

**ORDINANCE NO. 2010-21-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF**  
**TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:**

**Section 1:** Add to **UZO Section 4-6 Parking and Loading Requirements** under **4-6-11 Exclusions, Reductions, and Exceptions**, a new section known as 4-6-11 (e) to read as follows:

For the *near campus area* of West Lafayette the parking standards, except for hotels, motels and places of public assembly, based on zone and region shall be as follows: (See Appendix I for the map indicating regions within the *near campus area*.)

- (1) Region 1: Within CBW and NB zones, for uses determined to be commercial by the **Administrative Officer**, the parking requirement shall be zero.
- (2) Region 2: Within CBW and NB zones, for uses determined to be commercial by the **Administrative Officer**, the parking requirement shall be one space per employee on the largest shift.
- (3) Region 3: Within CBW, NB, and GB zones, the parking requirement for eating and drinking establishments, retail, services, (other than those listed above) and office uses shall be one space per 250 square feet.
- (4) The parking requirement for residential uses in any zone within the *near campus area* shall be one space per bedroom.
- (5) For zones other than CBW, NB, and GB located within these three regions, and for uses other than those mentioned above, the parking standards within these regions are determined as specified in 4-6-3 above.
- (6) For areas outside of these three regions but within the **University-Proximate** area, parking standards are determined as specified in 4-6-4 above.
- (7) Parking standards for planned developments located within these regions remain as approved at the time of their rezoning.

**Section 2:** Add to **UZO Section 1-10-2 Words and Terms Defined** the following definition:

**NEAR CAMPUS AREA.** A geographic area made up of three regions between the Purdue campus and the Wabash River within the City of West Lafayette as shown on the map in Appendix I.

**Section 3:** Change **UZO Section 2-12-11 NB Zone Minimum Off-Street Parking Requirements** to read as follows:

See Sections 3-2 and 4-6-3. For property within the *near campus area*, see 4-6-11 (e).

**Section 4:** Change **UZO Section 2-16-11 GB Zone Minimum Off-Street Parking Requirements** to read as follows:

See Sections 3-2 and 4-6-3. For property within the *near campus area*, see 4-6-11 (e).

**Section 5:** Change **UZO Section 2-19-11 CBW Zone Minimum Off-Street Parking Requirements** to read as follows:

See Sections 3-2 and 4-6-3. For property within the *near campus area*, see 4-6-11 (e).

**Section 6:** Add the attached map as Appendix I.

**Section 7:** Change **UZO Section 1-10-2 Words and Terms Defined** to read as follows:

**UNIVERSITY-PROXIMATE RESIDENCE.** Any newly constructed or converted *dwelling unit* within the corporate limits of the City of West Lafayette, lying south of Stadium Avenue extended to the Wabash River, or north of Stadium Avenue to the centerline of Meridian Street between the centerlines of Grant Street and Northwestern Avenue, for which an *improvement location permit* has been obtained subsequent to the adoption of this definition. (See the map in Appendix I.)

**Section 8:** Change the maximum building height standard in the CBW shown in the chart in **UZO Section 4-2-1 Summary of Standard Area, Width, Coverage, and Height Requirements** from 35' to 100'. Also change footnote 7 to read as follows:

Except for CBW zoned property north of Stadium Avenue, where the maximum height shall be 65'.

**Section 9:** Change the maximum building height standard in the R3W and R4W shown in the chart in **UZO Section 4-2-1 Summary of Standard Area, Width, Coverage, and Height Requirements** to 35'. Also delete footnote 5 and renumber the footnotes and table accordingly.

**Section 10:** Change **UZO Section 1-10-2 Words and Terms Defined** to read as follows:

**BUILDING HEIGHT.** In all **zones** the vertical distance from the finished ground level at the wall of the **building** nearest and most parallel to the **front lot line** (measured as an average of the ground level at its 2 furthest corners) to the top of the roof.

**Section 11:** Change **UZO Section 2-10-11 R3W Maximum Building Height** to read: 35' (See 4-5 for exceptions)

**Section 12:** Change **UZO Section 2-11-11 R4W Maximum Building Height** to read: 35' (See 4-5 for exceptions)

**Section 13:** Change **UZO Section 2-13-10 NBU Maximum Building Height** to read: 35' (or to original height if being repaired, restored or rehabilitated)

**Section 14:** Change **UZO Section 4-6-7 Required Bicycle Parking Spaces for Specified Uses Listed in the Permitted Use Table** by amending the "required bicycle **parking spaces**" listed under "parking group c" to read as follows:

5% of required auto **parking spaces** but not less than 2, except in the **near campus area** Regions 1 and 2 which shall be as required by the **Administrative Officer**.

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

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 4<sup>th</sup> day of October, 2010.

VOTE:

Y

Y

Y

John Karchel  
President

Paul S. B.  
Vice President

J.P. Montague  
Member

ATTEST:

Jennifer Weston  
Jennifer Weston, Auditor

# Appendix I: Near Campus Area

