

ORDINANCE NO. 41-04

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 2-1 SINGLE-FAMILY RESIDENTIAL ZONES** by reducing the lot width and increasing the maximum coverage by all buildings in the R1 zone as indicated below:

2-1-11 MINIMUM LOT WIDTH: by adding the following statement - except on lots with a 50' radius across the entire front measured at the property line, which can be 65' at the building setback.

2-1-12 LOT COVERAGE: Maximum coverage by all buildings – ~~25%~~ 30%

Section 2: Change **UZO Section 2-2 SINGLE-FAMILY RESIDENTIAL ZONES** by reducing the lot width and increasing the maximum coverage by all buildings in the R1A zone as indicated below:

2-2-5 MINIMUM LOT WIDTH: Served by sanitary sewer - ~~75'~~ 60'

2-2-6 LOT COVERAGE: Maximum coverage by all buildings – ~~25%~~ 30%

Section 3: Change **UZO Section 2-3 SINGLE-FAMILY RESIDENTIAL ZONES** by reducing the lot width, increasing the maximum coverage by all buildings and reducing the minimum side setback the in R1B zone as indicated below:

2-3-5 MINIMUM LOT WIDTH: Served by sanitary sewer – ~~60'~~ 50'.

2-3-6 LOT COVERAGE: Maximum coverage by all buildings – ~~30%~~ 35%

2-3-9 MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE: ~~6'~~ 5'

Section 4: Change **UZO Section 2-4 SINGLE-FAMILY RESIDENTIAL ZONES** by increasing the maximum coverage by all buildings in the R1U zone as indicated below:

2-4-6 LOT COVERAGE: Maximum coverage by all buildings – ~~35%~~ 40%

Section 5: Change **UZO Section 4-2-1 SUMMARY OF STANDARD AREA, WIDTH, COVERAGE, AND HEIGHT REQUIREMENTS** by changing the table

below and adding footnote 13 referring back to **2-1-5 MINIMUM LOT WIDTH** as indicated:

ZONE	MINIMUM LOT AREA ¹ (sq.ft)		MINIMUM LOT WIDTH ¹ (ft.)	MAXIMUM LOT COVERAGE BY ALL BUILDINGS (pct.)	MINIMUM VEGETATIVE COVER (pct.)	(Amend 10) MAXIMUM BLDG. HEIGHT (ft.)
	PER USE	PER D.U. ²				
R1	10000	----	75 65 ¹²	25 30	40	35 ⁹
R1A	7500	----	75 60	25 30	40	35 ⁹
R1B	6000	----	60 50	30 35	35	35 ⁹
R1U	4000	----	40	35 40	30	35 ⁹

12 See 2-1-5 SINGLE-FAMILY RESIDENTIAL ZONES - MINIMUM LOT WIDTH for lots with 50' radius across entire lot measured at property line.

Section 6: Change UZO Section 4-2-2 SUMMARY OF STANDARD SETBACK REQUIREMENTS in the table below by separating out R1B standards into a new row and adding footnote 12 referring to **4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS** as indicated:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	(Amends 16, 16a) 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
	(Amend 8)				(Amend 5, 16, 16A)			
R1								
R1A	25	30	40	60	25	10	6	6
R1B	25	30	40	60	25	10	5 ¹²	5 ¹²
R1U ³ (Am 30)	15	15	15	15	20	6	6	4

12 See 4-4-5 below on **SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS**

Section 7: Change UZO Section 4-4-5 SETBACKS FOR STRUCTURAL PROJECTIONS AND STOOPS paragraph (a) referring to building separation as indicated:

- (a) The following structural projections may extend up to 2' into a minimum **front, rear or 6' side setback** and no more than 1' into a minimum 5' **side setback** where permitted: eaves, overhangs, chimneys, bay windows, green house windows, window wells and window-mounted or wall-mounted air conditioners.
- (c) **Stoops** may extend up to 4' into a minimum **front or rear setback**. In a side yard, only at grade stoops may extend up to 4' into the side setback.

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 _____, 2004.

DULY ORDAINED, PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THIS THE ____ DAY OF _____, 2004, 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 _____, 2004, AT THE HOUR OF _____.

Judith C. Rhodes, Clerk-Treasurer

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE ____ DAY OF _____, 2004, AT THE HOUR OF _____.

Jan H. Mills, Mayor

Judith C. Rhodes, Clerk-Treasurer