ORDINANCE NO. 22-10

TO AMEND CERTAIN PORTIONS OF THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS FOLLOWS:

Section 1: Change Table Of Contents, under heading **2 ZONE REGULATIONS** by adding the subheading "2-16 MRU – Medical Related Zones" after subheading "2-15 MR – Medical Related Zones", and renumbering all subsequent subheadings, to read as follows:

2-17 GB -- General Business Zones
2-18 HB -- Highway Business Zones
2-19 CB -- Central Business Zones
2-20 CBW -- Central Business Zones
2-21 I1 -- Industrial Zones
2-22 I2 -- Industrial Zones
2-23 I3 -- Industrial Zones
2-24 A -- Agricultural Zones
2-25 AA -- Select Agricultural Zones
2-26 AW -- Agricultural and Wooded Zones
2-27 FP -- Flood Plain Zones
2-28 PD -- Planned Development Zones
2-28-1 Intent
2-28-2 Origination of Proposals
2-28-3 Classification of Planned Developments
2-28-4 Pre-Submission Conference
2-28-5 Filing Requirements for a PD Rezoning Request with Draft Plan
2-28-6 Required Review Meeting
2-28-7 Preliminary Plan Application Requirements
2-28-8 Preliminary Plan Hearing and Disposition
2-28-9 Approval of Final Detailed Plans for PDCC Zones
2-28-10 Approval of Final Detailed Plans for PDRS, PDNR and PDMX Zones
2-28-11 Recording Approved Final Detailed Plans
2-28-12 Amending Recorded Final Detailed Plans
2-28-13 Lapsed and Abandoned Planned Developments
2-28-14 Covenants and Maintenance
2-29 RE -- Rural Estate Zones

Section 2: Change Chapter 1, section **1-4-2** ***COMMERCIAL ZONES*** by adding "MRU: Medical related" to the list of zones, to read as follows:

NB: Neighborhood business
NBU: Neighborhood business
OR: Office/research
MR: Medical related
MRU: Medical related
GB: General business
HB: Highway business
CB: Central business
CBW: Central business

Section 3: Change Chapter 1, section **1-10-2 Words and Terms Defined** by amending the definitions of **COMMERCIAL ZONE**, **SIGN AREA ASSURANCE**, and **ZONAL BASE RATE**, to read as follows:

COMMERCIAL ZONE. An NB, NBU, OR, MR, MRU, GB, HB, CB or CBW ***zone***.

SIGN AREA ASSURANCE. The least area of ***signage*** to which a ***primary use*** is entitled. It is equal to the ***zonal base rate***, except for:
(1) ***primary use buildings*** with more than 15000 sq.ft. of ground floor area in NBU and MRU ***zones***; and
(2) ***primary use buildings*** with more than 20000 sq.ft. of ground floor area in all other ***commercial*** and ***industrial zones***,
where **SIGN AREA ASSURANCE** is equal to 0.2% of ground floor area of the ***primary use building***.

ZONAL BASE RATE. The area of ***signage*** which is multiplied by various factors to determine the maximum sign area per ***sign-lot***. The **ZONAL BASE RATE** is:
(1) 6 sq.ft. in R1, R1A, R1B, R1U, R1Z, R2, R2U and RE ***zones***;
(2) 20 sq.ft. in R3, R3U, R3W, and R4W ***zones*** and for institutional ***uses*** (SIC 801-972) permitted under 3-2 below in ***residential, rural*** and ***flood plain zones***;
(3) 30 sq.ft. in NBU and MRU ***zones***;
(4) 40 sq.ft. in NB, MR, OR, GB, HB, CB, CBW, I1, I2 and I3 ***zones***; and
(5) 10 sq.ft. in A, AA, AW, and FP ***zones***. (Amend. 27)

Section 4: Change Chapter 2, section **2-15 MR -- MEDICAL RELATED ZONES,** to read as follows:

MR	**2-15 MEDICAL RELATED ZONES**	**MR**
2-15-1	**INTENT:**	To provide areas for medical related facilities and services.
2-15-2	**PERMITTED *USES* AND *STRUCTURES*:**	***Primary uses***: see 3-2 ***Accessory uses***: see 4-1

MR	2-15 MEDICAL RELATED ZONES	MR
2-15-3	***USES* AND *STRUCTURES* ALLOWED BY *SPECIAL EXCEPTION*:**	***Primary uses***: see 3-2
2-15-4	**MINIMUM *LOT AREA*:**	**Nonresidential *use*** - 25,000 sq.ft. ***Multi-family dwelling*** - 2000 sq.ft. per each of the first 3 ***dwelling units***, then 1000 sq.ft. per each ***dwelling unit*** above 3. See 4-3 for additional information
2-15-5	**MINIMUM *LOT WIDTH*:**	**Nonresidential *use*** - 100' ***Multi-family dwelling*** - 70' See 4-3 for additional information
2-15-6	***LOT COVERAGE*:**	**Maximum coverage by all *buildings*** - 40% **Minimum *vegetative cover*** - 20%
2-15-7	**MINIMUM *FRONT*, *REAR*, OR *SIDE SETBACK* ALONG *STREET FRONTAGE*:** (Amend 8)	**Along a *local street* or *place*** - 25' **Along a *collector street*** - 30' **Along a *secondary arterial*** - 40' **Along a *primary arterial*** - 60' See 4-4 for exceptions
2-15-8	**MINIMUM *REAR SETBACK* NOT ALONG *STREET FRONTAGE*:**	**Residential *use*:** ***Primary use building*** - 25' ***Accessory building*** or ***use*** - 10' **Nonresidential use:** ***Primary use building*** - 15' ***Accessory building*** or ***use*** - 15' (40' if abutting a ***residential zone*** or ***use***) See 4-4 for additional information
2-15-9	**MINIMUM *SIDE SETBACK* NOT ALONG *STREET FRONTAGE:***	**Residential *use*:** ***Primary use building*** - 6' ***Accessory building*** - 6' **Nonresidential *use*:** ***Primary use building*** - 0' ***Accessory building*** - 0' (30' if abutting a ***residential zone*** or ***use***)
2-15-10	**MAXIMUM *BUILDING HEIGHT*:**	***Multi-family dwelling*** - 35' **Nonresidential *use*** - 60' See 4-5 for exceptions

MR	2-15 MEDICAL RELATED ZONES	MR
2-15-11	**MINIMUM OFF-STREET PARKING REQUIREMENTS:** (Amend 8)	**Residential *use*:** ***Single-*and *two-family*:** 2 spaces per ***dwelling unit*** (see 4-6-4) (Amend 5) ***Multi-family* (LAFAYETTE):** 1.50 per ***efficiency*** and 1-***BR*** unit 1.75 per 2-***BR*** unit 2.00 per 3+***BR*** unit ***Multi-family* (WL, TIPP.CO, DTN, BG, CH)** 2 spaces per ***dwelling unit*** **Nonresidential *use*:** See 3-2, 4-6-3 and 4-6-11-b
2-15-12	**MINIMUM OFF-STREET LOADING REQUIREMENTS:**	See 4-6-18
2-15-13	**ON PREMISE *SIGNS*:**	See 4-8
2-15-14	**BUFFERING REQUIREMENTS:**	See 4-9

Section 5: Change Chapter 2 **ZONE REGULATIONS** by adding new section **2-16 MRU -- MEDICAL RELATED ZONES,** to read as follows:

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-1	**INTENT:**	To preserve and protect older developed parts of the community by providing areas for medical related facilities and services on older platted lots in ***urbanized sewered areas*** of the cities, incorporated towns, and unincorporated towns with sewer.
2-16-2	**PERMITTED *USES* AND *STRUCTURES*:**	***Primary uses***: see 3-2 ***Accessory uses***: see 4-1
2-16-3	***USES* AND *STRUCTURES* ALLOWED BY *SPECIAL EXCEPTION*:**	***Primary uses***: see 3-2

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-4	MINIMUM *LOT AREA*:	Nonresidential *use* - none *Single-family dwelling* - 4000 sq.ft. *Two-family dwelling* - 3000 sq.ft. per *dwelling unit* *Multi-family dwelling* - 2000 sq.ft. per each of the first 3 *dwelling units*, then 1000 sq.ft. per each *dwelling unit* above 3. See 4-3 for additional information
2-16-5	MINIMUM *LOT WIDTH*:	Nonresidential *use* and *single-*, and *two-family dwelling* - 40' *Multi-family dwelling* - 70' See 4-3 for additional information
2-16-6	*LOT COVERAGE*:	Maximum coverage by all *buildings* - 40% Minimum *vegetative cover* - 30%
2-16-7	MINIMUM *FRONT, REAR,* OR *SIDE SETBACK* ALONG *STREET FRONTAGE*:	Residential *use*: Along a *local street, place, collector street, secondary arterial, or a primary arterial* - 15' Nonresidential *use*: Along a *local street, place,* or *collector street* – 0' Along a *secondary arterial, or a primary arterial* - 25' See 4-4 for exceptions
2-16-8	MINIMUM *REAR SETBACK* NOT ALONG *STREET FRONTAGE*:	Residential *use*: *Primary use building* - 20' *Accessory building* or *use* - 6' Nonresidential use: *Primary use building* - 15' *Accessory building* or *use* - 10' See 4-4 for additional information
2-16-9	MINIMUM *SIDE SETBACK* NOT ALONG *STREET FRONTAGE:*	Residential *use*: *Primary use building* - 6' *Accessory building* - 4' Nonresidential *use*: 0' (10' if abutting a *residential zone* or *use*)

MRU	2-16 MEDICAL RELATED ZONES	MRU
2-16-10	MAXIMUM *BUILDING HEIGHT*:	**Residential *use*** - 35' (or to the original height if being repaired, restored or rehabilitated) **Nonresidential *use*** - 60' (or to the original height if being repaired, restored or rehabilitated) See 4-5 for exceptions
2-16-11	**MINIMUM OFF-STREET PARKING REQUIREMENTS:** (Amend 8)	**Residential *use*:** ***Single*-and *two-family*:** 2 spaces per ***dwelling unit*** (see 4-6-4) (Amend 5) ***Multi-family* (LAFAYETTE):** 1.50 per ***efficiency*** and 1-***BR*** unit 1.75 per 2-***BR*** unit 2.00 per 3+***BR*** unit ***Multi-family* (WL, TIPP.CO, DTN, BG, CH)** 2 spaces per ***dwelling unit*** **Nonresidential *use*:** See 3-2, 4-6-3 and 4-6-11-b
2-16-12	**MINIMUM OFF-STREET LOADING REQUIREMENTS:**	See 4-6-18
2-16-13	**ON PREMISE *SIGNS*:**	See 4-8
2-16-14	**BUFFERING REQUIREMENTS:**	See 4-9

Section 6: Change Chapter 2 **ZONE REGULATIONS** by renumbering the following section and subsection titles, to read as follows:

2-17 GB – General Business Zones
2-18 HB -- Highway Business Zones
2-19 CB -- Central Business Zones
2-20 CBW -- Central Business Zones
2-21 I1 -- Industrial Zones
2-22 I2 – Industrial Zones
2-23 I3 -- Industrial Zones
2-24 A -- Agricultural Zones
2-25 AA -- Select Agricultural Zones
2-26 AW -- Agricultural and Wooded Zones
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2-28-14 Covenants and Maintenance
2-29 RE -- Rural Estate Zones

Section 7: Change Chapter 3, section **3-2 PERMITTED USE TABLE** by adding a new column – MRU – in the Commercial Zones section, and by allowing or prohibiting the following Permitted Primary Uses in the MR and MRU zones, as indicated by "P" (by right), "S" (special exception), or blank (not permitted), to read as follows:

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones MR	MRU
3-2-1 RESIDENTIAL USES:					
1	4-11-1	----	"Single-family dwelling" [52]		P
1	4-11-1	----	"Manufactured home"		P
1	4-11-1	----	"Two-family dwelling" [52]		P
2 / a		----	"Multi-family dwelling" [52, 56]	P	P
3 / b	4-11-1	----	"Shared housing" [52,56]		P
3 / b		----	"Fraternity, sorority and student cooperative"		
3-2-2 AGRICULTURE, FORESTRY AND FISHING:					
4	2-26 if FP	01	Agricultural production - crops		
3-2-6 TRANSPORTATION, COMMUNICATION, ELECTRIC, GAS AND SANITARY SERVICES:					
8		4215	Courier services, except by air [13,14]		
14 / c		43	US Postal Service [14,15]	P	P
6	2-26 if FP	46	Pipelines, except natural gas	P	P
8 / c	2-26 if FP	4813	Local telephone communications [19]	P	P
6	2-26 if FP	4911	Electrical power transmission [19]	P	P
6	2-26 if FP	4922	Natural gas transmission [19]	P	P
6	2-26 if FP	4941	Water supply systems [19]	P	P
16	2-26 if FP, 4-11-8	----	"Recycling collection facilities"	P	P
3-2-8 RETAIL TRADE:					
19 / c		58	Eating and drinking places [26,27] (WLAF)	P	P
19 / c		58	Eating and drinking places (No drive-in or drive-thru service) [27] (LAF, TCO, BG, DTN, CH)	P	P

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones MR	MRU
19 / c		58	Eating and drinking place (With drive-in or drive-thru service) 27 (LAF, TCO, BG, DTN, CH)	S	
8 / c		591	Drug stores and proprietary stores 28	P	P
			3-2-10 SERVICES:		
21		701	Hotels and motels 30		
22	4-11-6	7011	"Bed and breakfasts"		
23 / c		702	Rooming and boarding houses	P	
18		7352	Medical equipment renting and leasing 10	P	P
8 / c		7991	Physical fitness facilities	P	S
41 / c		801	Offices and clinics of doctors of medicine 42	P	P
41 / c		802	Offices and clinics of dentists 42	P	P
41 / c		803	Offices and clinics of doctors of osteopathy 42	P	P
41 / c		804	Offices and clinics of other health practitioners 42	P	P
42 / c		805	Nursing and personal care facilities	P	P
43 / c		806	Hospitals	P	P
8 / c		807	Medical and dental laboratories 42	P	P
8 / c		808	Home health care services 42	P	P
8 / c		809	Miscellaneous health and allied services, not elsewhere classified	P	P
8 / c		824	Vocational schools 44, 45	P	P
8 / c		832	Individual and family social services	P	P
46 / c		8322	Community, neighborhood, senior citizen and youth center (indoor only) 53		P
46 / c		8322	Community, neighborhood, senior citizen and youth centers (indoor and outdoor, or outdoor only) 53		P
46		8322	Adult day care centers	P	P
8 / c		833	Job training and vocational rehabilitation services		P
8 / c		8331	"Sheltered workshop and rehabilitation centers"		P
47		835	"Child care homes" 46		P
48 / c		835	"Child care centers"	P	P
49 / c		836	Residential care	P	P
1		---	"Group homes"		P
8 / c		839	Social services, not elsewhere classified	P	P
51 / c	2-26 if FP	---	"Public parks"	P	P
52 / c		866	Religious organizations	P	P
			3-2-11 PUBLIC ADMINISTRATION:		
8 / c		9221	Police protection 49	P	P
54 / c		9224	Fire protection 49	P	P

Section 8: Change Chapter 3, section 3-2, subsections **3-2-7 WHOLESALE TRADE** and **3-2-10 SERVICES** by adding four new Permitted Primary Uses (rows), and indicate in the Commercial and Industrial Zones columns by "P" (by right) in which zones these uses are permitted, to read as follows:

Parking Groups	Special Conditions	SIC Group	Permitted Primary Uses	Commercial Zones									Industrial Zones		
				NB	NBU	OR	MR	MRU	GB	HB	CB	CBW	I1	I2	I3
3-2-7 WHOLESALE TRADE:															
6		5047	Medical, Dental, and Hospital Equipment and Supplies *12*				P	P		P			P	P	P
6		512	Drugs, Drug Proprietaries, and Druggists' Sundries *12*				P	P		P			P	P	P
3-2-10 SERVICES:															
8		7629	Medical equipment repair, electrical	P	P	P	P	P	P		P	P	P	P	P
8		7699	Medical equipment repair, except electrical	P	P	P	P	P	P		P	P	P	P	P

Section 9: Change Chapter 3, section 3-2, subsection **FOOTNOTES TO 3-2** by amending Footnotes 12, 15, 26, 27, 28 and 45, to read as follows:

12 Permitted in MR and GB ***zones*** only on ***lots*** up to 2 acres in area.

15 Permitted in NB, NBU, MR, MRU, CB, and CBW ***zones*** only with no outdoor operation or storage of materials and equipment, and maximum ***gross floor area*** of 5000 sq.ft.

26 **(WLAF)** Permitted in NB, NBU, OR, MR, MRU, CB and CBW ***zones*** only with no drive-in and/or drive-thru service provided.

27 Permitted in NB, NBU, MR and MRU ***zones*** only without live entertainment. Permitted in MR and MRU ***zones*** only under SIC 5812: Eating Places, and not SIC 5813: Drinking Places (Alcoholic Beverages).

28 Permitted in MRU ***zones*** as establishments engaged only in the retail sale of prescription drugs, proprietary drugs and nonprescription medicines, which shall not carry related lines, such as cosmetics, toiletries, tobacco and novelty merchandise.

45 Permitted in MR and MRU ***zones*** only as nursing schools. Flying instruction is an ***accessory use*** to SIC 45, Transportation by air.

Section 10: Change Chapter 4, section 4-2, subsection **4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS** by amending standards for the MR zone and adding a new row in the table for MRU standards, to read as follows:

ZONE	MINIMUM *LOT AREA*[1] (sq.ft)		MINIMUM *LOT WIDTH*[1] (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINI-MUM VEGE-TATIVE COVER (pct.)	(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)
	PER *USE*	PER D.U.[2]				
MR	MF: ----	2000[4]	70	40	30	35
	NR: 25000	----	100	40	20	60
MRU	SF: 4000	TF: 3000	40	40	30	35[9]
	MF: ----	2000[4]	70	40	30	35[9]
	NR: none	----	40	40	30	60[9]

Section 11: Change Chapter 4, section 4-2, subsection **4-2-2 SUMMARY OF STANDARD *SETBACK* REQUIREMENTS** by amending standards for the MR zone and adding a new row in the table for MRU standards, to read as follows:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	MINIMUM SETBACK[1] FOR PRIMARY USE BLDG, ACC USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO[3]	CO	SE	PR	PrmUB	AccUSB[2]	PrmUB	AccUSB
MR:								
MF	25	30	40	60	25	10	6	6
NRES	25	30	40	60	15[9]	15[9]	0[7]	0[7]
MRU:								
SF, TF	15	15	15	15	20	6	6	4
MF	15	15	15	15	20	6	6	4
NRES	0	0	25	25	15	10	0[8]	0[8]

Section 12: Change Chapter 4, section 4-4, subsection **4-4-6 *SETBACKS* FOR PARKING,** paragraph (f) to read as follows:

(f) No ***parking space*** shall be located between a ***building*** and the ***right-of-way line*** of any adjoining ***street*** in NBU, MRU, CB or CBW ***zones***, except at sites surrounded on all sides by ***streets***.

Section 13: Change Chapter 4, section 4-6, subsection **4-6-14 *SETBACKS* FOR AUTO PARKING,** paragraph (f) to read as follows:

(f) No ***parking space*** shall be located between a ***building*** and the ***right-of-way line*** of any adjoining ***street*** in NBU, MRU, CB or CBW ***zones***, except at sites surrounded on all sides by ***streets***.

Section 14: Change Chapter 4, section 4-8, subsection **4-8-4 PERMITTED *SIGNS* BY TYPE AND *ZONE*** by amending the permitted signage in the MR zone column and adding a new column for MRU signage, to read as follows:

***SIGN* TYPE**	MR	M
FREESTANDING:		
GATEWAY	P	P
HOME OCUPTN[2]	A	N
INCIDENTAL	A	A
INTEGRATED CTR[3] (Am 20)	P	P
RURAL OUTDOOR (Am35)	N	N
ALL OTHERS[10] (Am 20)	P	P

SIGN TYPE	MR	M
BUILDING:		
BLDG MARKER[4]	A	A
CANOPY[1]	P	P
HOME OCUPTN[2]	A	N
INCIDENTAL	A	A
INTGRATED CTR[3]	P	P
MARQUEE[1,5]	N	N
PROJECTING[1,5]	N	P
ROOF	N	N
INTEGRAL ROOF	N	N
SUSPENDED[1,5]	N	N
TEMPORARY[6]	N	N
WALL	P	P
EVENT ORIENTED:		
PORTABLE SIGN (Am 8)	P	P
BEACON	P	P
PENNANT	A	A
STRING OF LIGHTS	A	A
INFLATABLE SIGN or TETHERED BALLOON	A	A
BANNER[1] (Amend 18)	N	P
OUTDOOR **ADVERTISING**[9] (Amend 4) **(BILLBOARDS):**	N	N

Section 15: Change Chapter 4, section 4-8, subsection **4-8-5 MAXIMUM *SIGN* AREA PER *SIGN-LOT*, BY *ZONE***, to be consistent with the ***ZONAL BASE RATE*** definition, by changing MR to MRU in the Zonal Base Rate 30 row, and adding MR to the Zonal Base Rate 40 row, to read as follows:

ZONAL BASE RATE **sq.ft.**	
NBU MRU	**30**
MR NB OR GB HB CB CBW I1 I2 I3	**40**

Also, change MR to MRU in paragraph (1) of the ***SIGN AREA ASSURANCE*** note near the bottom of the table, to read as follows:

(1) ***primary use buildings*** with more than 15000 sq.ft. of ***ground floor area*** in NBU and MRU ***zones***;

Section 16: Change Chapter 4, section 4-8, subsection **4-8-6 NUMBER PER SIGN-LOT, AREA, HEIGHT AND SETBACK OF INDIVIDUAL *FREESTANDING SIGNS*, BY ZONE** by changing MR to MRU in the NBU column heading and adding MR to the NB column heading, to read as follows:

FREESTANDING SIGN CHARACTERISTIC	NBU MRU	NB OR MR

Section 17: Change Chapter 4, section 4-8, subsection **4-8-7-b MAXIMUM TOTAL *SIGN* AREA FOR *INTEGRATED CENTER SIGNS***, to be consistent with the ***ZONAL BASE RATE*** definition, by changing MR to MRU in the Zonal Base Rate 30 row, and adding MR to the Zonal Base Rate 40 row, to read as follows:

ZONAL BASE RATE sq.ft.
NBU MRU = 30
NB OR MR GB HB I1 I2 I3 = 40

Section 18: Change Chapter 4, section 4-8, subsection **4-8-8 PERMITTED *SIGN* CHARACTERISTICS BY *ZONE*** by amending the permitted sign characteristics in the MR zone column and adding a new column for MRU permitted sign characteristics, to read as follows:

SIGN CHARACTERISTIC	MR	MRU
ANIMATED SIGN	N	N
CHANGEABLE COPY SIGN	P	N[3]
ILLUMINATION, INTERNAL	P	P
ILLUMINATION, EXTERNAL[1] (Amend 20)	P	P
ILLUMINATION, EXPOSED BULBS OR NEON	P	P

Section 19: Change Chapter 4, section 4-9, subsection **4-9-3-a TYPE OF *BUFFERYARD* REQUIRED ALONG A *LOT LINE* SEPARATING A *ZONE* UNDERGOING *DEVELOPMENT* OR REDEVELOPMENT AND AN ABUTTING *ZONE*** by adding MR to the NB GB HB row, changing MR to MRU in the R1 R1A R1B ... column, adding MR to the NB GB HB column, and adding a new footnote 2 and references. Also, fix erroneousness Type A bufferyard requirements between I zones by splitting all I zones into separate rows and columns, to read as follows:

	ABUTTING *ZONE*						
***ZONE* UNDERGOING *DEVELOPMENT* OR REDEVELOPMENT**	**R1 R1A R1B R1U R1Z R2 R2U R3 R3W R4W PDRS MRU NBU RE** (Am 27)	**OR**	**NB MR GB HB**	**I1**	**I2**	**I3**	**A AA AW FP**
R1 R1A R1B R1Z R2 R3 R3W R4W RE (Am 27)	---	A	C[2]	B	B	C	---
OR	A	---	B	---	---	B	---
NB MR GB HB	C[2]	B	---	A	A	A	B
I1	B	---	A	---	---	A	B[1]
I2	C	B	A	---	---	A	C[1]
I3	C	B	A	A	A	---	C[1]
***ZONE* IN WHICH *MHP/MHC* OR *RVP/C* IS BEING DEVELOPED**							
***MHP/MHC*:** **R3 A** ***RVP/C*:** **HB A AW FP**	C	A	C	B	B	C	A
***ZONE* IN WHICH MINIWAREHOUSE OR SELF-STORAGE WAREHOUSE IS BEING DEVELOPED** (Amend 5)							
NB GB I1 I2 I3 A	B	---	---	---	---	---	---

MHP/MHC* = *mobile home park / manufactured housing community;
RVP/C* = *recreational vehicle park / campground

FOOTNOTES TO 4-9-3-a:

1 If a ***residence*** in a ***rural zone*** is located within 150' of any boundary with an ***industrial zone***, the new or redeveloping industrial land user shall provide a ***bufferyard*** on its side of all common ***lot lines*** within 150' of the residence. Should the common ***lot line*** run to the ***road***, the ***bufferyard*** shall extend from the edge of its ***right-of way*** to a point 75' beyond the back of the ***residence***. Should the common ***lot line*** not run to the ***road***, the ***bufferyard*** shall run for 150', centered on the ***residence***. The reduction in 4-9-4-b below applies.

2 No bufferyard is required where a MR zone with residential use borders a residential zone, or where a ***primary use*** permitted in SIC Groups 801 through 804 or 807 abuts an R3 zone.

Section 20: Change Chapter 5, section 5-2, subsection **5-2-1 *SUBDIVISIONS***, paragraph (a) by adding MRU to the list of zones that allow the subdivision of land, to read as follows:

(a) The subdivision of land in accord with the requirements of the adopted *Unified Subdivision Ordinance* is permitted in these ***zones***: R1, R1A, R1B, R1U, R1Z, R2, R2U, R3, R3U, R3W, R4W, NB, NBU, OR, MR, MRU, GB, HB, CB, CBW, I1, I2, I3, A, AA, AW, FP and RE (Amend 27). The intended ***primary use*** of each proposed ***lot*** within a proposed ***subdivision*** determines the specific ***zone*** or ***zones*** appropriate to the land to be subdivided, as per 3-2 above.

Section 21: Change Appendix D, section D-1, subsection **D-1-2 CALCULATING *SIGN* AREA,** paragraph (a), item (1) by changing MR to MRU, to read as follows:

(1) If a ***primary use building*** in an NBU or MRU ***zone*** has a ground floor area of more than 15000 sq.ft,, ***sign area assurance*** is calculated as 0.2% of that ground floor area (.002 x GFA).

Section 22: Change Appendix D, section **D-2 CALCULATING MAXIMUM *SIGN* AREA FOR A *SIGN-LOT*,** by amending part **A. The *ZONAL BASE RATE* is:** in the worksheet to be consistent with the ***ZONAL BASE RATE*** definition, by changing MR to MRU in the Zonal Base Rate = 30 sq.ft. row, and adding MR to the Zonal Base Rate = 40 sq.ft. row, as follows:

A. The ZONAL BASE RATE is:	
NBU, MRU	= 30 sq.ft.
NB, OR, MR, GB, HB, CB, CBW, I1, I2, I3	= 40 sq.ft.

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

THE Area Plan Commission
of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

August 19, 2010
Ref. No.: 10-242

West Lafayette City Council
609 W. Navajo Street
West Lafayette IN 47906

CERTIFICATION

RE: UZO ORDINANCE AMENDMENT #69:
An amendment to change the development standards of the MR (Medical Related) zone and introduce a new zoning district: MRU (Medical Related-Urban).

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on August 18, 2010, the Area Plan Commission of Tippecanoe County voted 13 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 West Lafayette Common Council that the proposed zoning ordinance amendment be approved.

Sincerely,

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosure: Staff Report and Ordinance

RECEIVED
AUG 20 2010
CLERK - TREASURER

UNIFIED ZONING ORDINANCE
AMENDMENT #69
MR & MRU - Medical Related Zones

STAFF REPORT
August 12, 2010

Unified Zoning Ordinance
AMENDMENT #69
MR & MRU - Medical Related Zones

Staff Report
August 12, 2010

Background:
The current MR (Medical Related) zone was originally created to provide areas for medical related uses around the "inner city" hospitals. Ten or 15 years ago, we probably could not have anticipated our current medical facilities growth. When the relocation of our two hospitals to the "outer city" began, staff also started work on a zoning ordinance amendment addressing some of these medical land use changes. This proposal splits the current MR zone into two zones – MRU for our urban areas and MR for our suburban areas. This is based on the intent of our urban area zones – the preservation of the older developed areas of our community. Because the MR zone was originally fashioned for areas around the old hospitals, staff simply started by creating the new MRU zone from the current MR permitted uses and standards, and creating a new MR zone based on suburban land use characteristics. Following is a summary of the proposed zoning ordinance changes:

New Intent Statements

MR – Medical Related

- To provide areas for medical related facilities and services.

MRU – Medical Related

- To preserve and protect older developed parts of the community by providing areas for medical related facilities and services on older platted lots in ***urbanized sewered areas*** of the cities, incorporated towns, and unincorporated towns with sewer.

Use Table Changes and Comparisons

Generally, most of the "Ps" shown in the MR column of the current Permitted Use Table were transferred to the new MRU zone column. Four new medical related uses were added to the table (from 1987 SIC Manual):

- Medical, Dental, and Hospital Equipment and Supplies (SIC-5047)
- Drugs, Drug Proprietaries, and Druggists' Sundries (SIC-512)
- Medical equipment repair, electrical (SIC-7629)
- Medical equipment repair, except electrical (SIC-7699)

Five uses currently permitted in the MR zone were removed from both MR and MRU zones:

- "Fraternity, sorority and student cooperative"

- Agricultural production – crops (SIC-01)
- Courier services, except by air (SIC-4215)
- Hotels and motels (SIC-701)
- Bed and breakfasts (SIC-7011)

Two primary uses will be permitted in the MR zone, but not in MRU:

- Eating and drinking places (With drive-in or drive-thru service)(SIC-58) "S"
- Rooming and boarding houses (SIC-702)

Ten uses shown in MRU will not be permitted in MR (differences are in the residential and service related uses):

- Single-family dwelling
- Manufactured home
- Two-family dwelling
- Shared housing
- Community, neighborhood, senior citizen and youth center (indoor only)
- Community, neighborhood, senior citizen and youth centers (indoor and outdoor, or outdoor only)
- Job training and vocational rehabilitation services
- Sheltered workshop and rehabilitation centers
- Child care homes
- Group homes

One primary use was added to MR by right (P) and to MRU by special exception (S):

- Physical fitness facilities

New MR & MRU Standards

Ten sections in Chapter 4 will be updated to establish the standards for MR and MRU. As in all zones, these sections set up our lot area, width, coverage, building height, setbacks, signage, and bufferyard requirements.

In many cases, rather than "reinventing the wheel" to assimilate our new medical related zones, a simpler "matching" method was used to establish these standards, requirements and restrictions. Many of the current MR and NBU urban standards were matched with the new MRU (urbanized sewered areas) zone. Because the new MR is intended for suburban areas outside the heavier urbanized areas of our community, many OR (Office Research) zone standards work as a better fit. However, MR will still permit multi-family dwellings, and thus also needs residential standards similar to R3.

Working with our Administrative Officers, the Ordinance Committee and representatives of our two hospitals over the past two years, staff has prepared the following ordinance amendment.

STAFF RECOMMENDATION:
Approval