
UZO Text Amendment
AMENDMENT 44: R1, R1A, R1B & R1U STANDARDS

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Addendum
9 September 2004

STAFF COMMENTS:

At their 16 June hearing, APC tabled amendment #44 for further discussion by both the Ordinance Committee and amendment workgroup (adding West Lafayette and Lafayette City Engineers, County Building Commissioner and County Surveyor to the group).

During two meetings discussion followed to address new concerns about increased runoff, new clean water regulations and existing detention/retention basins becoming potentially undersized with the implementation of increased building cover and decreased vegetative cover. One suggestion considered by the group would have established a cut-off date disallowing existing developments from using the new standards with drainage basins sized by calculations based on current lot standards. New developments could use the 5% increase in building cover (impervious surface) coupled with the 5% decrease in vegetative cover (pervious surface) because the drainage calculations would include the new standards and subsequently have properly sized basins. However, staff felt that two different standards and a cut-off date would eventually become confusing and cumbersome.

As a result a second version was proposed that allowed the 5% increase in building cover but removed the decrease in percent of vegetative cover. In other words, the overall relationship between impervious and pervious surfaces would remain unchanged. The workgroup, including both city engineers and the county's building commissioner and surveyor, concluded that maintaining the current percent of vegetative cover would mitigate the small increase in run-off associated with a 5% increase in building cover. Additionally the second proposal would negate a cut-off date requirement for existing developments and the workgroup members gave the revised amendment their full support. The new version of amendment #44 was presented to the Ordinance Committee at their 4 August meeting and it was unanimously passed on to the full commission.

Items unchanged between the first and second amendment proposals include:

- Reduction in lot width in R1A, R1B and some R1 lots;
- Increased percent of building coverage in R1, R1A, R1B & R1U; and
- Reduced side setback in R1B

Changes made to the first amendment proposal include:

- Delete the proposal to decrease percent of vegetative cover in R1, R1A, R1B & R1U;
- Delete the existing reference to chimneys as allowable projections into side setbacks; and
- Add basement windows to the list of allowable projections into side setbacks.

STAFF RECOMMENDATION:

Approval