

ORDINANCE NO. 02-19

**TO AMEND CERTAIN PORTIONS OF THE
UNIFIED SUBDIVISION 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. 20-79 IS HEREBY AMENDED AS FOLLOWS:

Section 1. Add the following definitions to **USO Section 2.2** as follows:

FARM. An area used for agricultural operations, including truck gardening, forestry, the operating of a tree or plant nursery, or the production of livestock and poultry.

FARMSTEAD. The residence (primary use building) of a farm, which must have an area of 30 acres or more. The farmstead land area may include accessory buildings and adjacent service areas of the farm. For the purposes of this definition, the original farmstead must have been built prior to November 19, 1979.

FARMSTEAD PARCELIZATION. The one parcelization lot including the farmstead of a parent tract.

ORIGINAL EXEMPTION A (OE A) TRACT. A lot greater than or equal to 10 acres and less than 20 acres in size, eligible as a primary use building site that was created by Exemption A (from the definition of Subdivision) after the enactment date of this ordinance (November 19, 1979) and prior to June 1, 2018. For the purposes of this definition, a lot is "created" on the date of its recording or of the surrounding properties' recording.

ORIGINAL EXEMPTION A (OE A) TRACT PARCELIZATION. The two lot parcelization permitted per OE A Tract.

PARCELIZATION TYPES. Farmstead Parcelization, OE A Tract Parcelization and Standard Parcelization.

STANDARD PARCELIZATION. The four lot parcelization permitted per parent tract.

Section 2. Replace the second paragraph in **USO Section 3.1(2)** with the following:

However the further division of a parent tract from which four (4) minor subdivision lots or four (4) standard parcels (or a combination of both) eligible as primary use building sites have already been created, shall be classified as a major subdivision, unless this further division is classified as a Rural Estate Subdivision, or exempt by Original Exemption A Tract Parcelization or Farmstead Parcelization, or complies with Exemption A or C in the definition of Subdivision. For purposes of this paragraph, a lot is "created" on the date of its recording.

Section 3. Replace the table in **USO Section 3.5(3)(a)** with the following:

Parcelization Type	Maximum Number of Lots permitted	Minimum Lot Area (Exclusive of R-O-W)
Farmstead	1 per parent tract	2 acres
OE A Tract	2 per OE A Tract	2 acres
Standard	4 per parent tract	2 acres

Parcelization land divisions are only permitted in the Agricultural (A), Select Agricultural (AA) and Agricultural Wooded (AW) zones.

Section 4. Change **USO Section 3.5(3)(b)** as follows:

(b) Parcels Abutting a Public Road.

For parcels that abut a public road, the minimum parcel width shall be 200 feet. Parcel width shall be measured along the right-of-way line of the public road. For parcels abutting more than one public road, parcel width standards need only apply to one public road abutted. For parcels abutting a public road that cannot derive access from that road, an easement for vehicular access and utility placement, connecting all such parcels to a public road, shall be provided at the time of parcelization. Where a physical impediment or the shape of the parent tract prevents a proposed parcel from meeting the minimum 200-ft of frontage standard, the Executive Director may waive this requirement; however, the parcel width may never be less than the minimum lot width required by the Unified Zoning Ordinance for that particular zone.

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

INTRODUCED ON FIRST READING ON THE 4 DAY OF February 4, 2019.

MOTION TO ADOPT MADE BY COUNCILOR DeBoer, AND SECONDED BY COUNCILOR Dietrich.


DULY ORDAINED, PASSED, AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, ON THE 4 DAY OF February 4, 2019, HAVING BEEN PASSED BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED, THE ROLL CALL VOTE BEING:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	<input checked="" type="checkbox"/>			
DeBoer	<input checked="" type="checkbox"/>			
Dietrich	<input checked="" type="checkbox"/>			

	AYE	NAY	ABSENT	ABSTAIN
Jones	✓			
Keen			✓	
Leverenz			✓	
Sanders	✓			
Thomas	✓			
Wang	✓			

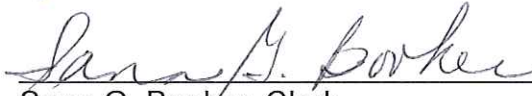

 Peter Bunder, Presiding Officer

Attest:



 Sana G. Booker, Clerk




PRESENTED BY ME TO THE MAYOR OF THE CITY OF WEST LAFAYETTE, INDIANA
 ON THE 5 DAY OF FEBRUARY, 2019.


 Sana G. Booker, Clerk

THIS ORDINANCE APPROVED AND SIGNED BY ME ON THE 6 DAY OF
FEBRUARY, 2019.


 John R. Dennis, Mayor

Attest:


 Sana G. Booker, Clerk

