

Part III
Article XA

R-14, UNIVERSITY - MULTI FAMILY ZONING DISTRICT

The University-Multi Family Zoning District consists of that land designated on the land use map as R-14 and described in the Valparaiso Comprehensive Plan as the R-14 Land Use Classification. This parcel includes the existing east and west portions of the Valparaiso University campus within the City and the area connecting the two campuses as described in the Comprehensive Plan. The area incorporates some privately owned and University owned land with a mixture of housing uses and several Commercial zoned parcels.

Section 10A. 01 Statement of Purpose

This zone is intended to allow Valparaiso University to use that land which constitutes its campus so that such premises and buildings thereon may be used for any purpose necessary for the operation and maintenance of the University. In addition, the residential area within the R-14 land use area is intended to promote and encourage the establishment and maintenance of a suitable environment for housing types associated with a university.

Section 10A.02 Permitted Uses within the R-14 Area

1. Residential - single-family, two-family, townhouses, apartments, fraternities, sororities, dormitories and home occupations.
2. Fraternities/Sororities - Privately owned Fraternities/Sororities shall also be allowed to occupy land bordering the University campus R-14 district that is zoned Commercial.
3. Valparaiso University-Buildings, structures and parcels of land used in direct connection with the operation and maintenance of the University.

Section 10A.03 Permitted Uses as Special Exceptions within the R-14 Area

1. Any use not specifically permitted, but where such use can be shown to be comparable with and not have an adverse affect on existing uses. Such uses could include all uses permitted in the C-1 Neighborhood Commercial District. However, because of the unique nature of this area, any Special Exception must prove to the satisfaction of the Valparaiso Board of Zoning Appeals that:
 - A. Such use meets all the requirements of the district in which it is a permitted use.
 - B. Such use would not have a detrimental effect on adjacent properties.
 - C. That such use will satisfy a need of the students and residents attending school or living in this area.
2. Multiple-family dwelling units that exceed sixteen units.

Section 10A. 04 Area Height and Placement Requirements

1. Minimum lot area and number of units:
 - a.) Single Family Dwellings 5000 sq. ft.
 - b.) Two Family Dwelling 3000 sq. ft. per dwelling unit
 - c.) Multiple Family Dwellings 10,000 sq. ft. - 2,000 sq. ft. per dwelling unit
 - d.) Fraternities-Sororities 12,000 sq. ft. - 500 sq. ft. per resident
 - e.) There shall not be more than sixteen (16) units in any one multiple family dwelling, (University owned or operated dormitories, fraternities/sororities are exempt) and not more than

one building on any one lot, tract, or parcel of land except as otherwise provided.

2. Minimum floor space per dwelling unit:

- a. Single Family Dwelling 650 sq. ft.
- b. Two Family Dwelling 650 sq. ft. per dwelling unit
- c. Fraternities/Sororities 100 sq. ft. per resident
- d. For all multiple-family dwelling units, the minimum required floor space per unit shall be as follows:
 - 1.) Efficiency Unit 400 square feet
 - 2.) One-Bedroom Unit 600 square feet
 - 3.) Two-Bedroom Unit 750 square feet
 - 4.) Three-Bedroom Unit 900 square feet
 - 5.) Plus one hundred (100) additional square feet for each bedroom in excess of three (3) bedrooms in a multiple-family dwelling unit.

3. Maximum number of individuals that may lawfully occupy a building:

- A. Single-family dwelling units have no requirements if occupied by a family. If occupied by unrelated individuals: one thousand (1000) square feet of lot area per person.
- B. Two-family dwelling unit: same as for a single-family dwelling unit.
- C. Multiple-family dwelling unit: each multiple dwelling shall have a minimum dwelling unit floor area of 200 sq. ft. per person. The maximum number of unrelated persons to occupy the dwelling shall never be more than the result obtained by dividing the useable floor area in square feet by 200 square feet.
- D. Fraternities/Sororities dwelling units: shall have a minimum useable floor area of 100 square feet per person.

4. Minimum yard requirements:

A. Single-family and two-family dwellings:

- 1.) Front Yard: twenty-five (25) feet
- 2.) Side Yard: must have two side yards with each side yard being a minimum of six (6) feet
- 3.) Rear Yard: twenty-five (25) percent of the depth of the lot, but in no case less than twenty-five (25) feet

B. Multiple-Family And Fraternities / Sororities

- 1.) Front Yard: twenty-five (25) feet
- 2.) Side Yard: must have two side yards with each side yard being a minimum of eight (8) feet
- 3.) Rear Yard: twenty-five (25) percent of the depth of the lot, but in no case less than thirty (30) feet

5. Maximum height of buildings:

- A. Single-family and two-family dwellings: same as specified in the R-2 District.
- B. Multiple-family dwellings and Fraternities/Sororities: four (4) floors, but not more than forty (40) feet.

6. Off-Street Parking: See parking requirements in this ordinance - Part II, Article VII

7. Maximum Lot Coverage:
 - A. Single-family dwellings: thirty-five (35) percent for interior lots and forty (40) percent for corner lots
 - B. Two-family dwellings: same as single-family dwellings
 - C. Multiple family dwellings: sixty (60) percent of the total area of the lot or parcel
 - D. Fraternities/Sororities: sixty (60) percent of the total area of the lot or parcel
8. Dormitories, Classrooms or Other Related Uses Built or Operated by Valparaiso University within the R-14 Area:

There shall be no specific minimum or maximum area, height and placement requirements for University buildings, because of the uniqueness of such buildings or structures.

Whenever a new building or structure within the R-14 Zoning District is proposed which borders public street or private property there shall be a minimum setback of 25 feet from the street or the closest point to any private lot line. Further, whenever any building or structure exceeds 40 feet or four stories in height, there shall be an additional one-foot of setback for every one foot in excess of the 40-foot height.

Section 10A.05

1. For the purpose of this Ordinance - "Fraternities/Sororities" means an incorporated organization of persons, which provides sleeping accommodations with or without accessory common rooms and cooking and eating facilities, for groups of unmarried students in attendance at an educational institution.
2. Usable Floor Area - The area contained within a structure and measured from the exterior walls or from the center line of party walls and which is used for dwelling purposes. Space(s) within the structure used for storage, utilities, halls or bathrooms need not be considered as useable floor space. Areas, which do not meet the requirements for habitable rooms, need not be counted as usable floor space.