

ORDINANCE NO. 01-11

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 UZO Section 4-9-3-a Bufferyard Requirements, by amending the table to read as follows:

4-9-3-a TYPE OF BUFFERYARD REQUIRED ALONG A LOT LINE SEPARATING A ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT AND AN ABUTTING ZONE:

ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT	ABUTTING ZONE										
	R1 R2 MR Zones <small>(Amend 27 & 60)</small>	R1A R2U NBU RE & the residential portion of PD	R1B R3 RE	R1U R3W	R1Z R4W	OR	NB GB HB	I1	I2	I3	A AA AW FP
R1 R1A R1B R1Z R2 R3 R3W R4W RE (Am 27)		---				A	C	B	B	C	---
OR		A				---	B	---	---	B	---
NB GB HB		C				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				---	---	---	---	---	---

Section 2: Expand the Urbanized, Sewered Area of Lafayette, by replacing the existing UZO Appendix A-1 map with the following map:



The jurat on this document was not printed on discussion copies, in order to save paper and copying resources. If you have questions about this, please contact the Office of the Clerk-Treasurer at clerk@westlafayette.in.gov. Thank you.

THE

Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

December 16, 2010
Ref. No.: 10-378

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

RECEIVED

DEC 17 2010

CLERK - TREASURER

CERTIFICATION

RE: UZO AMENDMENT #71

An amendment correcting an error in the bufferyard table (UZO 4-9-3-a) and extending the urbanized, sewerred area of the City of Lafayette by replacing the map found in Appendix A-1.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on December 15, 2010, the Area Plan Commission of Tippecanoe County voted 14 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

**UNIFIED ZONING ORDINANCE AMENDMENT #71
BUFFERYARD TABLE & EXPANDING THE URBANIZED, SEWERED
AREA OF LAFAYETTE**

**STAFF REPORT
December 9, 2010**

RECEIVED

DEC 17 2010

CLERK - TREASURER

**Unified Zoning Ordinance Amendment #71
 Bufferyard Table & Urbanized, Sewered Area of Lafayette**

Staff Report
 December 9, 2010

SECTION 1 FIXING THE BUFFERYARD TABLE:

The Lafayette City Engineer's Office discovered an error in the bufferyard table in the UZO. The ordinance requires bufferyards of certain types along boundary lines that are both a property edge and a zoning district boundary. The widest and most dense bufferyards are required when uses permitted in the two zones are the most incompatible. Zones with more compatible uses either do not require buffering, or require the minimum type "A" bufferyard.

The error that was discovered is that the bufferyard table requires I2-zoned land undergoing redevelopment located adjacent to I2-zoned land to provide a bufferyard. Normally, abutting properties with the same zoning do not have a bufferyard requirement. This proposal would correct this error.

The UZO currently requires that a property owner of an I2 zoned property adjacent to an I2 zoned property install a Type A bufferyard as shown below:

4-9-3-a TYPE OF BUFFERYARD REQUIRED ALONG A LOT LINE SEPARATING A ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT AND AN ABUTTING ZONE:

ZONE UNDERGOING NEW DEVELOPMENT OR REDEVELOPMENT	ZONE ABUTTING NEW DEVELOPMENT OR REDEVELOPMENT									
	R1 R2	R1A R3	R1B R3W	R1U R4W	R1Z RE & the residential portion of PD Zones (Amend 27 & 60)	OR	NB GB HB	I1 I2 I3	A AA AW FP	
R1 R1A R1B R1Z R2 R3 R3W R4W RE (Am 27)			---			A	C	B	C	---
OR			A			---	B	---	B	---
NB GB HB			C			B	---	A	A	B
I1			B			---	A	---	A	B ¹
I2 I3			C			B	A	A	---	C ¹

In the attached proposal, each of the Industrial zones would be separated in the table with its own column and row. No bufferyard would be required between I1 and I2 zones, but would be required where I1 or I2 abuts I3 zoning. Since the I3 zone is the only one that permits outdoor storage of materials, staff felt that I1 and I2 zoned properties should be shielded from the possibility of heavier uses allowed in the I3 district.

ZONE UNDERGOING DEVELOPMENT OR REDEVELOPMENT	ABUTTING ZONE										
	R1 R2 MR Zones (Amend 27 & 60)	R1A R2U NBU RE & the residential portion of PD	R1B R3 RE & the residential portion of PD	R1U R3W RE & the residential portion of PD	R1Z R4W RE & the residential portion of PD	OR	NB GB HB	I1	I2	I3	A AA AW FP
R1 R1A R1B R1Z R2 R3 R3W R4W RE (Am 27)			---			A	C	B	B	C	---
OR			A			---	B	---	---	B	---
NB GB HB			C			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

This proposal received the approval of the Administrative Officers and the Ordinance Committee at its August 4, 2010 meeting.

SECTION 2 ENLARGING THE URBANIZED, SEWERED AREA WITHIN LAFAYETTE:

Appendix A of the UZO has several maps showing the limits of the "urbanized, sewerred area" for the cities and towns in Tippecanoe County. These maps designate the location of the "older developed parts of the cities and incorporated towns." They are used to determine the limits of the "U" or "urban" zones on our zoning maps. Appendix A-1 is the map for the City of Lafayette. (The current map is attached.) When staff was working on the MR (Medical Related) zone amendment, and the decision was made to create a new MRU zoning district, staff realized that there was one area of MR zoning that extended beyond this urbanized, sewerred boundary. It was decided to slightly expand the urbanized area shown on the map so as to allow the inclusion of all of the MR-zoned area near the original Home Hospital in a request for MRU zoning.

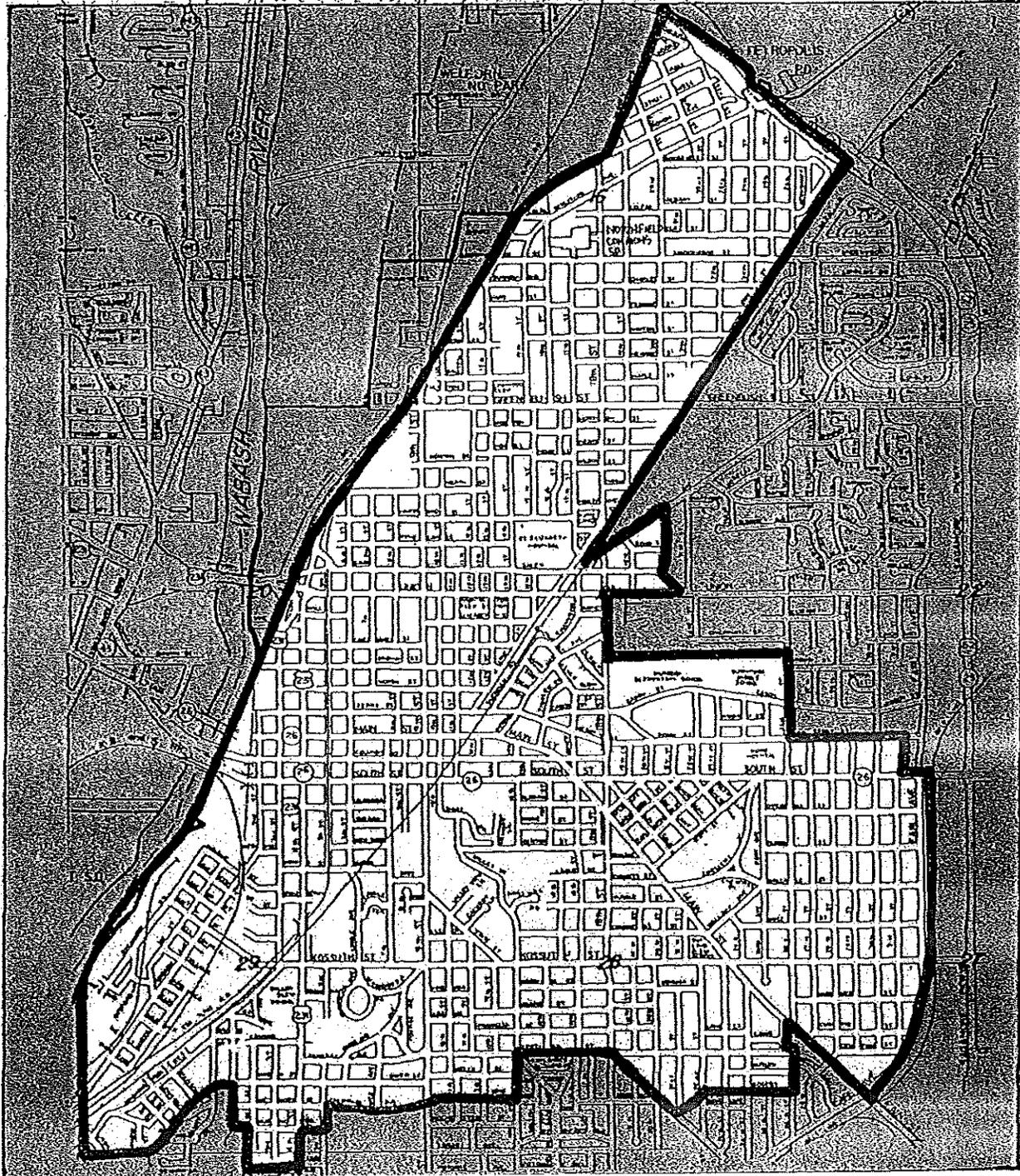
While staff attempted to recreate the map using GIS, it became evident that the original boundary divided lots and did not follow property lines in the southeast corner of the map. The decision was made to correct this by expanding this area to Earl Avenue.

This proposal received the approval of the Administrative Officers and the Ordinance Committee at its October 6, 2010 meeting.

STAFF RECOMMENDATION:

Approval

APPENDIX A-1 LAFAYETTE: URBANIZED, SEWERED AREA



(CURRENT MAP)