
**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

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: 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:	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
---------------	--	---

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