

ORDINANCE NO. 2017-19-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: 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 2a: Eliminate the existing category for Miniwarehouse and self-storage warehousing in **UZO Section 3-2 PERMITTED USE TABLE.**

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 PD Zones (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.

~~(Adopted And Passed)~~ (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 2nd day of October, 2017.

VOTE:

yes

Tracy A. Brown
Tracy A. Brown, President

yes

Thomas P. Murtaugh
Thomas P. Murtaugh, Vice President

ABSENT
David S. Byers, Member

ATTEST:

Robert Plantenga
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 21, 2017
Ref. No.: 17-305

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

CERTIFICATION

RE: UZO AMENDMENT #92:

This amendment would add bufferyard requirements and limit the zones where self-storage warehouses would be permitted.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on September 20, 2017, 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 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 #92
SELF-STORAGE WAREHOUSE AMENDMENT**

**STAFF REPORT
September 14, 2017**

UZO Amendment #92
SELF-STORAGE WAREHOUSE AMENDMENT

Staff Report
September 14, 2017

Currently, the UZO permits “mini-warehouse and self-storage warehousing” by right in the GB zone as well as the I1, I2, and I3 Industrial zones. It is also permitted with a special exception (SE) in the NB, Neighborhood Business zone and the A, Agricultural zone.

Earlier this spring, a request for an Agricultural rezone (from its current AW zoning) specifically for a self-storage business raised concerns regarding whether or not this use should be allowed at all in the A zone. This particular rezone request, in an area many deemed not appropriate for this type of use, was denied by the County Commissioners and was the catalyst for several months’ worth of discussion at Ordinance Committee. The discussion was whether or not mini-storage warehouses should be permitted by special exception in the A and NB zones or only by right in the GB, and I zones.

The majority of our existing self-storage businesses are located on the periphery of our cities in GB zones. In the A zone, there have been nine special exceptions granted on six properties since the establishment of NUZO in January of 1998. Staff generally recommended favorably on these SE requests, since self-storage businesses are deemed a fairly innocuous neighbor; in theory, they are business uses that produce no noise, little traffic, no outside storage, etc. More recently, public opinion seems to be that in some instances, this use can be considered an eyesore that should require some buffering.

This amendment (see attached) that the Ordinance Committee approved at its August meeting, would for the first time define “self-storage warehouse businesses.” This definition stipulates 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. Self-storage businesses 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.

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.

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		ABUTTING ZONE												
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		R2U	R3	R3W	R4W	PDRS		MR					AA	
		MRU	NBU	RE & the residential portion of PD Zones (Amend 27, 60, 69 & 71)	OR	GB	I1	I2	I3				AW	
						HB							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**.

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