

**ORDINANCE No. 2023-6**

**AN ORDINANCE TO AMEND THE TEXT OF THE DELPHI ZONING ORDINANCE**

WHEREAS, the City Council for the City of Delphi, Indiana recognizes the need for orderly growth and development within Delphi and the area within its planning jurisdiction, and

WHEREAS, the City of Delphi has an existing Zoning Ordinance that regulates development within its jurisdictional areas, and

WHEREAS, Indiana Code 36-7-4-602(b) outlines the procedures and requirements for the City of Delphi to amend the text of its Zoning Ordinance, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Delphi, Indiana as follows:

The following sections of the Delphi Zoning Ordinance are hereby amended as follows per the attached Exhibit A:

- 1) Amendment to Article 3, Section 2: U-2 Urban Residential District to accommodate multi-family development.

It is now ordained that this ordinance is in full force and effect beginning 19th of June 2023 and any ordinance of the City of Delphi, Indiana, which is in conflict with the terms and provisions of this ordinance are hereby repealed, to the extent of such conflict only.

Passed and adopted by the Common Council of the City of Delphi, Indiana this 19<sup>th</sup> day of June, 2023.

**Passage by a Majority of the Common Council:**

Leanne Aldrich

Attest: Leanne Aldrich, Clerk-Treasurer

Anita Werling

Anita Werling, Presiding Officer

**Approved / Vetoed by me, the Mayor this 19th day of June, 2023.**

Leanne Aldrich

Attest: Leanne Aldrich, Clerk-Treasurer

Anita Werling

Anita Werling, Mayor

## Exhibit A

### Section 2. U-2 Urban Residential District

- a. Permitted Uses and Structures:
1. The uses permitted and as regulated in number 1, 3, 4, 5, 8, 9, and U-1 Urban Residential District.
  2. Public parks and playgrounds
  3. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.
  4. Two-family and multiple-family dwellings.
- b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:
1. The special exceptions permitted and as regulated in numbers 1, 2, 3, 4, 5, 7, 9, and U-1 Urban Residential District.
  2. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.
- c. Minimum Lot Size: Lot area per dwelling unit on public sewer: single-family is 5,000 sq. ft.; two-family is 3,500 sq. ft.; and multiple-family is 1,000 sq. ft.
- d. Minimum Lot Size:
1. Single-family and two-family
    - Front Yard - 20 ft.
    - Rear Yard - 15 ft.
    - Side Yards - 6 ft. (each side)
  2. Multi-family
    - Front Yard - 0 ft.
    - Rear Yard - 15 ft.
    - Side Yards - 0 ft. (each side)
- e. Maximum Height of Structures:
1. Single-family and Two-family dwellings: Same as in U-1 Urban Residential District.
  2. Multiple-family dwellings: 3 stories or 45 ft. whichever is higher. Height is measured from the elevation of the centerline of the adjacent roadway and does not include below-grade improvements.
- f. Minimum Off-Street Parking and Loading Requirements: Same as in U-1 Urban Residential District.
- g. Limitations on Signs: Same as in U-1 Urban Residential District.