

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE LONG BEACH TOWN COUNCIL AMENDING CHAPTER 154 OF THE LONG BEACH TOWN CODE

WHEREAS, Section 150.05 of the Long Beach Town Code has been followed as the Town Council has received a favorable recommendation by a majority of its Advisory Plan Commission, public notice has been given in a newspaper of general circulation in LaPorte County, Indiana and a public hearing held at least ten (10) days prior to the meeting of the Long Beach Advisory Plan Commission regarding this ordinance; and

WHEREAS, the Long Beach Town Council concurs in the recommendation made by its Advisory Plan Commission;

NOW, THEREFORE BE IT AND IT IS HEREBY ORDAINED AS FOLLOWS: That Chapter 154 of the Long Beach Town Code shall be amended and hereafter read as follows:

154.020 DEFINITIONS.

BUILDING HEIGHT: The vertical distance measured from the NATURAL GRADE PLANE (NGP) of a building, defined by projecting the perimeter of the proposed building platform (footprint) on the natural pre-construction elevation to the uppermost point of the roof directly above each point of the perimeter. (chimney, antennas and similar extensions not included).

MAXIMUM BUILDING HEIGHT is measured at:

1. The lowest pre-construction grade level beneath the perimeter of the proposed building platform; OR
2. The highest pre-construction grade level beneath the perimeter of the proposed building platform.

BASEMENT. A story that is not a story above the NATURAL GRADE PLANE. (see STORY ABOVE GRADE PLANE)

NATURAL GRADE PLANE (NGP). A reference plane representing, preconstruction ground-level topography beneath the projected perimeter

of the proposed building platform (footprint) of the principal living quarters or accessory building

STORY.

That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

STORY ABOVE GRADE PLANE.

Any story having its finished floor surface above NATURAL GRADE PLANE, or in which the finished surface of the floor next above is:

1. More than 6 feet above NATURAL GRADE PLANE; or
2. More than 12 feet above NATURAL GRADE PLANE at any point.

154.048 MAXIMUM BUILDING HEIGHT

(A) In the R-1, R-2, R-3, or R-4 Zoning Districts, no Building or Structure hereafter erected shall exceed:

1. Two-and-one half stories or 27 feet above the highest preconstruction grade level (NGP) beneath the perimeter of the proposed building platform;

OR

2. Three stories or 33 feet above the lowest level of the preconstruction grade level (NGP) beneath the perimeter of the proposed building platform.

(See Town Schedule of Zoning District Regulations, Appendix A and See Appendix B, Figure 6) and,

(B) In the R-5 Zoning District, no building or structure hereafter erected shall exceed a Building Height of 33 feet above the pre-construction grade level (NGP) beneath the perimeter of the proposed building platform.

(See Town Schedule of Zoning District Regulations, Appendix A and See Appendix B, Figure 6)

(D) Architectural or structural features including but, not limited to catwalks, canopies, elevated decks, balconies, railings, towers, antennae or dish may not project above the MAXIMUM BUILDING HEIGHT

allowed for the corresponding zoning district. A chimney may be allowed to extend two (2) feet above the required building height for the zoning district, if necessary, to meet the current IRC building code.

ALL OF WHICH IS PASSED AND ADOPTED by the Town Council of the Town of Long Beach, LaPorte County, Indiana, this _____ day of _____, 201_.

LONG BEACH TOWN COUNCIL

By:

Peter Byvoets, President

Robert Lemay

Joy Schmitt

Jane Neulieb

Nick Meyer

ATTEST:

William deFuniak : Clerk-Treasurer