

ORDINANCE NO. 2016-\_\_\_\_\_

**AN ORDINANCE OF THE LONG BEACH TOWN COUNCIL  
AMENDING PORTIONS OF THE TEXT AND APPENDIX A OF  
THE ZONING CODE OF THE TOWN OF LONG BEACH, INDIANA**

WHEREAS, the Long Beach Town Council on June 10, 2002, adopted a Zoning Code of the Town of Long Beach, LaPorte County, Indiana which is located at Chapter 154 of the Long Beach Town Code; and

WHEREAS, the Long Beach Advisory Plan Commission has initiated an amendment to the text portion of the Zoning Code in order to address sections concerning lot coverage; and

WHEREAS, a public hearing has been held before the Town of Long Beach Advisory Plan Commission, which has certified its proposal to amend the text of the Zoning Code to the Long Beach Town Council; and

WHEREAS, notice has been given in accordance with Indiana Code of all proceedings concerning this text amendment to the Zoning Code; and

WHEREAS, the Long Beach Town Council concurs with its Advisory Plan Commission and accepts its proposal to amend the text of the Zoning Code;

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Long Beach Town Council as follows:

**SECTION 1:** The definitions of several terms in Section 154.020 shall be amended as follows:

**STRUCTURE.** Anything constructed or erected which requires location on or in the ground or which is attached to something having a location on or in the ground.

- A. **Surface Structure:** Any building or man-made surface feature or designed earth feature other than normal finished grading for drainage purposes, including berms, drives, carport, walkways, parking areas, garden houses, storage sheds, tents, canopies, gazebos, decks, porches, play houses, game courts, towers, signs, fences, walls, trailers,

swimming pools, recreational equipment, seawalls, among others, but not including wires and their supporting poles, electrical frames and other public utilities. See **BUILDING**.

**B. Sub-Surface Structure:** Any structure underground and not visible on the surface of the Zoning Lot including septic systems & sprinkler systems.

**ZONING LOT COVERAGE:** The horizontal area of all buildings and **STRUCTURES**, measured in accordance with the **BUILDING AREA and STRUCTURE** definitions of this section, as a percentage of total zoning lot area (horizontal plane) calculated in accordance with the definition of **ZONING LOT** in this section.

All other definitions contained within Section 154.020 shall remain unchanged.

**SECTION 2:** Chapter 154 Appendix A (attached) shall be amended as follows:

- Footnote five (5) will read: Maximum **ZONING LOT COVERAGE** by **BUILDING AREA PLUS SURFACE STRUCTURES** as a percentage of total **ZONING LOT** area.
- Column eight (8) title shall read Maximum Building Height (4) (feet)
- Column nine (9) title shall read Maximum **ZONING LOT COVERAGE** (5)

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and adoption as provided by law.

ALL OF WHICH IS PASSED AND ADOPTED by the Town Council of the Town of Long Beach, LaPorte County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**LONG BEACH TOWN COUNCIL**

By:

\_\_\_\_\_  
Peter Byvoets , President

\_\_\_\_\_  
Robert LeMay

\_\_\_\_\_  
Joy Schmitt

Nick Meyer

---

Jane Neulieb

ATTEST:

---

Bill deFuniak  
Clerk-Treasurer

**CHAPTER 154 APPENDIX A. TOWN SCHEDULE OF ZONING DISTRICT REGULATIONS**

See Appendix B for illustrations of dimension requirements

Zoning District	Minimum Lot Dimensions			Minimum Yard Setback Requirements			Maximum Building Height <sup>4</sup> (feet)	Maximum ZONING Lot Coverage <sup>5</sup> Percent
	Area (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)		
R-1 Single-family <sup>6</sup>	12,000 <sup>1</sup>	80 <sup>2</sup>	120	30	10	20	27	35
R-2 Single-family (Lakeshore Drive) <sup>6</sup>	6,000 <sup>1</sup>	40 <sup>2</sup>	120	15	6	20	27	35
R-3 Single-family (St. Lawrence Avenue) <sup>6</sup>	12,000 <sup>1</sup>	80 <sup>2</sup>	120	10	10	20	27	35
R-4 Single-family (Hidden Shores) <sup>6</sup>	12,000 <sup>1</sup>	80 <sup>2</sup>	120	30	10	20	27	35
R-5 Single-family (Hidden Shores - 1st addition) <sup>6,7</sup>	12,000 <sup>1</sup>	80 <sup>2</sup>	120	30	10	20 <sup>5</sup>	33	35
LB Local Business	None	None	120	None	None	None	27	35

**Notes:**

- 1 Nonconforming lot of record under separate ownership at the time it became nonconforming may be used for or occupied by an use permitted in this district.
- 2 As measured at the front building line.
- 3 Each lot shall have a rear yard not less than 20 feet, except in Hidden Shores, 1st additions where deed restrictions may require a larger setback.
- 4 See definitions of Abuilding height @ ' 154.020.
- 5 Maximum ZONING LOT COVERAGE by BUILDING AREA PLUS SURFACE STRUCTURES as a percentage of total ZONING LOT area.
- 6 See " 154.051 and 154.052 for accessory uses.
- 7 In this district all construction is subject to architectural control review and/or approval, as provided by deed requirements.