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# Zoning District Synopsis

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## Introduction

This brochure presents an abbreviation of the salient characteristics of the major zoning districts in Marion County.

The material presented possesses no legal status and is incomplete: thus the adopted ordinances should be consulted for specific definition or development control.

## Online Resources:

[www.municode.com](http://www.municode.com)  
[www.indygov.org/dmd](http://www.indygov.org/dmd)  
[www.indygov.org/cp](http://www.indygov.org/cp)  
[www.indygov.org/gis](http://www.indygov.org/gis)

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## What is Zoning?

According to Merriam-Webster, **zoning** means to partition (a city, borough, or township) by ordinance into sections reserved for different purposes (as residence or business). More specifically, zoning is the process of classifying land into areas and districts, generally referred to as 'zones'; within which permitted uses are established as are regulations governing the development of land, such as height, lot coverage and other stipulations. Zoning is one tool used to implement a city's Comprehensive Plan.

## What is Planning?

According to Merriam-Webster, **planning** means the establishment of goals, policies, and procedures for a social or economic unit, such as a city; the drawing up of an organized arrangement (as of streets, parks, and business and residential areas) of a city. More specifically, planning is the process of setting development goals and objectives for a community's development, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

# Dwelling Districts

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### **Sec. 731-201. D-A dwelling agriculture district regulations.**

*Statement of purpose.* The D-A district provides for a variety of agricultural enterprises. It is intended to provide for the production, keeping or maintenance, for sale, lease or personal use, of plants and animals and any mutations or hybrids thereof, including but not limited to forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; the breeding or grazing of animals; hog operations; bee and apiary products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such an agricultural enterprise. A secondary intent of this district is large estate development of single-family dwellings. This district represents the very low density residential classification of the Comprehensive General Land Use Plan, and in fact provides for the lowest density of the Dwelling Districts Zoning Ordinance. This district does not require public water and sewer facilities.

#### **Selected Development Standards:**

- Minimum lot area:* 3 acres, unless subject to section 731-201(c), D-A district exceptions.
- Minimum street frontage:* 125 feet of frontage on a public street and shall gain direct access from said street.
- Minimum rear yard:* 75 feet.
- Minimum side yard:* Aggregate 75 feet; provided, however, no side yard shall be less than 30 feet.
- Minimum open space:* 85% of the lot area. However, in the case of greenhouses and plant nurseries, the minimum open space shall be 50% of the lot area.
- Maximum height primary building (single-family dwelling):*  
35 feet; or 40 feet, if for each foot of height in excess of 35 feet, to an absolute height of 45 feet, one additional foot setback shall be provided.
- Maximum height of accessory buildings to a single-family dwelling:* 20 feet.
- Maximum height of accessory buildings essential to an agricultural enterprise:*  
unlimited.

D-A has a number of exceptions pertaining to single-family dwelling standards on legally established lots, and agricultural enterprises (e.g. farms). Please consult the zoning ordinance.

adhering to the performance standards; providing sufficient space for current or future needs for manufacturing and wholesaling or related uses while preserving the aesthetics of the community; and utilizing sustainable development techniques to both reduce the environmental impact and increase the intensity of development.

- Requires Metropolitan Development Commission approval of all uses, site and development plans after recommendation by the Speedway Hearing Examiner.

### **Wellfield Protection Districts (Secondary District)**

#### **W-1 Wellfield District One**

A secondary district (also known as an overlay district) designed to regulate certain types of uses, processes and development within the one-year time of travel area adjacent to a water wellfield in order to protect significant ground water/aquifer resources.

#### **W-5 Wellfield District Five**

A secondary district (also known as an overlay district) designed to regulate certain types of uses, processes and development within the five-year time of travel area adjacent to a water wellfield in order to protect significant ground water/aquifer resources.

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- Requires approval by the Metropolitan Development Commission of all demolitions of significant structures, projects over \$1 million or over 10,000 square feet in size. Other projects require approval by the Administrator, on behalf of the Metropolitan Development Commission.

### University Quarter Districts

#### UQ-1 University Quarter District One

- Designed to permit and facilitate the development and expansion of a major university complex or campus requires the logical association of uses, and adequate site compatibility and harmony with the complex.
- Requires Metropolitan Development Commission approval of all uses, site and development plans.

#### UQ-2(B) University Quarter District Two (Butler University)

- Designed to permit and facilitate the development, expansion of University-related group dwellings (dormitory or fraternal organization) providing residence solely for university students or faculty.
- Requires Metropolitan Development Commission approval of all uses, site and development plans.

### Speedway Districts

#### SZ-1 Speedway District One

- Designed to permit and facilitate street-level activities focusing on restaurants, personal services, and shopping while the upper stories provide a diverse range of office space and urban-style housing. Buildings within the SZ-1 District shall contribute to creating a relatively continuous street wall and create a pedestrian oriented sense of enclosure and place. Building heights and signs may vary from one property to the next; however, a general consistency shall be retained in order to create a continuous sense of character within the district.
- Requires Metropolitan Development Commission approval of all uses, site and development plans after recommendation by the Speedway Hearing Examiner.

#### SZ-2 Speedway District Two

- Designed to permit and facilitate a diverse mix of light and moderate industrial uses, some automobile-related commercial activities, and commercial entertainment. Development is entirely enclosed; strictly

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### **Sec. 731-202. D-S dwelling suburban district regulations.**

*Statement of purpose.* The D-S district is intended for use in areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low density development (such as adjacent to floodplains, aquifers, urban conservation areas, within the extended alignment of airport runways, etc.). Of the dwelling districts providing for only single-family dwellings, the D-S district provides the lowest density in the ordinance. The D-S district provides for single-family residential building lots consisting of at least one acre. A typical density for the D-S district is four-tenths (0.4) units per gross acre. This district represents the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200).

#### **Selected Development Standards:**

*Minimum lot area:* One acre.

*Minimum lot width at the required setback line:* 150 feet.

*Minimum public street frontage (with direct access):* 75 feet.

*Minimum rear yard:* 25 feet.

*Minimum side yard:* Aggregate 35 feet; provided, however, no side yard shall be less than 15 feet.

*Minimum open space:* 85% of the lot area.

*Maximum height of primary building:*

35 feet; or 45 feet with additional setback requirements.

*Maximum height of accessory buildings:* 20 feet.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 1,200 sq. ft. for a one-story building;
- 800 sq. ft., provided the total floor area shall be at least 1,200 sq. ft. for a building higher than one story.

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### **Sec. 731-203. D-1 dwelling district one regulations.**

*Statement of purpose.* The D-1 district is intended for use in suburban areas. There is no specific requirement for the placement of this district other than carrying out the single-family low density patterns expressed by the comprehensive general land use plan. The D-1 district has a typical density of nine-tenths (0.9) units per gross acre. This district represents the very low-density residential classification of the comprehensive general land use plan. Under most circumstances, public water and sewer facilities should be present but are not mandatory. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200).

#### **Selected Development Standards:**

*Minimum lot area.* 24,000 square feet

*Minimum lot width at the required setback line:* 90 feet

*Minimum street frontage:*

45 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Minimum rear yard:* 25 feet.

*Minimum side yard:* Aggregate 22 feet; provided, however, no side yard shall be less than 8 feet.

*Minimum open space:* 80% of the lot area.

*Maximum height of primary building:* 35 feet;

or 40 feet, if for each foot of height in excess of 35 feet, to an absolute height of 45 feet, 1 additional foot setback shall be provided beyond such adjacent required front, side or rear yard setback line for each foot of building or structural height above 35 feet.

*Maximum height of accessory buildings:* 20 feet.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 1,200 square feet for one-story building;
- 800 square feet, provided the total floor area shall be at least 1,200 square feet for building higher than one story.

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appropriate land use modifications as necessary to facilitate the highest level of such service.

- Requires Metropolitan Development Commission approval of all uses, site and development plans.

### **HD-2 Hospital District Two**

- Designed to: (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major hospital complex; (2) to provide adequate land area for such hospital-related uses; and (3) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such hospital complex.
- Requires Metropolitan Development Commission approval of all uses, site and development plans.

### **Park Districts**

#### **PK-1 Park District One**

- Designed to permit and facilitate the development, and expansion of parks including public playgrounds, play fields, ballfields, ball courts, tennis courts, spray or wading pools, outdoor swimming pools, ice skating, picnicking, boating, fishing, wildlife refuges, botanical gardens, arboreta, scenic areas, greenways, bridle paths, hiking and bicycle trails, and such other primary park or recreational uses, or uses incidental and accessory thereto.
- Requires Metropolitan Development Commission approval of all uses, site and development plans.

#### **PK-2 Park District Two**

- Designed to: (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major park; and (2) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such major park.
- Requires Metropolitan Development Commission approval of all uses, site and development plans.

### **RC Regional Center (Secondary District)**

- A secondary district (also known as an overlay district) designed to regulate development within the downtown area in which a diverse blend of uses, functions, and facilities must harmoniously exist.

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by the Depts. of Public Works and Metropolitan Development or that certain land grade elevation requirements are satisfied.

### **GSB Gravel-Sand-Burrow District (Secondary District)**

A secondary district (also known as an overlay district) designed to permit removal, production and processing of gravel, sand, borrow and other earthen materials within the limitations established to protect the public interest and adjacent land uses. Permits for a GSB operation must be accompanied by a bond running in favor of the Dept. of Metropolitan Development.

### **Historic Preservation Districts**

#### **HP-1 Historic Preservation District One**

Designed to permit the preservation, reconstruction, restoration or development of a historic area with permitted uses and development controls appropriate for the period to be achieved. All site and development plans must be submitted to the Indianapolis Historic Preservation Commission for review and, if approved, issued a Certificate of Appropriateness by the Commission.

#### **HP-S Historic Preservation District - Secondary**

Designed to assure that the area immediately peripheral to the primary historic district will not be developed in a character, style, scale, etc., that would be unharmonious or incompatible with the character or overall atmosphere of the historic area or with the character of individual structures and uses therein. The primary zoning district or districts applicable to land in the secondary district will specify the land uses permitted and regulate height, bulk, area, intensity, etc., of land uses. The secondary zoning district will provide only for an additional limited control of the design, massiveness, proportion and height of peripheral development.

### **Hospital Districts**

#### **HD-1 Hospital District One**

- Designed to permit and facilitate the development, expansion and modernization of a major hospital complex in which a diversity of uses, functions, and facilities is necessary to best perform the hospital's various services to the public; and further, to permit

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### **Sec. 731-204. D-2 dwelling district two regulations.**

*Statement of purpose.* The D-2 district is intended for use in suburban areas of the county. There is no specific requirement for the placement of this district other than carrying out the single-family low density patterns expressed by the comprehensive general land use plan. The D-2 district has a typical density of one and nine-tenths (1.9) units per gross acre. Two-family dwellings are permitted on corner lots in this district. This district represents the most intense development recommended for the very low density classification of the comprehensive general land use plan. Public water and sewer facilities shall be present. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200).

#### **Selected Development Standards:**

##### *Minimum lot area.*

Single-family dwelling:	15,000 square feet.
Two-family dwelling:	20,000 square feet.

##### *Minimum lot width at the required setback line:*

Single-family dwelling:	80 feet
Two-family dwelling:	120 feet (on each street).

##### *Minimum street frontage:*

45 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Orientation of two-family dwellings:* On corner lots, the orientation (front doors, driveways) of each unit in a two-family dwelling shall be toward a different street frontage.

*Minimum rear yard:* 25 feet.

*Minimum side yard:* Aggregate 19 feet; provided, however, no side yard shall be less than 7 feet.

*Minimum open space:* 75% of the lot area.

*Maximum height:* 35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 1,200 square feet for one-story building;
- 800 square feet, provided the total floor area shall be at least 1,200 square feet for building higher than one story.

### Sec. 731-205. D-3 dwelling district three regulations.

*Statement of purpose.* The D-3 district is intended for areas of low or medium intensity single-family residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be rather closely associated with community and neighborhood facilities (schools, parks, shopping areas, etc.). Two-family dwellings are permitted on corner lots in this district. The D-3 district has a typical density of two and six-tenths (2.6) units per gross acre. This district represents the low density residential classification of the comprehensive general land use plan. All public facilities shall be present. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200).

#### **Selected Development Standards:**

##### *Minimum lot area.*

Single-family dwelling:	10,000 square feet.
Two-family dwelling:	15,000 square feet.

##### *Minimum lot width at the required setback line:*

Single-family dwelling:	70 feet
Two-family dwelling:	105 feet (on each street).

##### *Minimum street frontage:*

35 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Orientation of two-family dwellings:* On corner lots, the orientation (front doors, driveways) of each unit in a two-family dwelling shall be toward a different street frontage.

*Minimum rear yard:* 20 feet.

*Minimum side yard:* Aggregate 16 feet; provided, however, no side yard shall be less than 6 feet.

*Minimum open space:* 70% of the lot area.

*Maximum height:* 35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 1,200 square feet for one-story building;
- 800 square feet, provided the total floor area shall be at least 1,200 square feet for building higher than one story.

## Other Zoning Districts

### **Airport Districts**

#### **“A” Airport Special Use District**

- Permits public municipal airports including terminals, aircraft facilities, air research laboratories, and uses related to the operation of an airport such as restaurants, hotels, motels, transportation and similar accessory uses.
- All uses must be served by interior access roads only.
- Paved off-street parking must be provided for each use.
- Building Setback: 100 feet from the boundary of the Airport Special Use District.
- Parking setback: same as above or 10 feet if a 4-foot high hedge or wall is provided.

#### **Airspace District (Secondary District)**

A secondary district (also known as an overlay district) that consists of Instrument and Non-Instrument Approach Surface Areas, Transitional Surface Areas, Horizontal Surface Areas and Conical Surface Areas that Are designed to provide for the safety of people by regulating building heights and public assembly locations in these areas.

#### **Flood Control Districts (Secondary Districts)**

##### **FW Floodway**

- A secondary district (also known as an overlay district) designed to regulate development within floodway areas to (1) prevent potential loss and damage to people and property, (2) prevent water quality degradation, and (3) protect significant environmental corridors.
- Floodway delineation is mandated by the FEMA.
- Only open uses (or necessary public or semi-public facilities which meet the terms of the district) are permitted.

##### **FF Floodway Fringe (Flood Plain)**

- A secondary district (also known as an overlay district) designed to regulate development within flood plain areas as indicated above.
- All uses permitted in the applicable primary district are permitted provided that the flood protective measures for structures are approved

# Central Business Districts

The Central Business districts are designed specifically for the downtown.

## CBD-1

- Located in the core center of the downtown.
- Various mixed uses permitted: Attached residential, Hotels, Banks, Business & Customer Service offices, Parking facilities, Sales & display rooms for distributors, Printing, processing or manufacture of retail goods, public & semipublic offices & utilities, theaters & entertainment venues, retail sales and service establishments (except automobile service stations, repair garages, auto sales or service centers or car washes in the blocks around Monument Circle).
- 100% lot coverage (no setbacks).
- Height unlimited except for sky-exposure plane.
- Off-street parking not required.
- Garage entrances limited.

## CBD-2

- Located in the center of the downtown around CBD-1.
- Various mixed uses permitted: Attached residential, Hotels & motels, Banks, Business & Customer Service offices, City Market, Parking facilities, Sales & display rooms for distributors, Printing, Processing or manufacture of retail goods limited, Public & semipublic offices & utilities, Theaters & entertainment venues, Retail sales and service establishments (except automobile service stations, repair garages, auto sales or service centers or car washes in the blocks around Monument Circle).
- 100% lot coverage (no setbacks).
- Height unlimited except for sky-exposure plane.
- Limited outside sales & display permitted.
- Off-street parking required for uses outside of the Mile Square.
- Garage entrances limited.

## **Sec. 731-206. D-4 dwelling district four regulations.**

*Statement of purpose.* The D-4 district is intended for areas of low or medium intensity single-family residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be rather closely associated with community and neighborhood facilities (schools, parks, shopping areas, etc.). Two-family dwellings are permitted on corner lots in this district. The D-4 district has a typical density of four and two-tenths (4.2) units per gross acre. This district represents the low density residential classification of the comprehensive general land use plan. All public facilities shall be present. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife (refer to the cluster subdivision option of section 731-200).

### **Selected Development Standards:**

#### *Minimum lot area.*

- Single-family dwelling: 7,200 square feet.
- Two-family dwelling: 10,000 square feet.

#### *Minimum lot width at the required setback line:*

- Single-family dwelling: 60 feet
- Two-family dwelling: 90 feet (on each street).

#### *Minimum street frontage:*

30 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Orientation of two-family dwellings:* On corner lots, the orientation (front doors, driveways) of each unit in a two-family dwelling shall be toward a different street frontage.

*Minimum rear yard:* 20 feet.

*Minimum side yard:* Aggregate 13 feet; provided, however, no side yard shall be less than 5 feet.

*Minimum open space:* 65% of the lot area.

*Maximum height:* 35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 900 square feet for one-story building;
- 660 square feet, provided the total floor area shall be at least 900 square feet for building higher than one story.

## Sec. 731-207. D-5 dwelling district five regulations.

*Statement of purpose.* The D-5 district is intended for areas of medium intensity single-family residential development. The application of this district will be found within urban, built-up areas of the community, and where all urban public and community facilities, and services are available. The district is not intended for suburban use. Due to its strong reliance upon complete urban facilities, D-5 district location should be applied judiciously. Two-family dwellings are permitted on any lot in this district. The D-5 district has a typical density of four and five-tenths (4.5) units per gross acre. This district represents the low and medium density residential classification of the comprehensive general land use plan.

## Sec. 731-208. D-5II dwelling district five-two regulations.

*Statement of purpose.* The D-5II district provides the smallest single-family lot size in the zoning ordinance. It is intended for carrying out both the low density and medium density residential classification expressed in the comprehensive general land use plan. The district is designed to be used with the zero lot line option of this ordinance. The district's application may be found within built-up areas of the community where redevelopment is occurring or where infill development is necessary. The district is also intended for suburban use. The district must be applied judiciously in suburban areas, however, due to the unique characteristics of this district. Two-family dwellings are permitted on any lot in this district. The D-5II district has a typical density of five (5) units per gross acre.

### **Selected Development Standards:**

	<b>D-5</b>	<b>D-5II</b>
<i>Minimum lot area.</i>		
Single-family dwelling:	5,000 sq. ft.	3,200 sq. ft.
Two-family dwelling:	9,000 sq. ft.	7,600 sq. ft.

### *Minimum lot width at the required setback line:*

Single-family dwelling:	50 feet.	40 feet.
Two-family dwelling:	90 feet.	80 feet.

*Minimum street frontage:* 25 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Minimum rear yard:* 20 feet.

*Minimum side yard:* Aggregate 10 feet; provided, however, no side yard shall be less than 4 feet (3 feet in D-5II).

*Minimum open space:* 65% of the lot area.

*Maximum height:* 35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 900 sq. ft. for one-story building;
- 660 sq. ft., provided the total floor area shall be at least 900 sq. ft. for building higher than one story.

## Special Use Districts

Special Use Districts include land activities that have characteristics that do not readily permit classification in the usual residential, commercial or industrial districts. However, they are necessary to the livability or economic health of the community, or are of such character that their specific control is necessary. Only those use or uses specified below are permitted within the specified district:

<b>Zoning District</b>	<b>Permitted Use</b>
SU-1	Religious use (as defined in section 735-751)
SU-2	School
SU-3	Golf course, golf driving range, golf country club-public or private
SU-5	Radio receiving or broadcasting tower & accessory buildings
SU-6	Hospital, sanitarium, nursing home
SU-7	Charitable, philanthropic and not-for-profit institution
SU-8	Correctional and penal institution
SU-9	Building(s) and grounds used by any department of town, city, township, county, state or federal government
SU-10	Cemetery
SU-13	Sanitary landfill
SU-16	Indoor and outdoor commercial amusement, recreation and entertainment establishment
SU-18	Light or power substation
SU-20	Telephone exchange offices
SU-23	Permanent gravel or sand processing plant, rock crushing, grinding or milling and stockpiling
SU-28	Petroleum refinery and petroleum products storage
SU-34	a. Club rooms b. Fraternal rooms--Fraternity and lodge c. Ballroom--Public
SU-35	Telecommunication receiving or broadcasting tower and associated accessory buildings
SU-37	Library
SU-38	Community center
SU-39	Water tank, water pumping station and similar structures not located on buildings
SU-41	Sewage disposal plant; garbage feeding and disposal
SU-42	Gas utility
SU-43	Power transmission lines
SU-44	Off-track mutuel wagering facilities, licensed as satellite facilities under IC 4-31-5.5 (off-track betting facilities)

Included in each SU district: (1) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses. (2) Wireless communication facility.

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### Landscape Standards by Type:

Landscape Type A	- Standard requirement for landscaping.
Landscape Type B	- Standard requirement for landscaping, except that two (2) times the number of trees normally required shall be provided.
Landscape Type C	- Standard requirement for landscaping, except that three (3) times the number of trees normally required shall be provided.

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### Sec. 731-209. D-6 dwelling district six regulations.

*Statement of purpose.* The D-6 district is principally intended for medium intensity multifamily dwellings. The district is intended for developments in suburban areas well served by major thoroughfares, sanitary sewers, and school and park facilities. In its application, the district need not be directly associated with more intense land uses such as commercial or industrial areas. The D-6 district has a typical density of six (6) to nine (9) units per gross acre. This district represents the medium density residential classification of the comprehensive general land use plan.

### Sec. 731-210. D-6II dwelling district six-two regulations.

*Statement of purpose.* The D-6II district is intended principally for low intensity multifamily use as a transition between areas of high intensity uses and low intensity uses, or in areas where the dimensions of the tract of land would cause high development costs that would preclude low intensity development. Typical areas subject to D-6II zoning include remnant parcels of land resulting from public works improvements, exhausted mining operations, and changed intensity factors (such as between interstate highway locations, commercial development and lower-density residential areas). The district must be in close proximity to major thoroughfares, sewers, school and park facilities. The D-6II district has a typical density of nine (9) to twelve (12) units per gross acre. This district represents the medium density residential classification of the comprehensive general land use plan.

### Sec. 731-211. D-7 dwelling district seven regulations.

*Statement of purpose.* The D-7 district is intended principally for medium density multifamily use. The district may be applied anywhere within the metropolitan area, provided, however, it should be closely associated with the primary intensity generators; i.e., commercial shopping centers or industrial uses. The district requires superior street access and all public facilities. The D-7 district has a typical density of twelve (12) to fifteen (15) units per gross acre. This district represents the medium density residential classification of the comprehensive general land use plan.

Selected Development Standards	D-6	D-6II	D-7
<i>Minimum project frontage:</i>	150 feet of frontage on a public street and shall gain direct access from said street.		
<i>Minimum required perimeter yards:</i>	30 ft.	25 ft.	20 ft
<i>Maximum Height of primary buildings:</i>	35 feet but not to exceed 3 stories containing a dwelling unit or units.		
<i>Maximum floor area ratio (FAR):</i>	0.200 *	0.280 *	0.350 *

\* Floor Area Ratio (FAR) is the total Floor Area of all stories of all buildings within the project divided by the Land Area.

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### Sec. 731-212. D-8 dwelling district eight regulations.

*Statement of purpose.* The D-8 district is a unique district designed for application in older developed urban areas. The district allows as permitted uses all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares. Another important application of this district is in areas that are experiencing renewal either by public action or by natural process. The district requires all the amenities of the D-7 district. The D-8 district has a typical density range of five (5) to twenty-six (26) units per gross acre depending upon the type of development. This district represents the high-density residential classification of the comprehensive general land use plan.

#### **Selected Development Standards for single- and two-family**

*Minimum lot area.* No minimum required

*Minimum lot width at the required setback line:* 30 feet

*Minimum street frontage:* 30 feet of frontage on a public street and shall gain direct access from either said street or an abutting alley.

*Minimum rear yard:* 15 feet.

*Minimum side yard:* Aggregate 10 feet; provided, however, no side yard shall be less than 4 feet.

*Minimum open space:* 55% of the lot area.

*Maximum height:* 35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 900 square feet for one-story building;
- 660 square feet, provided the total floor area shall be at least 900 square feet for building higher than one story.

#### **Selected Development Standards for multi-family**

*Minimum project frontage:* 30 feet of frontage on a public street and shall gain direct access from said street.

*Minimum rear yard:* 15 feet.

*Minimum side yard:* 20% of the project width up to 15 feet; provided, however, no side yard shall be less than 4 feet.

*Maximum Height of primary buildings:* 35 feet.

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### Industrial transitional yard reduction - landscape performance standards exceptions.

By providing landscaping in addition to the standard requirement, required transitional yards may be reduced according to the following schedules:

#### Landscape Performance Standards Reduction in Required Side and Rear Transitional Yards in the Suburban ("S") Districts

Landscape Type	I-1-S	I-2-S	I-3-S	I-4-S
Type A	50 feet	50 feet	100 feet	150 feet
Type B	35 feet	35 feet	70 feet	100 feet
Type C	20 feet	20 feet	40 feet	50 feet

#### Landscape Performance Standards Reduction in Required Front Transitional Yards in the Suburban ("S") Districts

Landscape Type	I-1-S	I-2-S	I-3-S	I-4-S
Type A	100 feet	100 feet	150 feet	200 feet
Type B	70 feet	70 feet	100 feet	150 feet
Type C	40 feet	40 feet	50 feet	100 feet

#### Landscape Performance Standards Reduction in Required Side and Rear Transitional Yards in the Urban ("U") Districts

Landscape Type	I-1-U	I-2-U	I-3-U	I-4-U
Type A	30	30	40	50
Type B	15	15	20	20

#### Landscape Performance Standards Reduction in Required Front Transitional Yards in the Urban ("U") Districts

Landscape Type	I-1-U	I-2-U	I-3-U	I-4-U
Type A	30	30	40	50
Type B	15	15	20	20

## Zoning District Synopsis

### Sec. 733-209. I-4-U Heavy Industrial Urban District.

*Statement of purpose.* This district is designed for those heavy industrial uses within the central city which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate, and should be buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from protected districts and buffered by intervening lighter industrial districts.

#### Selected I-4 Permitted Uses:

I-3-U uses.	Manufacture, assembly or repair of:
Batch Plant.	Construction equipment,
Lumber Yards.	Engines & turbines,
Motor Truck Terminals over 10 acres.	Detergents & Soaps,
Oil & Gas Bulk storage.	Rubber Products,
Processing of wood, e.g. veneer mill.	Railroad equipment, etc.
Tire Recapping.	

#### Selected I-4-U Development Standards:

Minimum building side & rear yards:	20 feet.
Minimum building front transitional yard:	50 feet.
Minimum building side & rear transitional yards:	50 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:*	22 feet
* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 35 feet.	
Maximum outdoor storage height:	20 feet
Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:	
	One space per 2 persons
Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings:	75%

## Zoning District Synopsis

Maximum floor area ratio (FAR): 0.600 †

*D-8 district development standards exceptions.* Minimum required side & rear yards of lots under the jurisdiction of the Indianapolis Historic Preservation Commission (IHPC) are established by the grant of a Certificate of Appropriateness

### Sec. 731-213. D-9 dwelling district nine regulations.

*Statement of purpose.* The D-9 district is designed to permit suburban high-rise apartments. It is intended for use adjacent to the major shopping centers or in areas where unusual conditions exist (i.e., adjacent to a freeway interchange or in unusual topographic situations). The D-9 district has typical ranges of density according to the number of stories:  
 12--22 dwelling units/gross acre for 1--3 story structure.  
 27--35 dwelling units/gross acre for 4--5 story structure.  
 50--65 dwelling units/gross acre for 6--11 story structure.  
 90--120 dwelling units/gross acre for 12+ story structure.

### Sec. 731-214. D-10 dwelling district ten regulations.

*Statement of purpose.* The D-10 district, like the D-9 district, represents the high-density classification of the comprehensive general land use plan. Unlike the D-9 district, however, the D-10 district is intended for central and inner-city use as opposed to suburban use. The D-10 district requires all public and community facilities, but its use will not be so directly associated with planned shopping centers. In many cases, the D-10 district will represent a renewal of the land rather than the initial use. The D-10 district has typical densities according to the number of stories:  
 20--26 dwelling units/gross acre for 1--3 story structure.  
 27--35 dwelling units/gross acre for 4--5 story structure.  
 50--65 dwelling units/gross acre for 6--11 story structure.  
 100--130 dwelling units/gross acre for 12-23 story structure.  
 110--140 dwelling units/gross acre for 24+ story structure.

#### Selected Development Standards

	D-9	D-10
Minimum project frontage on a public street (with direct access from said street):	150 ft.	100 ft.
Minimum front yards:	--	10 ft.
Minimum side & rear yards:	20 ft.	20 ft.
Maximum Height of primary buildings:	unlimited.	

† Floor Area Ratio (FAR) is the total Floor Area of all stories of all buildings within the project divided by the Land Area.

## Zoning District Synopsis

### Maximum floor area ratio (FAR)\*:

Multifamily dwellings of less than 4 stories:	0.500	0.600
Multifamily dwellings of 4-5 stories:	0.800	0.800
Multifamily dwellings of 6-11 stories:	1.500	1.500
Multifamily dwellings of 12-23 stories:	2.700	3.000
Multifamily dwellings of 24+ stories:	2.700	3.200

### Sec. 731-215. D-11 dwelling district eleven regulations.

*Statement of purpose.* The D-11 district allows for mobile dwelling project development. The special characteristics of mobile dwellings, as opposed to the characteristics of conventional housing (such as compactness of the mobile dwelling unit, site accommodation requirements, etc.), have been recognized as requiring special district considerations. This district represents a medium density classification according to the Comprehensive General Land Use Plan and should be applied accordingly. The typical density for a D-11 district is 6 units/gross acre. With the development standards included in this district, mobile dwelling projects are viable residential developments, and should be located with the same considerations as site-built residential neighborhoods. All public and community facilities are required. Proximity to major thoroughfares is necessary for the location of this district.

### Selected Development Standards

*Minimum contiguous project area:* 15 acres

*Maximum project density:* 6 units per gross project acre

*Minimum project frontage:* 150 feet of continuous frontage

*Minimum perimeter front yards:* 60 feet.

*Minimum perimeter rear & side yards:* 50 feet.

### Minimum size of individual mobile dwelling sites

- Single-wide: 4,000 square feet.
- Double or triple wide: 5,400 square feet.

\* Floor Area Ratio (FAR) is the total Floor Area of all stories of all buildings within the project divided by the Land Area.

## Zoning District Synopsis

### Sec. 733-208. I-3-U Medium Industrial Urban District.

*Statement of purpose.* This district is designed as an intermediate central city district for industries which are heavier in character than those permitted in the Light Industrial Urban District but which are not of the heaviest industrial types. Because of the nature of these industries, the district will be located away from protected districts and buffered by lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.

### Selected I-3 Permitted Uses:

I-2-U uses.	Manufacture, assembly or repair of:
Industrial bakery.	Household appliances,
Electroplating operations.	Boats, motor vehicles,
Motor Truck Terminals.	Glass, Paints & dyes, Paper,
Power Plant: electric, steam, thermal.	Structural metal,
Rolling or extruding of metal.	Textile mills, etc.
Vehicle storage.	

### Selected I-3-U Development Standards:

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	40 feet.
Minimum building side & rear transitional yards:	40 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:*	22 feet

\* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 35 feet.

Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:

One space per 2 persons

Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings: 50%

All operations, servicing or processes must be enclosed operations if located within 300 feet of a protected district.

Outside storage must be completely enclosed by 6-10 ft. fence and screened if located within 300 feet of a protected district.

## Zoning District Synopsis

### Sec. 733-207. I-2-U Light Industrial Urban District.

*Statement of purpose.* This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer zone. This district has been established for application to the older industrial districts within the central city and specifically provides for the use of shallow industrial lots.

#### **Selected I-2 Permitted Uses:**

I-1-U uses. Bottling of beverages. Contractors. Industrial schools or training facilities. Printing & Publishing. Upholstering Shops.	Manufacture, assembly or repair: biological products, computers, electrical components, milk & dairy products, pharmaceutical goods, tools, etc.
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#### **Selected I-2-U Development Standards:**

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	30 feet.
Minimum building side & rear transitional yards:	30 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	50 feet
Maximum building height along a transitional yard:*	22 feet

*\* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 50 feet.*

Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:

One space per 2 persons

Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings: 25%

All operations, servicing or processes must be enclosed operations if located within 300 feet of a protected district.

Outside storage must be completely enclosed by 6-10 ft. fence and screened if located within 300 feet of a protected district.

## Zoning District Synopsis

### Sec. 731-216. D-12 dwelling district twelve regulations.

*Statement of purpose.* The D-12 district represents a relatively low-density level of residential development consisting entirely of two-family dwellings, but at a density comparable to single-family development. Proximity to major thoroughfares, public utilities, school and park facilities is necessary. The D-12 district has a typical density of five (5) units per gross acre. The district represents the low-density residential classification according to the comprehensive general land use plan. All public and community facilities are required.

#### **Selected Development Standards:**

Minimum lot area.	9,000 square feet
Minimum lot width at the required setback line:	70 feet
Minimum street frontage with direct access:	35 feet
Minimum rear yard:	20 feet.
Minimum side yard:	Aggregate 10 feet; provided, however, no side yard shall be less than 4 feet.
Minimum open space:	65% of the lot area.
Maximum height:	35 feet for primary building; 20 feet for accessory.

*Minimum main floor area of the primary building (single-family dwelling), exclusive of garage, carports, and open porches:*

- 900 square feet for one-story building;
- 660 square feet, provided the total floor area shall be at least 900 square feet for building higher than one story.

## Zoning District Synopsis

### Sec. 731-217. D-P planned unit development district regulations.

*Statement of purpose.* The planned unit development district (D-P) is established for the following purposes:

- To encourage a more creative approach in land and building site planning.
- To encourage and efficient, aesthetic and desirable use of open space.
- To encourage variety in physical development pattern.
- To achieve flexibility and incentives for residential development which will produce a wider range of choice in satisfying the changing needs of the county.
- To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize the area.
- To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, landscape amenities, and size and shape.
- To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

Densities and development of a D-P are regulated and reviewed by the Metropolitan Development Commission. Creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved in a D-P district. The D-P district is envisioned as a predominantly residential district, but it may include supportive commercial and/or industrial development.

## Zoning District Synopsis

### Sec. 733-206. I-1-U Restricted Industrial Urban District.

*Statement of purpose.* This district is intended for the same general uses as the I-1-S District. It is planned, however, for use within the existing developed urban area characterized by small lots, outmoded or obsolescent industrial buildings, erratic or partial land development. In addition, certain industrial and residential areas within redevelopment projects or adjacent to new interstate freeways are suitable for the I-1-U classification. In order to stabilize existing establishments and districts, and to give impetus to future growth of older as well as new districts, these regulations are designed to permit improvement of the typical long-standing central city industrial areas without deterring expansion and new construction. In order to retain high character in this district, all operations must be contained within enclosed structures, except storage, which must be completely screened.

#### Selected I-1 Permitted Uses:

Data processing.	Warehousing.
Day care center.	Wholesaling.
Engineering or research laboratories.	Manufacture, assembly or repair:
Industrial schools or training facilities.	clocks, jewelry, optical goods, musical & photo equipment, etc.

#### Selected I-1-U Development Standards:

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	30 feet.
Minimum building side & rear transitional yards:	30 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	40 feet
Maximum building height along a transitional yard.*	22 feet

\* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 40 feet.

Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:

One space per 2 persons

Outside storage area limitation as a % of the total gross floor area of enclosed structures and buildings: 25%

All operations, servicing or processes must be enclosed operations.

Outside storage must be completely enclosed by 6-10 ft. fence and screened.

## Zoning District Synopsis

### Sec. 733-205. I-4-S Heavy Industrial Suburban District.

*Statement of purpose.* This district is designed for those heavy industrial uses that are typically characterized by certain factors that would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from protected districts and buffered by intervening lighter industrial districts.

#### **Selected I-4 Permitted Uses:**

I-3-S uses.	Manufacture, assembly or repair of:
Batch Plant.	Construction equipment,
Lumber Yards.	Engines & turbines,
Motor Truck Terminals over 10 acres.	Detergents & Soaps,
Oil & Gas Bulk storage.	Rubber Products,
Processing of wood, e.g. veneer mill.	Railroad equipment, etc.
Tire Recapping.	

#### **Selected I-4-S Development Standards:**

Minimum building side & rear yards:	30 feet.
Minimum building front transitional yard:	200 feet.
Minimum building side & rear transitional yards:	150 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:*	22 feet
* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 35 feet.	
Maximum outdoor storage height:	20 feet
Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:	One space per 1.5 persons
Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings:	75%

## Zoning District Synopsis

### General Dwelling District Regulations & Exceptions

#### **Lot Splits:**

Any lot divided into two (2) or more lots, resulting in another buildable lot must be platted.

A lot may be divided into two (2) or more lots, if all resulting lots and all buildings comply with all of the Dwelling Districts Zoning Ordinance. If such a lot, however, is occupied by a nonconforming building, such lot may be subdivided provided such subdivision does not create a new noncompliance or increase the degree of noncompliance of such building.

#### **Setback exceptions applicable to all dwelling districts:**

- established front setback exception/averaging in Sec. 731-200 (3)d, 1.
- one-time expansion along a legally-established front setback in Sec. 731-200 (3)d, 2.
- side yard setback provisions for zero (0) lot line option of Sec. 731-200 (6).

Applicable to all dwelling districts, no secondary means of escape permitted along the front façade Sec. 731-200(5).

Applicable to land in the Town of Meridian Hills, front setbacks meet the R-1, R-2, and R-3 area districts Sec. 731-200(6).

Applicable to the D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-8 districts, expansion along legally-established side and rear yard of Sec. 731-200 (3)d, 3.

Applicable to the D-S, D-1, D-2, D-3, and D-4 districts, Cluster subdivision option of Sec. 731-200 (7).

#### **Exceptions applicable to all dwelling districts:**

##### *Minimum lot area.*

Any plat of a subdivision consisting of five (5) or more lots submitted for plat approval in accordance with the Subdivision Control Ordinance of Marion County, Indiana, subsequent to the effective date of the ordinance may reduce said minimum lot area for up to twenty (20) percent of the total number of lots within said plat, to the extent of up to twenty (20) percent below the stated minimum lot area requirement, provided the average size of all lots within said approved plat shall be at least the stated minimum lot area.

## Zoning District Synopsis

### *Minimum lot width at the required setback line:*

Any plat of a subdivision consisting of five (5) or more lots submitted for plat approval in accordance with the Subdivision Control Ordinance of Marion County, Indiana, subsequent to the effective date of the ordinance, may reduce said minimum width for up to twenty (20) percent of the total number of lots within said plat, to the extent of up to twenty (20) percent below the stated minimum lot width requirement.

## Zoning District Synopsis

### **Sec. 733-204. I-3-S Medium Industrial Suburban District.**

*Statement of purpose.* This district is designed as an intermediate district for industries which are heavier in character than those permitted in the Light Industrial Suburban District but which are not of the heaviest industrial types. Because of the nature of these industries, that district is located away from protected districts and buffered by lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.

#### **Selected I-3 Permitted Uses:**

I-2-S uses.	Manufacture, assembly or repair of:
Industrial bakery.	Household appliances,
Electroplating operations.	Boats, motor vehicles,
Motor Truck Terminals.	Glass, Paints & dyes,
Power Plant: electric, steam, thermal.	Paper, Structural metal,
Rolling or extruding of metal.	Textile mills, etc.
Vehicle storage.	

#### **Selected I-3-S Development Standards:**

Minimum building side & rear yards:	30 feet.
Minimum building front transitional yard:	150 feet.
Minimum building side & rear transitional yards:	100 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:*	22 feet

\* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 35 feet.

Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:

One space per 1.5 persons

Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings: 50%

All operations, servicing or processes must be enclosed operations if located within 500 feet of a protected district.

Outside storage must be completely enclosed by 6-10 ft. fence and screened if located within 500 feet of a protected district.

## Zoning District Synopsis

### Sec. 733-203. I-2-S Light Industrial Suburban District.

*Statement of purpose.* This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer.

#### Selected I-2 Permitted Uses:

I-1-S uses.	Manufacture, assembly or repair:
Bottling of beverages.	biological products,
Contractors.	computers, electrical
Industrial schools or training facilities.	components, milk & dairy
Printing & Publishing.	products, pharmaceutical
Upholstering Shops.	goods, tools, etc.

#### Selected I-2-S Development Standards:

Minimum building side & rear yards:	30 feet.
Minimum building front transitional yard:	100 feet.
Minimum building side & rear transitional yards:	50 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	50 feet
Maximum building height along a transitional yard:*	22 feet
* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 50 feet.	
Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:	One space per 1.5 persons
Outside operations & storage area limitation as a % of the total gross floor area of enclosed structures and buildings:	25%
All operations, servicing or processes must be enclosed operations if located within 500 feet of a protected district.	
Outside storage must be completely enclosed by 6-10 ft. fence and screened if located within 500 feet of a protected district.	

## Zoning District Synopsis

## Commercial Districts

### Sec. 732-201. C-1 Office-Buffer Commercial District.

*Statement of purpose:* The C-1 District is designed to provide specific areas where office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semi-public uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt this district's function as a buffer. Since these office, office-type and public and semi-public structures are typically much less commercial in appearance and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts. This district, with its offices and other buffer type uses, also is designed for use along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

#### Selected C-1 Development Standards:

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard†:	20 feet.
Minimum building side & rear transitional yards:	15 feet.
Maximum building height:	50 feet.

### Sec. 732-202. C-2 High Intensity Office-Apartment Commercial District

*Statement of purpose:* The C-2 District is designed to permit, in certain areas within the inner city along a few suitable arterial streets and in association with regional commercial complexes in the suburbs, the development of high-rise office uses or apartments intermixed, grouped in varying combinations or provided in the same building. The structural similarity and the possible functional interrelationship of living and working space can create an unusual compatibility of land use, especially in locations where access is particularly good. This type of district may represent a subordinate development to and near the Central Business District, the dominant function of an "uptown" location within the inner city or a major feature of a suburban, regional commercial focal point or planned community.

#### Selected C-2 Development Standards:

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	15 feet.
Maximum building height:	unlimited.

† Transitional yards are required when the property abuts a protected district. Protected Districts include dwelling, park, school, hospital, or church zoning districts.

**Sec. 732-203. C-3 Neighborhood Commercial District**

*Statement of purpose:* The C-3 District is designed to permit the development of a complete range of retail sales and personal, professional and business services required to meet the maximum demand of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; require outdoor operations; or permit outdoor service and consumption of food and beverages. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

**Selected C-3 Development Standards:**

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	20 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 35 feet.

**Sec. 732-204. C-3C Commercial Corridor District**

*Statement of purpose:* The C-3C (Commercial Corridor) District, like the C-3 (Neighborhood Commercial) District, is designed for those professional offices and commercial businesses which typically do not draw customers from beyond their respective neighborhood boundaries. Examples of such types of uses include sales of retail convenience or durable goods, shopping establishments, and personal and professional service establishments. It is planned, therefore, for use in older urban commercial areas, which are located adjacent to established residential neighborhoods on select segments of primary and secondary thoroughfares. Characterized by small-scale commercial buildings abutting the pedestrian walkway and vehicular traffic, these areas often suffer from limited availability of off-street parking. In addition, certain redevelopment areas and infill projects can be suitably located in a C-3C District. To encourage the optimal utilization of these types of commercial areas, residential units are permitted in commercial buildings. This feature

**Industrial Districts**

**Sec. 733-202. I-1-S Restricted Industrial Suburban District.**

*Statement of purpose:* This district is designed for those industries which carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside an enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the nonscreened open space around the buildings. Loading and unloading berths are completely enclosed or shielded by a solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts.

**Selected I-1 Permitted Uses:**

Data processing.	Warehousing.
Day care center.	Wholesaling.
Engineering or research laboratories.	Manufacture, assembly or repair:
Industrial schools or training facilities.	clocks, jewelry, optical goods, musical & photo equipment, etc.

**Selected I-1-S Development Standards:**

Minimum building side & rear yards:	30 feet.
Minimum building front transitional yard:	100 feet.
Minimum building side & rear transitional yards:	50 feet.
Minimum transitional yards abutting a railroad or spur:	0 feet.
Maximum building height not along a transitional yard:	40 feet
Maximum building height along a transitional yard.*	22 feet

\* Height may increase 1 foot for each 1 foot increase in transitional yard, up to maximum height of 40 feet.

Minimum Required Parking computed on the basis of the greatest estimated number of persons at any period:	One space per 1.5 persons
Outside storage area limitation as a % of the total gross floor area of enclosed structures and buildings:	25%
All operations, servicing or processes must be enclosed operations.	
Outside storage must be completely enclosed by 6-10 ft. fence and screened.	

## Zoning District Synopsis

### **Sec. 732-210. C-S Commercial-Special District.**

*Statement of purpose:* The Special Commercial District (C-S) is established for the following purposes:

- (1) To encourage:
  - a. A more creative approach in land planning.
  - b. Superior site and structural design and development.
  - c. An efficient and desirable use of open space.
- (2) To provide for a use of land with high functional value.
- (3) To assure compatibility of land uses, both within the C-S District and with adjacent areas.
- (4) To permit special consideration of property with outstanding features, including, but not limited to, historical, architectural or social significance, unusual topography, landscape amenities, and other special land characteristics.
- (5) To provide maximum adaptability and flexibility in zoning and development controls to meet the changing and diverse needs of the metropolitan area.

The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.

Development site plans should incorporate and promote environmental considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.

#### **Selected C-S Development Standards:**

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	15 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height:	unlimited, however the setbacks must be increased if over 35 feet.

## Zoning District Synopsis

and the location of this district within walking distance to residential districts dictate that selected types of offices and other commercial uses which do not generate substantial vehicular traffic locate in the C-3C District. In order to perform its buffering function, floor areas are restricted, screening with fences, walls or landscaping is required and other similar amenities are necessary for optimum compatibility of this district with the adjacent residential development.

#### **Selected C-3C Development Standards:**

No single commercial establishment shall exceed eight thousand (8,000) square feet of gross floor area

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	15 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height:	35 feet

### **Sec. 732-205. C-4 Community-Regional Commercial District.**

*Statement of purpose:* The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as department stores, bowling alleys and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

#### **Selected C-4 Development Standards:**

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	20 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height not along a transitional yard:	65 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 65 feet.

## Sec. 732-206. C-5 General Commercial District.

*Statement of purpose:* The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lighted, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, they should be grouped on heavy commercial thoroughfares and should avoid locating adjacent to protected districts.

### Selected C-5 Development Standards:

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	20 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height not along a transitional yard:	65 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 65 feet.

## Sec. 732-207. C-6 Thoroughfare Service Commercial District.

*Statement of purpose:* The C-6 District is designed to permit development of limited service uses related to freeway, expressway or other thoroughfare interchanges and other controlled access locations along major arterial thoroughfares. This district is appropriate for locations where more concentrated types of commercial uses would be incompatible with the other uses in the vicinity. In this district, food, lodging and certain automotive services can be conveniently available to the thoroughfare user without creating the traffic congestion and hazards commonly associated with interchanges or intersections where large commercial districts have developed. The limited availability of locations and limited uses permitted in this district provide for maximum compatibility with adjacent districts.

### Selected C-6 Development Standards:

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	20 feet.
Minimum transitional yards abutting an alley:	10 feet.
Maximum building height not along a transitional yard:	65 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 65 feet.

## Sec. 732-208. C-7 High Intensity Commercial District.

*Statement of purpose:* The C-7 District is designed to provide specific areas for retail commercial uses which have unusually incompatible features relative to other commercial uses such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses. Because of the character and intensity of these uses, this district should be appropriately located on major commercial arterial thoroughfares but not in close association with those commercial activities involving shopping goods, professional services, restaurants, food merchandising, and the like. Due to the intensity of uses, location of this district adjacent to protected districts should be avoided.

### Selected C-7 Development Standards:

Minimum building side & rear yards:	none.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	40 feet.
Minimum transitional yards abutting an alley:	20 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 35 feet.

## Sec. 732-209. C-ID Commercial-Industrial District.

*Statement of purpose:* The C-ID District is designed to accommodate the commercial/industrial type of land uses which by the nature of operation or appearance are more compatible with industrial than retail commercial activities. These uses generally are not visited by customers, but rather involve service operations from headquarters with some on-site fabrication of parts and, in some cases, substantial open air storage of large service vehicles, raw materials or finished products. Because of the character and intensity of these uses, this district should be appropriately located in close association with high intensity commercial uses or industrial uses and should never be located adjacent to protected districts.

### Selected C-ID Development Standards:

Minimum building side & rear yards:	10 feet.
Minimum building front transitional yard:	20 feet.
Minimum building side & rear transitional yards:	40 feet.
Minimum transitional yards abutting an alley:	20 feet.
Maximum building height not along a transitional yard:	35 feet
Maximum building height along a transitional yard:	18 feet; may increase 1 foot for each 1 foot increase in transitional yard up to 35 feet.