:

2-10-12	MINIMUM OFF-STREET PARKING REQUIREMENTS:	Residential use: 2 spaces per <i>dwelling unit</i> (except <i>university-proximate residences:</i> see 4-6-4)
----------------	---	--

All of the newly created R3U zoned properties are within the "university-proximate residences" area of West Lafayette. Parking in this part of the city is based on the size of the apartments on site. Efficiency apartments would only require 1 space per unit; larger three- or four-bedroom units would be required to provide 3 spaces.

This proposal received a recommendation of approval at Ordinance Committee last month.

RECOMMENDATION:

Approval