

**ORDINANCE NO. 16-05**

**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 4-4-3 Locations with Special Setbacks** to read as follows:

- (a) The **setback** for **primary use** and **accessory buildings** from the **right-of-way** of North River Road (SR43 north of the Harrison Bridge) is 100':
- (1) from the south **right-of-way line** of I-65 to 550' south of the south **right-of-way line** of Columbia Street,
  - (2) except for those **lots** also having a second **frontage** on Dehart and Robinson Streets, and
  - (3) except for those lots located on the east side of North River Road, south of the Harrison Bridge.

**Section 2:** Change **UZO Section 3-2 Permitted Use Table SIC 726—Crematories**—from parking group 8 to parking group 11.

**Section 3:** Change **UZO Section 4-6-3 Required Auto Parking Spaces for All Uses Listed in the Permitted Use Table**, Parking Group 11 to read as follows:

1 per employee on the largest shift, 1 per each business vehicle, plus, Crematory: 2 additional spaces

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

This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**INTRODUCED AND FILED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.**

**DULY ORDAINED, PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVING BEEN PASSED BY A VOTE OF \_\_\_\_ IN FAVOR AND \_\_\_\_ OPPOSED.**

\_\_\_\_\_  
Jan H. Mills, Presiding Officer

ATTEST:

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

**PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE,  
INDIANA, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT THE HOUR  
OF \_\_\_\_\_.**

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

**THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_, AT THE HOUR OF \_\_\_\_\_.**

ATTEST:

\_\_\_\_\_  
Jan H. Mills, Mayor

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

THE

# Area Plan Commission

of TIPPECANOE COUNTY

20 NORTH 3RD STREET  
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242  
(765) 423-9154 [FAX]

SALLIE DELL FAHEY  
EXECUTIVE DIRECTOR

June 16, 2005  
Ref. No.: 05-361

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

RECEIVED

JUN 20 2005

CLERK - TREASURER

## CERTIFICATION

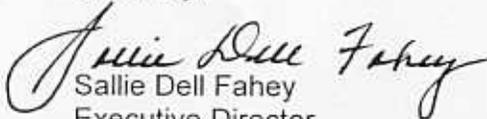
**RE: UZO ORDINANCE AMENDMENT #48:**

An amendment to the Unified Zoning Ordinance which includes changes to three sections of the ordinance regarding the 100' special setback along North River Road, and parking for crematories.

Dear City Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on June 15, 2005, 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 West Lafayette City Council that the proposed zoning ordinance amendment be approved.

Sincerely,

  
Sallie Dell Fahey  
Executive Director

SDF/bb

Enclosure: Staff Report and Ordinance

---

---

***UZO* TEXT AMENDMENT  
AMENDMENT 48: NORTH RIVER ROAD SETBACKS AND  
PARKING STANDARDS AT CREMATORIES**

**June 27, 2005**

---

---

---

---

**UZO TEXT AMENDMENT**

**AMENDMENT 48: NORTH RIVER ROAD SETBACKS AND PARKING  
STANDARDS AT CREMATORIES**

June 27, 2005

---

---

The Ordinance currently requires a 100' building setback on both sides of North River Road from I-65 south to a specific point in the levee area of West Lafayette represented by the north property line of the Capp & Gino's property. This has been a matter discussed often in our Administrative Officers' meetings (A.O.'s meetings) because it was felt that the area the special setback includes is too extensive. It includes a few business properties on the east side of North River Road in the levee area, where APC staff and City officials are actively encouraging a more urban environment.

Where staff and A.O.'s agree we should retain the 100' special setback is along "fraternity row" on the west side of North River Road south of the Harrison Bridge and along both sides of the "scenic by-way" of SR 43 from Harrison Bridge to I-65. This was discussed and approved by the Ordinance Committee at its meeting on April 21<sup>st</sup>.

---

The second section of Amendment 48 regards the parking standard associated with a crematory facility that does not hold on-site funeral services. During the review of a recent BZA request, staff realized that although it appears that the ordinance intended to differentiate between facilities that only perform the cremation of bodies and those that hold actual funeral services; the same parking group had been applied to all uses.

The current primary uses associated with this industry are as follows:

SIC 726—Funeral Service and Crematories--parking group 8

SIC 726—Funeral Homes--parking group 8

SIC 726—Crematories--parking group 8

Parking group 8 requires one space per 200 square feet of gross floor area, which is suitable for facilities where services are held. However, it seems excessive for a crematory without a funeral service component. Staff proposes that the parking group associated with a crematory where no services are held be a slightly modified parking group 11. That group currently reads, "one per employee on the largest shift, plus one per business vehicle". Staff feels that the classification should be changed a bit, in the off chance that there might be visiting funeral directors or other personnel, to read, "**one per employee on the largest shift, one per each business vehicle, plus, Crematory: two additional spaces**". This wording was approved at Ordinance Committee on April 6, 2005.

**STAFF RECOMMENDATION:**

Approval of Ordinance Amendment 48