DRAFT FOR PUBLIC HEARING, 3.15.23

# INDY REZONE
## Proposed Technical Corrections

### Indy Rezone, Section 740-202: Definitions

| Change | Explanation |
|---|---|
| Bed and Breakfast | CLARIFICATION: Eliminate any perceived restriction on the clientele of the use. |
| Clear Sight Triangular Area | ADDITION: Addition of term to clarify purpose of the clear sight triangle and clarify that it applies to all structures and obstructions. |
| Commercial and Building Contractor | CLARIFICATION: Amendment of the definition helps to clarify the scope of the use for easier classification. |
| Coping | ADDITION: Addition of term intended to eliminate ambiguity when calculating the height of a building with a flat roof. |
| Park or Playground | ADDITION: Addition of private lands being used for the purpose of a park or playground. |
| Pergola | ADDITION: Addition of term intended to reduce ambiguity of what is considered a pergola, given their exemption from requiring an Improvement Location Permit. |
| Yard, Transitional or Yard, Transitional Required | CLARIFICATION: Amendment establishes that no structures may encroach within a transitional yard due to yard encroachment exceptions. |

### Indy Rezone, Section 740-303: Building Measurements and Calculations

| Change | Explanation |
|---|---|
| B. Diagram L | CLARIFICATION: Diagram amended to depict roof line coping more accurately. |

### Indy Rezone, Section 740-306: Parking Measurements and Calculations

| Change | Explanation |
|---|---|
| Section 6 | CORRECTION: Deletion of entire section. The contents of this section are relocated to a more appropriate section of the Ordinance by a separate revision in this proposal. |

### Indy Rezone, Section 740-308: Separation Measurements and Calculations

| Change | Explanation |
|---|---|
| Section 8, Title | CORRECTION: properly retitles the section to express that it is for buildings. |
| A. Measuring the distance between a use and a Protected District | CORRECTION: Establishes that the right-of-way of an intervening street counts in the calculation of the distance from a particular use to a Protected District. |

### Indy Rezone, Table 742.103.03: Residential Building Type Standards

| Change | Explanation |
|---|---|
| Footnote [3] | CORRECTION: Section 744. Article VII. Section 01. "E" should read "D" |
| Description and applicability of Mixed-Use Districts | ADDITION: footnote that requires Commission approval of a village land use plan prior to rezoning. |

### Indy Rezone, Section 743, Article 1: Use Table

| Change | Explanation |
|---|---|
| Park or Playground | ADDITION: Allows a Park or Playground to be a Permitted Use in any zoning district. |
| Parking Lot, Commercial | ADDITION: changes the use from permitted by-right to requiring a Special Exception in C-4, C-5, C-7, I-1, I-2, I-3, I-4 and CBD 1 |
| Commercial and Building Contractors | ADDITION: requires a Special Exception in C-4 and permits the use by-right in C-5. Adds Use-Specific Standards. |
| Formatting | TYPOGRAPHICAL: reformatted Land Use table in its entirety. |

### Indy Rezone, Section 743, Article 3: Use Specific Standards

| Change | Explanation |
|---|---|
| Section 743-305.I Bed and Breakfasts | CORRECTION: Adjustment of maximum consecutive guest stays to consistently align with nature of Bed and Breakfasts. Deletion of standard related to maximum number of events held per year, in which guest attendance exceeds approved capacity of dining area is due to unenforceability. Also provides that a plan of operation and site plan must be approved as part of a Special Exception. |

| | |
|---|---|
| Section 743.305.L Commercial and Building Contractors | ADDITION: provides Use -Specific Standards |
| Section 743-305.BB, Parking Lot, Commercial | ADDITION: provides an additional use-specific standard for maximum acreage. |
| Section 743-305.LL, Truck Stop | ADDITION: provides an additional use-specific standard for proximity to a Protected District. |
| Formatting | TYPOGRAPHICAL: re-letters the remainder of the section. |
| Section 743-306.K Game Courts | CORRECTION: Deletion of subsection four to clarify that game courts are considered building area. This change eliminates confusion as the calculation for Open Space in Section 740-303.D.1 states that game courts count as building area. |

## Indy Rezone, Section 744, Article 2

| Change | Explanation |
|---|---|
| Table(s) 744-201-1/2 Dimensional Standards (Dwelling Districts) | CORRECTIONS: Reconciling these existing charts with the Walkable Neighborhoods' dimensional table (742.103.03) that was added.<br>ADDITION: Footnote 8 added to clarify the setbacks for Minor Residential Structures. |
| Section 744-202.A Setback exception for homes built before 1989 on D-A Lots | CLARIFICATION: Deletion of existing language and replacement with language that clarifies that an exception is applicable to all D-A lots previously platted prior to December 20, 1989, regardless of state of development. |
| Section 744-202.C Lot Area and Width Exceptions for Previously Recorded Lots | ADDITION: Adding D-6II and D-7 Districts to existing exemption to allow for redevelopment of such lots with similar characteristics and histories. |
| Section 744-204 Table 744-204-1 Encroachments and Exceptions | ADDITION: Adding Wheelchair Ramps and Walkways to existing driveways exception due to similar use related to site accessibility. |
| Section 744-204(5)(A) Stream Protection Corridor | ADDITION: Insert language clarifying that construction projects exceeding one (1) acre of land disturbance are subject to State and Federal stormwater regulations. |

## Indy Rezone, Section 744, Article 4: Parking, Loading, And Drive-Through

| Change | Explanation |
|---|---|
| Section 744-401 Applicability | ADDITION: Information related to parking measurements and calculations, previously included in Section 740-306, have been relocated as new subsections, lettering G-I, in 744-401. |
| Section 744-404 Location and Design of Parking Facilities | CORRECTION: Corrected misspelling of ordinance. Updated reference to reflect relocation of information to 744-401. |

## Indy Rezone, Section 744, Article 5: Landscaping

| Change | Explanation |
|---|---|
| Section 744-503 (D)(2)(O)(P) General Landscaping Standards | CORRECTION: renaming of DPW's Stormwater Design and Construction. |

## Indy Rezone, Section 744, Article 9: Signs

| Change | Explanation |
|---|---|
| Section 744-904 | ADDITION: language pursuant to the Indiana Code for the required relocation or elevation of Outdoor Advertising Signs |

DRAFT FOR PUBLIC HEARING, 3.15.23

# CITY-COUNTY GENERAL ORDINANCE NO. ___, 2023
Proposal No. ____, 2023

# METROPOLITAN DEVELOPMENT COMMISSION
DOCKET NO. 2023-AO-_001

A **GENERAL ORDINANCE** to amend portions of the "Revised Code of the Consolidated City and County" including Chapter 740 General Provisions, Chapter 742 Primary Districts, Chapter 743 Uses & Use-Specific Standards, and Chapter 744 Development Standards by adding and making technical corrections to the language, correcting typographical errors and omissions, and correcting internal references, to take effect immediately.

**WHEREAS** the City of Indianapolis and Marion County enacted a new Consolidated Zoning/Subdivision Ordinance in 2016.

**WHEREAS** the implementation and enforcement of the new Consolidated Zoning/Subdivision Ordinance has revealed the need for revisions to the ordinance.

**WHEREAS**, IC 36-7-4 establishes the Metropolitan Development Commission of Marion County, Indiana, as the single planning and zoning authority for Marion County, Indiana, and empowers the MDC to approve and recommend to the City-County Council of the City of Indianapolis and of Marion County, Indiana ordinances for the zoning or districting of all lands within the county for the purposes of securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; lessening or avoiding congestion in public ways; promoting the public health, safety, comfort, morals, convenience, and general public welfare; securing the conservation of property values; and securing responsible development and growth; now, therefore:

**BE IT ORDAINED BY THE CITY-COUNTY COUNCIL OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA:**

**SECTION 1**. The Zoning Ordinance of Marion County, Indiana, Section 740, Article II of the "Revised Code of the Consolidated City and County", pertaining to the definitions, hereby is amended pursuant to IC 36-7-4, by the deletion of the language that is stricken-through, by the addition of the language that is underscored, and to be alphabetized as needed, to read as follows:

**Bed and Breakfast:** The commercial rental of up to 6 bedrooms within a private, owner-occupied, single-family detached dwelling unit, and providing temporary accommodations, typically including a morning meal, to overnight guests. This use ~~caters largely to tourists and the travelling public, and~~ may also include the temporary accommodation of daytime meetings or receptions for guests for a fee.

**Clear Sight Triangular Area:** An area, as prescribed by this Ordinance, in which no buildings, structures, landscaping, or other elements may be located within, unless otherwise exempted by this Ordinance.

**Commercial and Building Contractor:** Establishment or activity that supplies materials and labor to fulfill work at a remote site, ~~and that work is~~ typically a building trade or activity associated with ~~the~~ construction or maintenance. ~~of a physical building or structure~~. This definition may include offices for operation of the contracting business, but does not include retail sales of goods to the public, unless such retail sales are permitted by the district. This

~~definition~~ includes uses such as contractors for awning; building/construction; carpentry work; concrete; decorating; demolition; electrical; excavation; extermination/disinfection; fence; flooring; home remodeling; masonry/stonework/tile/setting; painting; pest control; plastering/drywall; plumbing; roofing; septic system; sheet metal; siding; sign; storm door; window; construction companies, contractors, lumber yards; swimming pool installation and services; home remodeling companies; heating; air conditioning; landscaping; lawn services; tree services; and water softener services. ~~This definition may include accessory offices for operation of the contracting business, but does not include retail sales of goods to the public.~~

**Coping:** A cap on a wall for protection of the structure from weather elements. Typically made of metal, masonry, or tile.

**Park or Playground**: Public or private ~~L~~land area that is developed and maintained for active or passive recreational use and is open for the general public's use and enjoyment, or for the use of customers, residents, or guests of a related facility. A park may include public playfields, courts, and other recreation facilities, or may include greenways, water features, picnic areas, natural areas, boating facilities, fishing facilities, arboreta, and botanic gardens.

**Pergola:** A minor residential feature with a permanently open framed roof, often latticed, supported by regularly spaced posts or columns.

**Yard, Transitional ~~or Yard, Transitional Required~~:** That portion of any yard abutting a protected district having a minimum depth as required by the particular zoning district in which it is located and acting as a buffer between 2 or more land uses of different intensity. A transitional yard is ~~a required yard,~~ provided in lieu of the minimum required front, side or rear yard specified for the district in which it is located when an above noted protected district abuts.

**SECTION 2**. The Zoning Ordinance of Marion County, Indiana, Chapter 740, Article III of the "Revised Code of the Consolidated City and County", pertaining to Measurements and Calculations, hereby is amended pursuant to IC 36-7-4, by the deletion of the language that is stricken-through, by the addition of the language that is underscored and to be alphabetized as needed, to read as follows:

**Section 3. Building Measurements and Calculations**

**B. Building Height**

For buildings in which the highest roof is a flat roof, the vertical distance from the grade level abutting the façade measured to the highest point of the coping of the flat roof.

For buildings in which the highest roof is a mansard roof, the vertical distance from the grade level abutting the façade measured to the deck line of a mansard roof.

For buildings in which the highest roof is a pitched or gabled roof, the vertical distance from the grade level abutting the façade measured to the height of the highest gable of a pitched or hipped roof (see Diagram L).

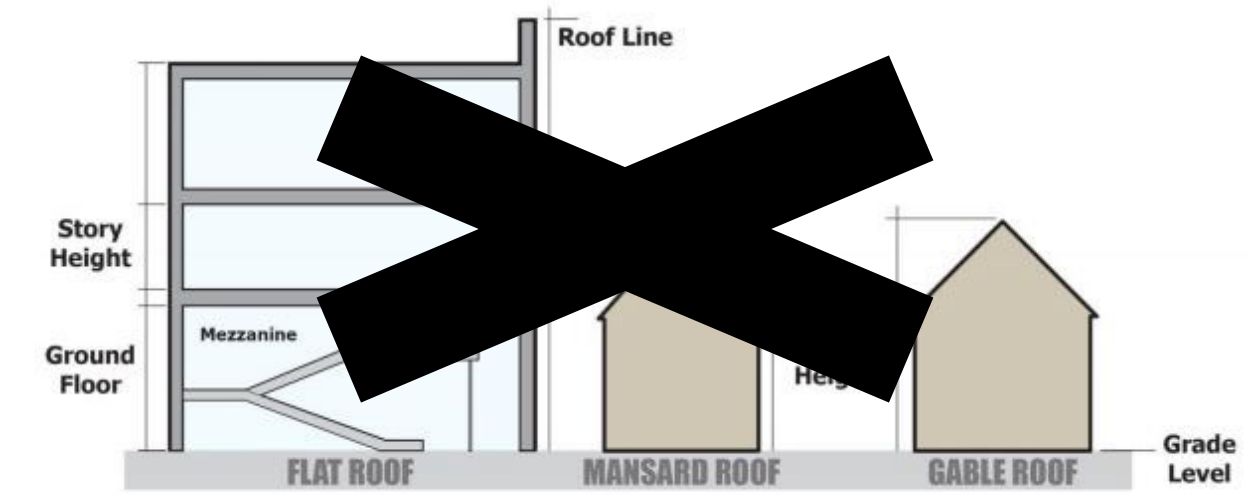



Diagram L Building Height

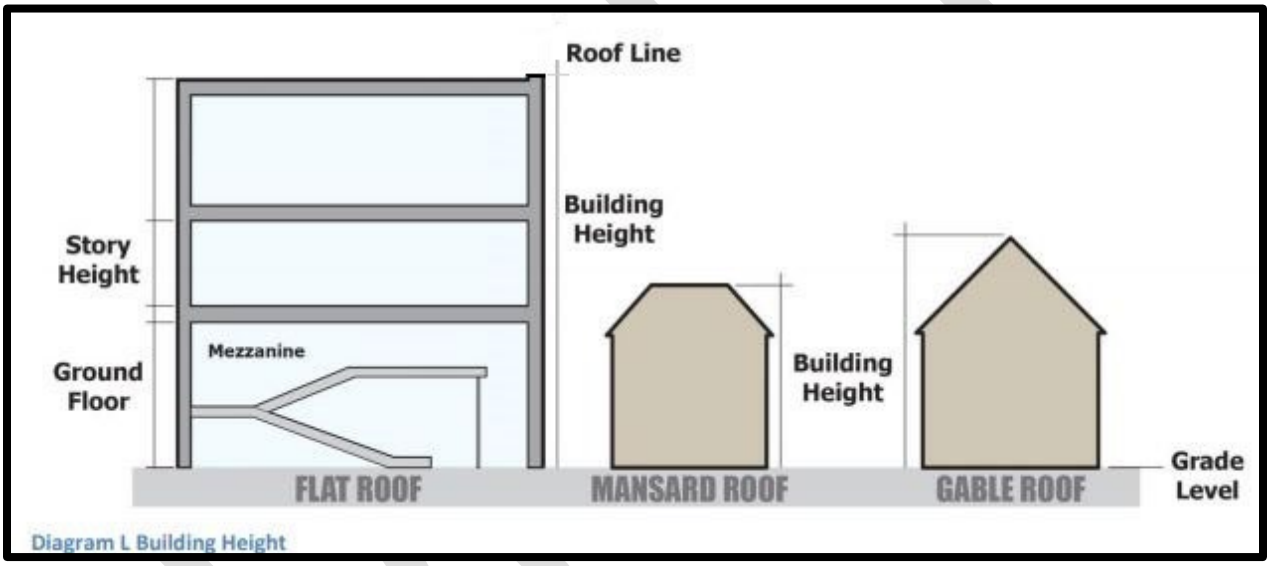



Diagram L Building Height

**~~Section 06. Parking Measurements and Calculations~~**

**~~A. Calculating Amount of Required Parking~~**

~~When a computation of required parking spaces results in a fraction, the number of required parking spaces shall be rounded down to the next whole number.~~

**~~B. On-street Parking Spaces~~**

~~In the Compact Context area, on-street parking spaces, lawful at the time of permit issuance, located on the same side of the street and directly in front of the property containing the use or building being served (as determined by extensions of the property side or rear lot lines, as applicable, into the on-street parking lane) may be counted towards minimum off-street parking requirements.~~

## C. Measuring and Configuring Parking Areas

All off-street parking areas and facilities, except those for single-family detached dwellings, single-family attached dwellings, two-family dwellings, triplexes, and fourplexes, must comply with the dimensional and configuration standards shown in Table 740-306-1: Parking Space and Lot Design and Dimensions based upon the angle of parking, direction of travel and vehicle size, and depicted in Figure 740-306-A: Parking Lot Layout.

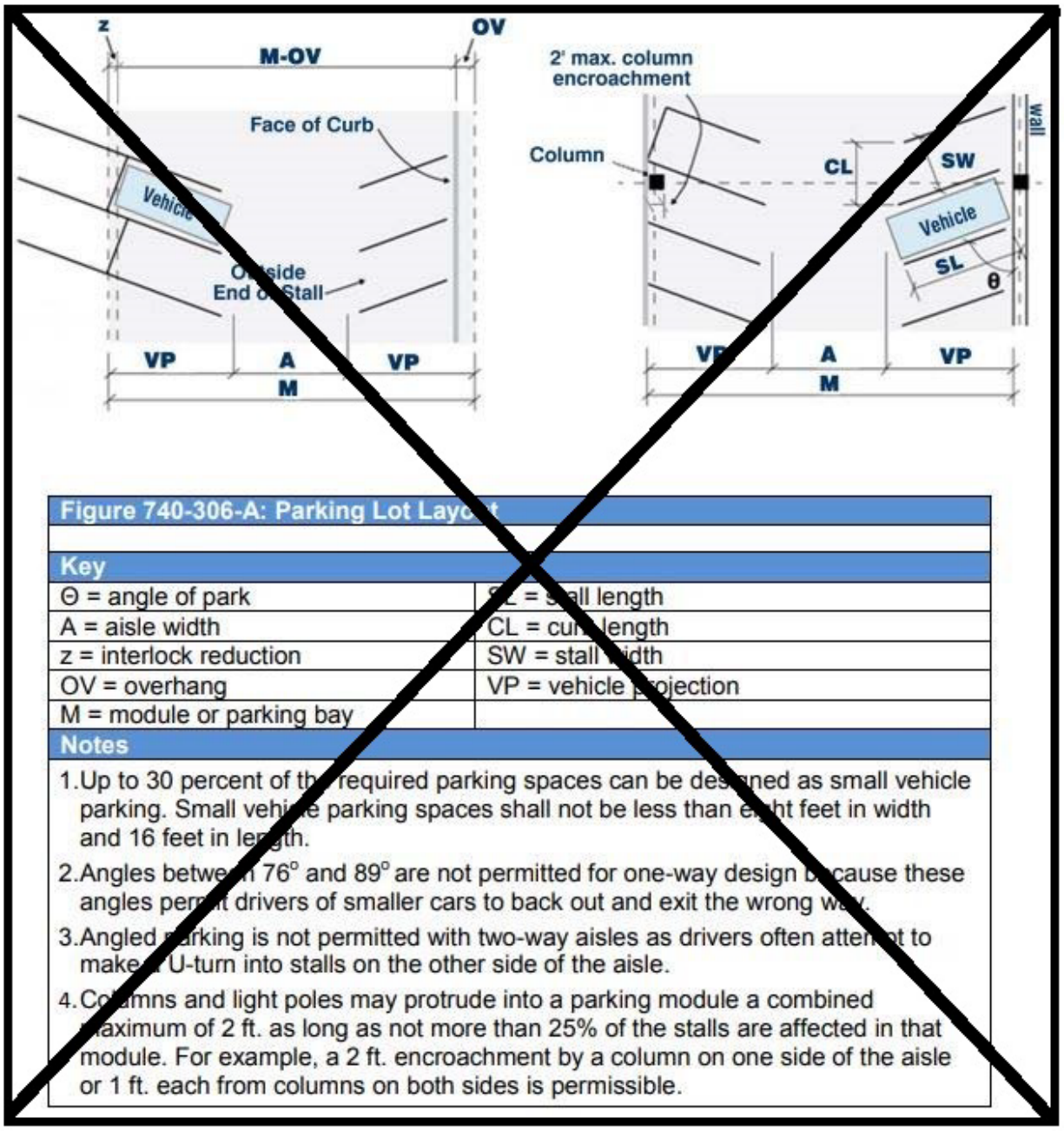



**Figure 740-306-A: Parking Lot Layout**

| Key | |
|---|---|
| Θ = angle of park | SL = stall length |
| A = aisle width | CL = curb length |
| z = interlock reduction | SW = stall width |
| OV = overhang | VP = vehicle projection |
| M = module or parking bay | |

**Notes**

1. Up to 30 percent of the required parking spaces can be designed as small vehicle parking. Small vehicle parking spaces shall not be less than eight feet in width and 16 feet in length.
2. Angles between 76° and 89° are not permitted for one-way design because these angles permit drivers of smaller cars to back out and exit the wrong way.
3. Angled parking is not permitted with two-way aisles as drivers often attempt to make a U-turn into stalls on the other side of the aisle.
4. Columns and light poles may protrude into a parking module a combined maximum of 2 ft. as long as not more than 25% of the stalls are affected in that module. For example, a 2 ft. encroachment by a column on one side of the aisle or 1 ft. each from columns on both sides is permissible.

**Table 740-306-1: Parking Space and Lot Design and Dimensions**

| Parking Angle | Vehicle Size | Curb Length (CL in figure) | Stall Width [1] (SW in figure) | Stall Length [2] (SL in figure) | Aisle Width (A in figure) | Direction of Travel |
|---|---|---|---|---|---|---|
| 45° | Small vehicle | 10 ft. 6 in. | 8 ft. | 16 ft. | 11 ft. | 1-way |
| | Standard | 12 ft. 9 in. | 9 ft. | 19 ft. | 13 ft. | 1-way |
| | Small vehicle | 10 ft. 6 in. | 8 ft. | 16 ft. | 18 ft. | 2-way |
| | Standard | 12 ft. 9 in. | 9 ft. | 19 ft. | 22 ft. | 2-way |
| 60° | Small vehicle | 8 ft. 9 in. | 8 ft. | 16 ft. | 14 ft. | 1-way |
| | Standard | 9 ft. 9 in. | 9 ft. | 20 ft. in. | 16 ft. | 1-way |
| | Small vehicle | 8 ft. 9 | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. 9 in. | 9 ft. | 20 ft. 6 in. | 22 ft. | 2-way |
| 75° | Small vehicle | 8 ft. 4 in. | 8 ft. | 16 ft. | 17 ft. 3 in. | 1-way |
| | Standard | 9 ft. 4 in. | | 21 ft. | 18 ft. 6 in. | 1-way |
| | Small vehicle | 8 ft. 4 in. | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. 4 in. | 9 ft. | 21 ft. | 22 ft. | 2-way |
| 90° | Small vehicle | 8 ft. | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. | 9 ft. | 20 ft. | 23 ft. | 2-way |

Notes

[1] Stall width (also known as Parking Space width) measured by a line perpendicularly from the sides of the parking space at a point on the outside end of the stall, except when the stall is on the inside edge of a curve, in which case the point of measurement must be on the inside end of the stall. Depicted as SW in Figure 740-306-A: Parking Lot Layout.

[2] Stall length (also known as Parking Space length) measured from the curb, wall or interlocking strip on the inside edge of the stall to the outside end of the stall. Depicted as SL in Figure 740-306-A: Parking Lot Layout.

**Section 08. Building Separation Measurements and Calculations**

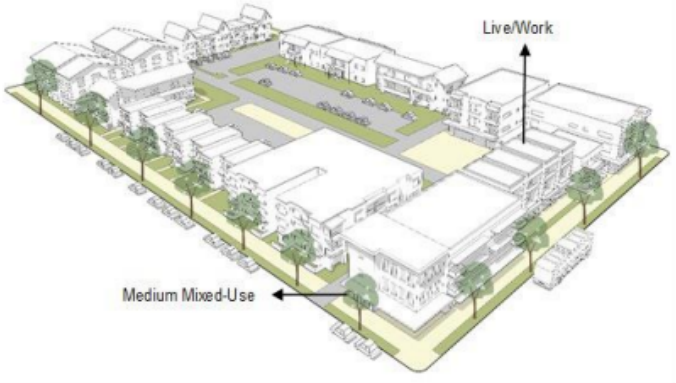
**A. Measuring the distance between a use and a Protected District.**

Measured in any direction, the measurement must be taken from the exterior of the building (or the tenant bay of the establishment if the use is in an integrated center) to the zoning boundary of the protected district. When there is an intervening street, the entirety of the right-of-way will be included in the calculation. ~~except when such establishment is separated from such protected district by an intervening street~~ (see Diagram T).

**SECTION 3**. The Zoning Ordinance of Marion County, Indiana, Table 742.103.03 of the "Revised Code of the Consolidated City and County", pertaining to Residential Building Type Standards, hereby is amended pursuant to IC 36-7-4, by the deletion and replacement of the language that is boldened and by the addition of the language that is underscored, to read as follows:

[3] See Walkable Neighborhood Design Standards, Section 744. Article VII. Section 01.~~E~~ D. Block & Lot Open Space for eligible open space designs.

**SECTION 4**. The Zoning Ordinance of Marion County, Indiana, Table 742.105.01 of the "Revised Code of the Consolidated City and County", pertaining to the description and applicability of the Mixed-Use districts hereby is amended pursuant to IC 36-7-4, by the deletion and replacement of the language that is boldened and by the addition of the language that is underscored, to read as follows:

| TABLE 742.105.01 – Walkable Neighborhood District Purposes | |
|---|---|
| Mixed Use Two (MU-2) | |
|  | The MU-2 District is intended to meet the daily needs for surrounding neighborhoods, and include, small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts. |
| Mixed Use Three (MU-3) [1] | |
|  | The MU-3 District is intended to serve broader communities and are accessible by transit and include social spaces that serve as civic gathering places. The district includes a wide range of community-serving businesses and institutions, including retail and services, employment, institutional and residential uses that complement the compact, walkable development pattern. District-wide parking strategies allow this district to serve as a community destination yet maintain the pedestrian focus and transit accessibility. The MU-3 District is implemented along major corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use or Urban Mixed-Use Typology. This district should be located ½ mile or more from other similar destinations. The typical size of a district is from 6 to 30 acres (2 to 8 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts. |

| Mixed Use Four (MU-4) [1] | |
|---|---|
|  | The MU-4 District is intended to create urban centers that serve as regional destinations and are accessible by transit and include social spaces that serve as civic gathering places. The district includes a concentration of retails and services, employment, institutions and residential uses in a compact, walkable development pattern. District-wide parking strategies allow this district to serve as a regional destination yet maintain the pedestrian focus and transit accessibility. The MU-4 District implements the Urban Mixed-Use Typology of the Land Use Pattern Book. This district should be located ½ mile or more from other similar community or regional destinations. The typical size of a district is from 8 to 40 acres (4 to 12 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts. |

[1] A request for rezoning to the MU-3 or MU-4 district shall first require the adoption of a Village Land Use Plan for the area by the Commission.

**SECTION 5**. The Zoning Ordinance of Marion County, Indiana, Chapter 743-204 and Table 743-1 of the "Revised Code of the Consolidated City and County", pertaining to the Use Table, hereby is amended pursuant to IC 36-7-4, by the deletion and replacement of the language that is boldened and by the addition of the language that is underscored, to read as follows:

**TABLE 743-1 USE TABLE**

**Table 743-1: USE TABLE**

**P = Permitted use**
**S = Special exception use**
**V= 'P' if Vacant for 5 consecutive years**
**A = Accessory use**
**T = Temporary use**

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PUBLIC, INSTITUTIONAL, RELIGIOUS AND CIVIC USES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Community, Cultural and Educational Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenways | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Article III. SECTION 03. E |
| Park or Playground | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |

## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years

A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Vehicle Related Operations** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fleet Terminals | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | | | |
| Parking Lot, Commercial | | | | | | | | | | | | | | | | A | A | ~~P~~ S | ~~P~~ S | ~~P~~ S | S | S | S | S | ~~A~~ S | ~~A~~ S | ~~A~~ S | ~~A~~ S | ~~P~~ S | P | P |
| Truck Stop | | | | | | | | | | | | | | | | | | | | P | | | | | | P | P | P | | | |

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## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **COMMERCIAL and INDUSTRIAL USES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Business, Home, and Personal Services or Repair** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auctioneering and Liquidating Services | | | | | | | | | | | | | | | | | | | | P | | | | | P | P | P | | | | | |
| Check Cashing or Validation Service | | | | | | | | | | | | | | | | | P | P | P | P | | P | P | P | | | | | | | | Article III.Section 05.K |
| Consumer Services or Repair of Consumer Goods | | | | | | | | | | | | | A | A | | A | P | P | P | P | A | P | P | P | P | P | P | | P | P | P | |
| Crematorium | | | | | | | | | | | | | | | | | | | | | | | | | | | S | P | | | | |
| Dry Cleaning Plant or Industrial Laundry | | | | | | | | | | | | | | | | | | | | P | | | | | P | P | P | P | | | | Article III.Section 05.N |
| Financial and Insurance Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | | | | | P | P | P | |
| Hair and Body Care Salon or Service | | | | | | | | | | | | | A | A | | P | P | P | P | P | A | P | P | P | A | A | A | A | P | P | P | |
| Laundromats | | | | | | | | | | | | | A | A | | | P | P | P | P | | P | P | P | V | V | | | | | | |
| Mortuary, Funeral Home | | | | | | | | | | | | | | | | P | P | P | P | | | | | | | | | | | | | |
| Outdoor Advertising Off-Premise Sign | | | | | | | | | | | | | | | | | P | P | P | P | | P | P | P | P | P | P | P | | | | Article III.Section 05.BB |
| Printing Services | | | | | | | | | | | | | | | | | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | Article III.Section 05.GG |
| Tattoo Parlor | | | | | | | | | | | | | | | | | S | P | P | P | | | S | S | | | | | | | | Article III.Section 05.LL |

## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Food, Beverage, and Indoor Entertainment** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment Business | | | | | | | | | | | | | | | | | | P | P | P | | | | | | | | | | | | Article III.Section 05.A |
| Bar or Tavern | | | | | | | | | | | | | | | | | P | P | P | P | A | P | P | P | | | | | P | P | P | Article III.Section 05.H |
| Eating Establishment or Food Preparation | | | | | | | | | | | | | A | A | | A | P | P | P | P | A | P | P | P | A | A | A | A | P | P | P | Article III.Section 05.O |
| Indoor Recreation & Entertainment | | | | | | | | | | | | | | | | A | A | P | P | P | A | A | P | P | V | V | | | P | P | P | Article III.Section 05.U |
| Indoor Spectator Venue | | | | | | | | | | | | | | | | | | P | P | | | | P | P | | | | | P | P | P | Article III.Section 05.V |
| Night Club or Cabaret | | | | | | | | | | | | | | | | | | P | P | P | A | | P | P | | | | | P | P | P | Article III.Section 05.AA |
| **Heavy Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial and Building Contractors | | | | | | | | | | | | | | | | | | S | P | P | | | | | P | P | P | P | | | | Article III.Section 05.L |
| Heavy Equipment Sales, Service or Repair | | | | | | | | | | | | | | | | | | | | P | | | | | P | P | P | P | | | | |
| **Lodging** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed and Breakfast | S | S | S | S | S | S | S | S | S | S | S | S | | | | P | P | P | | | A | P | P | P | | | | | | P | P | Article III.Section 05.I |
| Hotel, Motel, or Hostel | | | | | | | | | | | | | | | | | | P | P | | P | | P | P | | | | | P | P | P | |
| **Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Artisan Manufacturing | | | | | | | | | | | | | | | | | | | V | V | V | P | P | P | P | P | P | P | | P | | Article III.Section 05.C |
| Manufacturing, Light | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | | P | | |
| Manufacturing, Medium | | | | | | | | | | | | | | | | | | | | | | | | | S | P | P | P | | | | |
| Manufacturing, Heavy | | | | | | | | | | | | | | | | | | | | | | | | | | | S | P | | | | |

Chapter 743. Uses & Use Specific Standards
Article II. Use Table

## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Manufacturing, Hazardous Materials or Objectionable Substances | | | | | | | | | | | | | | | | | | | | | | | | | | | | S | | | | Article III.Section 05.X |
| Processing of Extracted Materials | | | | | | | | | | | | | | | | | | | | | | | | | | | | S | | | | See Chapter 742.Article II.Section 06 |
| **Offices** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office: Business, Professional or Government | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | V | V | V | V | P | P | P | |
| **Outdoor Recreation and Entertainment** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marina | | | | | | | | | | | | | | | | | | | | P | | | | | | P | P | | P | P | P | |
| Outdoor Recreation and Entertainment, General | | | | | | | | | | | | | | | | | | | P | P | | | | | | | | | | P | | |
| Sports Stadium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | |
| **Research and Development** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agricultural Sciences R&D | P | | | | | | | | | | | | | | | | | | P | P | | | | | P | P | P | P | | | | |
| Clean Energy R&D | S | | | | | | | | | | | | | | | | | | P | P | | | P | P | P | P | P | P | | | | |
| Information Technology R&D | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Life Sciences R&D | | | | | | | | | | | | | | | | | | | P | P | | | P | P | P | P | P | P | P | P | P | |
| Logistics R&D | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Research and Development, Other | | | | | | | | | | | | | | | | | | | V | V | | | | | P | P | P | P | | | | |

## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Retail Sales** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment Business: Retail | | | | | | | | | | | | | | | | | | P | P | P | | | | | | | | | | | | Article III.Section 05.B |
| Department Store | | | | | | | | | | | | | | | | | P | P | P | P | | | P | P | | | | | P | P | P | |
| Firearm Sales | | | | | | | | | | | | | | | | | | P | P | P | | | P | | P | | | | P | P | P | |
| Fireworks Sales, On-going | | | | | | | | | | | | | | | | | | P | P | P | | | | | | | | | | | | Article III.Section 05.P |
| Grocery Store | | | | | | | | | | | | | A | A | | A | P | P | P | P | A | P | P | P | | | | | P | P | P | Article III.Section 05.R |
| Liquor Store | | | | | | | | | | | | | | | | | | P | P | P | | P | P | P | | | | | P | P | P | Article III.Section 05.W |
| Pawn Shop | | | | | | | | | | | | | | | | | P | P | P | P | | | S | S | | | | | | | | Article III.Section 05.EE |
| Retail, Light General | | | | | | | | | | | | | A | A | | A | P | P | P | P | A | P | P | P | A | A | A | A | P | P | P | Article III.Section 05.II |
| Retail, Heavy General | | | | | | | | | | | | | | | | | | P | P | P | | | | | P | | | | P | P | | Article III.Section 05.JJ |
| **Utilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Power Generating Facility, Local | | | | | | | | | | | | | | | | | | P | P | P | | | | | P | P | P | P | | | | Article III.Section 05.FF |
| Power Generating Facility, Major | | | | | | | | | | | | | | | | | | | | | | | | | | | S | P | | | | |
| Substations and Utility Distribution Nodes | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | P | Article III.Section 05.KK |
| Wireless Communications Facility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Article III.Section 05.PP |
| **Vehicle-Related Operations** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobile and Light Vehicle Wash | | | | | | | | | | | | | | | | | | P | P | P | | | | | V | V | | | | P | | Article III.Section 05.D |

## Table 743-1: USE TABLE

P = Permitted use
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| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Automobile and Vehicle Storage or Auction | | | | | | | | | | | | | | | | | | | | P | | | | | | P | P | P | | | | |
| Automobile Fueling Station | | | | | | | | | | | | | | | | | | P | P | P | | | S | | P | P | P | P | | P | | Article III. Section 05.E |
| Automobile, Motorcycle, and Light Vehicle Sales or Rental | | | | | | | | | | | | | | | | | | | P | P | | | | | | | | | | P | | Article III. Section 05.F |
| Automobile, Motorcycle, and Light Vehicle Service or Repair | | | | | | | | | | | | | | | | | | P | P | P | | | | | | | P | P | | P | | Article III. Section 05.G |
| Fleet Terminals | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | | | | Article III. Section 05.Q |
| Heavy Vehicle Wash | | | | | | | | | | | | | | | | | | | | P | | | | | | | P | P | | | | |
| Heliport or Helistop | | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | A | P | A | Article III. Section 05.T |
| Motorsports Industry | | | | | | | | | | | | | | | | | | | | P | | | | | P | P | P | P | | | | Article III. Section 05.Z |
| Other Vehicle Sales, Rental or Repair | | | | | | | | | | | | | | | | | | | | P | | | | | | V | P | P | | | | |
| Parking Lot, Commercial | | | | | | | | | | | | | | | | A | A | P | P | P | S | S | S | S | A | A | A | A | P | P | P | Article III. Section 05.CC |
| Parking Garage, Commercial | | | | | | | | | | | | | | | | A | A | P | P | P | S | S | S | S | A | A | A | A | S | P | P | Article III. Section 05.DD |
| Transit Center | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Truck or Heavy Vehicle Sales, Rental or Repair | | | | | | | | | | | | | | | | | | | | P | | | | | | | P | P | | | | |
| Truck Stop | | | | | | | | | | | | | | | | | | | | P | | | | | | P | P | P | | | | Article III. Section 05.MM |
| **Waste and Recycling** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recycling Station | | | | | | | | | | | | | | | | | | P | P | P | | | | | P | P | P | P | | | | Article III. Section 05.HH |
| Waste or Recycling Transfer Facility | | | | | | | | | | | | | | | | | | | | | | | | | | S | P | P | | | | Article III. Section 05.OO |

Chapter 743. Uses & Use Specific Standards
Article II. Use Table

## Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V= 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

| Zoning District / LAND USE CATEGORY | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 | D-5II | D-6 | D-6II | D-7 | D-8 | D-9 | D-10 | D-11 | C-1 | C-3 | C-4 | C-5 | C-7 | MU-1 | MU-2 | MU-3 | MU-4 | I-1 | I-2 | I-3 | I-4 | CBD-1 | CBD-2 | CBD-3 | Use-Specific Standards |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Wrecking or Salvage Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | S | | | | Article III.Section 05.QQ |
| **Wholesale Distribution or Storage** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bulk Storage of Commercial or Industrial Liquids | | | | | | | | | | | | | | | | | | | | | | | | | | | | P | | | | Article III.Section 05.J |
| Heavy Outdoor Storage | | | | | | | | | | | | | | | | | | | | | | | | | | S | P | P | | | | Article III.Section 05.S |
| Mini-Warehouses (Self-Storage Facility) | | | | | | | | | | | | | | | | | | | V | P | | | | | P | P | P | P | | | | Article III.Section 05.Y |
| Warehousing, Wholesaling and Distribution | | | | | | | | | | | | | | | | | | | V | P | | | | | P | P | P | P | P | P | | Article III.Section 05.NN |
| **ACCESSORY and TEMPORARY USES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amateur Radio Antenna | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Article III.Section 06.D |
| Antenna, Radio or Television Broadcasting | | | | | | | | | | | | | | | | | | | | | | | | | | | A | A | A | A | A | Article III.Section 06.E |
| Automated Teller Machine (ATM) | | | | | | | | | | | | | A | A | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Article III.Section 06.F |
| Automobile Rental Station | | | | | | | | | | | | | A | A | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | Article III.Section 06.G |
| Bicycle Sharing | | | | | | | | | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| Child Care Home | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | A | A | A | A | | | | | A | A | A | Article III.Section 06.H |
| Drive-Through | | | | | | | | | | | | | | | | A | A | A | A | A | A | A | | | A | A | A | A | | A | | Article III.Section 06.I |
| Employee Living Quarters | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | A | A | A | A | | | | | A | A | A | Article III.Section 06.J |
| Game Courts | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | Article III.Section 06.K |
| Home Occupations | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | | | | | | | | Article III.Section 06.L |
| Minor Mobile Home Structures | | | | | | | | | | | | | | | A | | | | | | | | | | | | | | | | | Article III.Section 06.M |
| Minor Residential Structures | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | A | A | | | | | | | | | Article III.Section 06.N |

Chapter 743. Uses & Use Specific Standards
Article II. Use Table

**SECTION 6**. The Zoning Ordinance of Marion County, Indiana, Chapter 743 Article III of the "Revised Code of the Consolidated City and County", pertaining to Use-Specific Standards, hereby is amended pursuant to IC 36-7-4, by the deletion of the language that is stricken-through, by the addition of the language that is underscored, and to be alphabetized as needed, to read as follows:

**Section 743-305 Commercial and Industrial Uses**

**I. Bed and Breakfast**

1. The owner of the Bed and Breakfast shall reside on site as their permanent residence.
2. The use shall be located in a primary building with at least 1,500 sq. ft. of gross floor area.
3. The use shall have no more than 6 bedrooms.
4. Guest stays shall be limited to a maximum of ~~21~~ 10 consecutive days.
5. If located in a dwelling district:
   a. The use shall outwardly appear to be residential in character, giving no appearance of a business use other than allowed signs.
   b. In addition to resident guests, only guests of resident guests shall be permitted to dine in a bed and breakfast; or guests participating in meetings or other private events hosted by the facility when other overnight guests are not present, not to exceed the approved design capacity of the facility.
   ~~c. Events on the premises that involve a total number of participants in excess of the approved design capacity of the dining area shall be limited to 6 days per year.~~
6. When indicated as requiring a Special Exception in Table 743-1: Use Table, this use Shall be subject to an approved plan of operation and site plan, and only be permitted after approval of a Special Exception by the Board of Zoning Appeals in accordance with Section 740-705, and upon the Board's determination that:

   a. The facility will be in harmony with the character of the surrounding neighborhood, in terms of siding and roofing materials that are aesthetically compatible, and building placement, entrance location, vehicle and service areas design that are comparable and compatible with the surrounding neighborhood.

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L. Commercial and Building Contractors

1. When indicated as requiring a Special Exception in Table 743-1: Use Table, this use shall be subject to an approved plan of operation and site plan, and only be permitted after approval of a Special Exception by the Board of Zoning Appeals in accordance with Section 740-705.

**BB. Parking Lot, Commercial**

1. Access from Monument Circle is prohibited.

2. Notwithstanding Table 743-1: Use Table, off-street parking facilities obtaining access from any street within the CBD-1 District shall only be permitted upon the approval of a Special Exception by the Board of Zoning Appeals in accordance with 740-705 and upon the Board's determination that:

a. The parking facility and the location of entrances and exits will not unduly inhibit traffic; and

b. The parking facility and the location of entrances and exits will not hinder or compromise the pedestrian traffic or walkability.

3. This use may be limited by restrictions in the Regional Center and North Meridian Street Corridor district (See Section 742-202) and Chapter 931 of the Revised Code of the Consolidated City and County.

4. Parking lots, commercial shall be limited to a maximum of 2 acres.

**LL. Truck Stop**

**Truck Stop**: The parking of trucks or trailers shall not be defined or construed as outdoor storage in computing permitted outdoor storage and operations.

1. Truck Stops shall not be permitted within 500ft. of a Protected District as defined by this Ordinance.

~~L.~~ M. Consumer Services or Repair of Consumer Goods

~~M.~~ N. Dry Cleaning Plant or Industrial Laundry

~~N.~~ O. Eating Establishment or Food Preparation

~~O.~~ P. Firework Sales, On-Going

~~P.~~ Q. Fleet Terminals

~~Q.~~ R. Grocery Store

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~~R.~~ S. Heavy Outdoor Storage

~~S.~~ T. Heliport or Helistop

~~T.~~ U. Indoor Recreation & Entertainment

~~U.~~ V. Indoor Spectator Venue

~~V.~~ W. Liquor Store

~~W.~~ X. Manufacturing, Hazardous Materials or Objectionable Substances

~~X.~~ Y. Mini-Warehouses (Self-Storage Facility)

~~Y.~~ Z. Motor Sports Industry

~~Z.~~ AA. Night Club or Cabaret

~~AA~~. BB. Outdoor Advertising Off-Premise Sign

~~BB.~~ CC. Parking Lot, Commercial

~~CC.~~ DD. Parking Garage, Commercial

~~DD.~~ EE. Pawn Shop

~~EE.~~ FF. Power Generating Facility, Local

~~FF.~~ GG. Printing Services

~~GG.~~ HH. Recycling Station

~~HH.~~ II. Retail, Light General

~~II.~~ JJ. Retail, Heavy General

~~JJ.~~ KK. Substations and Utility Distribution Nodes

~~KK.~~ LL. Tattoo Parlor

~~LL.~~ MM. Truck Stop

~~MM.~~ NN. Warehousing, Wholesaling, and Distribution

~~NN.~~ OO. Waste or Recycling Transfer Facility

~~OO.~~ PP. Wireless Communications Facility

~~PP.~~ QQ. Wrecking or Salvage Facility

**Section 743-306 Accessory and Temporary Uses**

**K. Game Courts**

1. Game Courts may be used by the occupants and guests of the primary use, and shall not be made available for use by the public with or without a fee
2. Game courts shall not be located closer to any front~~,~~ or side ~~or rear~~ lot line than the required minimum front~~,~~ or side ~~and rear yard~~ setbacks of the dwelling district, nor shall any part of a game court project into the front yard as established by the existing primary

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building, except as stated in subsection 3 below. Game courts shall not be located closer to any rear lot line than 5 feet.

3. Basketball goals may be located along a driveway in any yard area, however, may not encroach onto a public right-of-way.

~~4. Game courts shall not be considered as building area.~~

~~5.~~ 4. Game court lighting shall be subject to the exterior lighting standards in Section 744-603 (Required Lighting).

~~6.~~ 5. Lights for game courts in the D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, and D-8 districts shall not be higher than 15 feet above grade level.

~~7.~~ 6. No loud speakers, public address systems or other noise producing devices shall be permitted in association with a game court.

~~8.~~ 7. Fences that are a component of a regulation game court shall not be subject to the fence height limitations of Section 744-511.A.2. Fences that are components of game courts shall not exceed 10 feet in height.

**SECTION 7**. The Zoning Ordinance of Marion County, Indiana, Chapter 744 Article II of the "Revised Code of the Consolidated City and County", pertaining to the Lot & Building Dimensions, hereby is amended pursuant to IC 36-7-4, by the deletion of the language that is stricken-through and by the addition of the language that is underscored, to read as follows:

**Table 744-201-1 Dimensional Standards (Dwelling Districts)**

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**Table 744-201-1: Dimensional Standards for Districts D-A through D-5II**

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

| District / Standard | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 [6] [7] | D-5II [6] [7] | D-8 [3] [6] [7] |
|---|---|---|---|---|---|---|---|---|---|
| **Lot** [1] | | | | | | | | | |
| Minimum Lot Area | | | | | | | | | |
| Single-family Detached | 3 acres | 1 acre | 24,000 sf | 15,000 sf | 10,000 sf | 7,200 sf | | | |
| Two-family Dwelling | N/A | N/A | N/A | 20,000 sf | 15,000 sf | 10,000 sf | | | |
| Single-family Attached | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | |
| Minimum Lot Width | | | | | | | | | |
| Single-family Detached | 250 | 150 | 90 | 80 | 70 | 60 | | | |
| Two-family Dwelling | N/A | N/A | N/A | 120 | 105 | 90 | | | |
| Single-family Attached | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | |
| Minimum Street Frontage | | | | | | | | | |
| Single-family Detached | 125 | 75 | 45 | 40 | 35 | 30 | 25 | 25 | 30 |
| Two-family Dwelling | N/A | N/A | N/A | 40 | 35 | 30 | 25 | 25 | 30 |
| Single-family Attached | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 20 | 20 |
| **Minimum Total Open Space** | 85%/50% [2] | 85% | 80% | 75% | 70% | 65% | | | |
| **Maximum Height** | | | | | | | | | |
| Primary Building Height | 35 | 35 | 35 | 35 | 35 | 35 | | | |
| Primary Building Height may increase 1 ft. per 1 ft. of additional side setback up to: | 45 | 45 | 45 | N/A | N/A | N/A | N/A | N/A | N/A |
| Maximum Accessory Building Height [5] | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 | 24 |
| Accessory Building Height may increase 1 ft. per 1 ft. of additional side setback up to: [5] | 45 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| **Minimum Floor Area for Primary Dwelling Unit** | | | | | | | | | |
| Main Floor of a 1-story dwelling | 1200 sf | 1200 sf | 1200 sf | 1200 sf | 1200 sf | 900 sf | 900 sf | 800 sf | 800 sf |
| Main Floor of a dwelling over 1 story | 800 sf | 800 sf | 800 sf | 800 sf | 660 sf | 660 sf | 660 sf | 660 sf | 660 sf |

**Table 744-201-1: Dimensional Standards for Districts D-A through D-5II**

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

| District / Standard | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 [6] [7] | D-5II [6] [7] | D-8 [3] [6] [7] |
|---|---|---|---|---|---|---|---|---|---|
| Total Floor Area for primary dwelling units | 1200 sf | 1200 sf | 1200 sf | 1200 sf | 1200 sf | 900 sf | 900 sf | 800 sf | 800 sf |
| **Minimum Setbacks in Metro Context Area** [1] [4] | | | | | | | | | |
| Fronts Along Expressways and Freeways | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Fronts Along Primary and Secondary Thoroughfares | 40 from proposed ROW | Greater of 60 from proposed ROW or average setback | Greater of 50 from proposed ROW or average setback | 40 from proposed ROW | 35 from proposed ROW | 35 from proposed ROW | | | |
| Fronts Along Collector Streets | 35 | Greater of 40 from proposed ROW or average setback | Greater of 30 from proposed ROW or average setback | 30 | 30 | 30 | | | |
| Fronts Along Local Streets | 35 | Greater of 40 from proposed ROW or average setback | Greater of 30 from proposed ROW or average setback | 25 | 25 | 25 | | | |
| Fronts Along Cul-de-sacs | 30 | 30 | 25 | 25 | 20 | 20 | | | |
| Side Yard Each / Combined | 30 / 75 | 15 / 35 | 8 / 22 | 7 / 19 | 6 / 16 | 5 / 13 | | | |
| Rear Yard General / Along Rail Track | 75 / 50 | 25 / 50 | 25 / 50 | 25 / 50 | 20 / 50 | 20 / 50 | [6] / 50 | [6] / 50 | [6] / 50 |
| **Minimum Setbacks in Compact Context Area** [1][4] | | | | | | | | | |
| Fronts Along Expressways and Freeways | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Fronts Along Primary and Secondary Thoroughfares | 40 | Greater of 60 or average setback | Greater of 50 or average setback | 40 | 30 | 30 | | | |
| Fronts Along Collector and Local Streets and Cul-de-sacs | 35 | Greater of 40 or average setback | Greater of 30 or average setback | 25 | 20 | 20 | | | |
| Each Side Yard | 30 | 15 | 8 | 7 | 4 | 4 | | | |

**Table 744-201-1: Dimensional Standards for Districts D-A through D-5II**

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

| District / Standard | D-A | D-S | D-1 | D-2 | D-3 | D-4 | D-5 [6] [7] | D-5II [6] [7] | D-8 [3] [6] [7] |
|---|---|---|---|---|---|---|---|---|---|
| Rear Yard General / Along Rail Track | 75 / 50 | 25 / 50 | 25 / 50 | 25 / 50 | 20 / 50 | 20 / 50 | [6] / 50 | [6] / 50 | [6] / 50 |

**Notes:**
[1] See also Section 744-202 - New Construction for Nonconformities.
[2] On lots 3 acres or less, the minimum open space requirement shall be 85%. For lots over 3 acres, the minimum open space requirement shall be 50%.
[3] Standards apply to lots for Single-family detached dwellings, Single-family attached dwellings, or Two-family dwellings.
[4] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated. See also Sections 744-202 through 744-204; in particular note Section 744-202.D – Front Setback Exceptions – Section 744-203.A – Land Within the Town of Meridian Hills – and Section 744-203.C – Side Yard Setback Exception for Zero-Lot Line Option.
[5] However, the height of an accessory building may not exceed the height of the primary building unless excepted in Section 744-204.
[6] See also Table 742.103.03 – Residential Building Type Standards, for Walkable Neighborhood Dwelling District dimensional standards not found in this table.
[7] See also Table 744-701-2: Private Frontage Design Standards for frontage standards not found in this table.
[8] Minor residential structures shall not be located closer to any rear lot line than 5 feet, see also Section 743-306.

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## Table 744-201-2: Dimensional Standards for Districts D-6 through D-11

**Table 744-201-2: Dimensional Standards for Districts D-6 through D-11**

All standards apply to both Metro and Compact Context Areas. Units are in feet unless indicated otherwise.

| District / Standard | D-6 | D-6II | D-7 | D-8 [3] [6] [7] | D-9 [6] [7] | D-10 [6] [7] | D-11 |
|---|---|---|---|---|---|---|---|
| **Lot** | | | | | | | |
| Minimum Project Area | [1] | [1] | N/A | N/A | N/A | N/A | 15 acres |
| Minimum Lot Area for a lot with a: | | | | | | | |
| Single-family Attached Dwelling | 2,400 sf | 2,400 sf | 2,000 sf | | | | N/A |
| Two-family Dwelling | 4,000 sf | 4,000 sf | 3,000 sf | | N/A | N/A | N/A |
| Triplex | N/A | N/A | N/A | | | | N/A |
| Fourplex | N/A | N/A | N/A | | | | N/A |
| Minimum Street Frontage for a Project | 150 | 150 | 100 | 50 | 150 | 100 | 150 |
| Minimum Street Frontage for a lot with a: | | | | | | | |
| Single-family Attached Dwelling | 20 | 20 | 18 | See Table 744-201-1 | | | N/A |
| Two-family Dwelling | 35 | 35 | 30 | See Table 744-201-1 | N/A | N/A | N/A |
| Triplex | 50 | 50 | 35 | 30 | | | N/A |
| Fourplex | 50 | 50 | 40 | 40 | | | N/A |
| **Minimum Setbacks and Yards** [2] | | | | | | | |
| Front Setback: | | | | | | | |
| Fronts Along Expressways and Freeways | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| Fronts Along Primary and Secondary Thoroughfares | 30 from proposed ROW | 30 from proposed ROW | 25 from proposed ROW | 30 from proposed ROW | 30 from proposed ROW | 25 from proposed ROW | 60 from proposed ROW |
| Fronts Along Collector Streets | 30 | 25 | 25 | 25 | 25 | 25 | 60 |
| Fronts Along Local Streets | 30 | 25 | 20 | 20 | 25 | 25 | 60 |
| Perimeter Yard for a Project | 30 | 25 | 20 | N/A | 20 | 20 | 50 |
| Distance Between Primary Buildings in a Project | 25 | 25 | 20 | 20 | 20 | 20 | 25 |
| Side Yard on a lot with a: [4] | | | | | | | |
| Single-family Attached Dwelling | 15 | 15 | 10 | | | | N/A |
| Two-family Dwelling | 15 | 15 | 10 | | N/A | N/A | N/A |

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**Table 744-201-2: Dimensional Standards for Districts D-6 through D-11**

All standards apply to both Metro and Compact Context Areas. Units are in feet unless indicated otherwise.

| District / Standard | D-6 | D-6II | D-7 | D-8 [3] [6] [7] | D-9 [6] [7] | D-10 [6] [7] | D-11 |
|---|---|---|---|---|---|---|---|
| Triplex | 15 | 15 | 10 | | | | N/A |
| Fourplex | 15 | 15 | 10 | | | | N/A |
| Rear Yard on a lot with a: [4] | | | | | | | |
| Single-family Attached Dwelling | 15 | 15 | 10 | | | | N/A |
| Two-family Dwelling | 15 | 15 | 10 | | N/A | N/A | N/A |
| Triplex | 15 | 15 | 10 | | | | N/A |
| Fourplex | 15 | 15 | 10 | | | | N/A |
| Setback from a Railroad Track ROW | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| **Maximum Height** | | | | | | | |
| Primary Building Height | | | | | | | |
| Maximum Height | 45 | 45 | 56 | | | | N/A |
| If abutting or adjacent to a lot separated by a right-of-way less than 30' that is improved with a single family detached dwelling, maximum height | 35 | 35 | 40 | | | | |
| Maximum Accessory Building Height [5] | 25 | 25 | 25 | 25 | 25 | 25 | 20 |
| **Maximum Floor Area Ratio (FAR) for sites with buildings:** | | | | | | | |
| 1 to 3 floors | 0.40 | 0.55 | 0.70 | 0.60 | 0.50 | 0.60 | N/A |
| 4 to 5 floors | N/A | N/A | 0.70 | 0.80 | 0.80 | 0.80 | N/A |
| 6 to 11 floors | N/A | N/A | N/A | N/A | 1.50 | 1.50 | N/A |
| 12 to 23 floors | N/A | N/A | N/A | N/A | 2.20 | 3.00 | N/A |
| 24 floors or more | N/A | N/A | N/A | N/A | 2.20 | 3.20 | N/A |
| **Minimum Livability Space Ratio (LSR)** | 1.80 | 1.30 | 0.95 | 0.66 | 0.75 | 0.66 | N/A |

**Notes:**
[1] See also Section 744-202.C.2 – Lot Area and Width Exceptions for D-6 and D-6II districts. These exceptions apply to the setbacks as platted.
[2] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.

**Table 744-201-2: Dimensional Standards for Districts D-6 through D-11**

All standards apply to both Metro and Compact Context Areas. Units are in feet unless indicated otherwise.

| District / Standard | D-6 | D-6II | D-7 | D-8 [3] [6] [7] | D-9 [6] [7] | D-10 [6] [7] | D-11 |
|---|---|---|---|---|---|---|---|

[3] These standards apply to D-8 sites not used for Single-family detached dwelling, Single-family attached dwelling, or Two-family dwelling.
[4] Common, unpierced walls that separate two dwellings are not required to meet side or rear yard setbacks.
[5] However, the height of an accessory building may not exceed the height of any primary building.
[6] See also: Table 742.103.03 – Residential Building Type Standards, for Walkable Neighborhood Dwelling District dimensional standards not found in this table.
[7] See also Section 744.701.C – Private Frontage Types, for Private Frontage Standards not found in this table.
[8] Minor residential structures shall not be located closer to any rear lot line than 5 feet, see also Section 743-306.

## Section 744-202 New Construction for Nonconformities

A. ~~Setback exception for homes built before 1989 on D-A Lots~~

~~Any single-family dwelling or accessory structure on a lot in the D-A district, that was constructed prior to December 20, 1989, in conformance with the applicable A-1 or A-2 agricultural district standards of the Marion County Master Plan Permanent Code, may be converted, enlarged, extended, reconstructed or relocated meeting the minimum required side and rear yard setbacks of 15 feet.~~

Setback exception for D-A Lots platted prior to December 20, 1989

Any lot, with deficient minimum lot area or lot width required by the D-A District requirements of this Ordinance, previously platted or recorded prior to December 20, 1989, in conformance with the applicable A-1 or A-2 agricultural district standards of the Marion

County Master Plan Permanent Code, may construct, enlarge, extend, reconstruct, or relocate primary and accessory single-family uses with 15-foot minimum side and rear setbacks.

C. Lot Area and Width Exceptions for Previously Recorded Lots

2. In the D-6 ~~and D-6II districts~~, D-6II and D-7 districts, a single-family detached dwelling or two-family dwelling, including accessory structures, may be constructed, erected, enlarged, extended, or reconstructed on any platted lot recorded prior to December 20, 1989, that was specifically platted for single-family or two-family dwelling purposes. Such development shall be in accordance with the approved plat, any restrictions thereof, and any commitments resulting from the rezoning of such lot

**Section 744-204 Height Exceptions and Yard Encroachments**

**Table 744-204-1: Encroachments and Exceptions**

| **Table 744-204-1: Encroachments and Exceptions** | |
|---|---|
| **Structure or Feature** | **Conditions or Limits** |
| **Encroachments into Required Yard or Setback** | |
| Driveways, Wheelchair Ramps, Walkways | May encroach into and cross through a required front, side, rear, perimeter or transitional yard in the most direct manner possible to connect a right-of-way line and set-back line. |
| Minor Residential Feature that is less than 18 in. above grade level, with the exception of any attached railings | Except as listed for specific accessory structures, Minor Residential Feature may be located in any of the following areas that are not within an easement:<br>(a) not more than 6 ft. into front yard from the facade, or<br>(b) no closer than 5 ft. to any rear lot line, or<br>(c) no closer than 2 ft. to any side lot line |

**744-204(5)(A): Stream Protection Corridors**

3. Construction projects over one (1) acre are subject to the requirements of the Environmental Protection Agency (EPA) General Permit and Indiana Department of Environmental Management (IDEM) Construction Stormwater General Permit (CSGP).

**SECTION 8**. The Zoning Ordinance of Marion County, Indiana, Chapter 744 Article IV of the "Revised Code of the Consolidated City and County", pertaining to the Parking, Loading, And Drive-Through, hereby is amended pursuant to IC 36-7-4, by the deletion of the language that is stricken-through and by the addition of the language that is underscored, to read as follows:

**Section 744-401 Applicability**

**G. Calculating Amount of Required Parking**

When a computation of required parking spaces results in a fraction, the number of required parking spaces shall be rounded down to the next whole number.

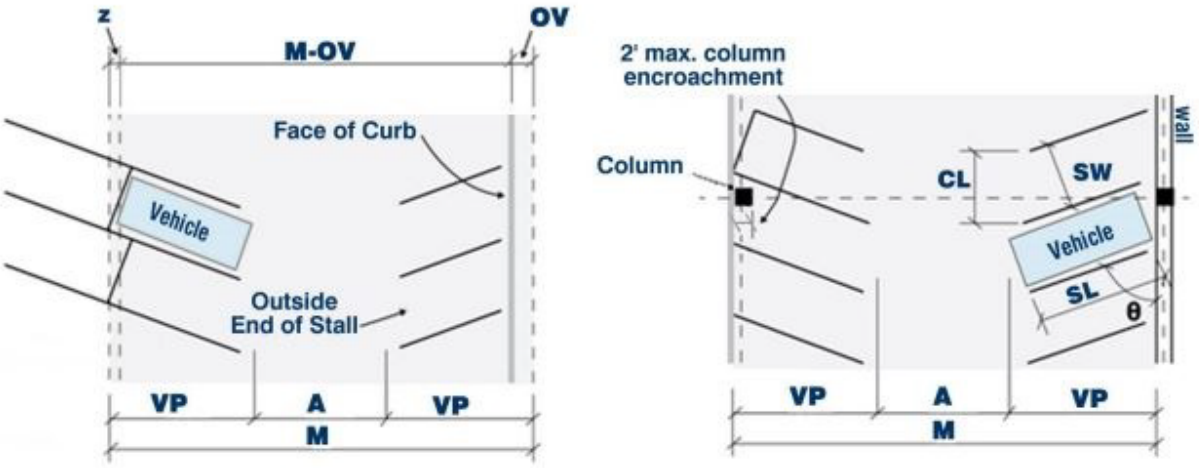
## H. On-street Parking Spaces

In the Compact Context area, on-street parking spaces, lawful at the time of permit issuance, located on the same side of the street and directly in front of the property containing the use or building being served (as determined by extensions of the property side or rear lot lines, as applicable, into the on-street parking lane) may be counted towards minimum off-street parking requirements.

## I. Measuring and Configuring Parking Areas

All off-street parking areas and facilities, except those for single-family detached dwellings, single-family attached dwellings, two-family dwellings, triplexes, and fourplexes, must comply with the dimensional and configuration standards shown in Table 744-401-1: Parking Space and Lot Design and Dimensions based upon the angle of parking, direction of travel and vehicle size, and depicted in Figure 744-401-A: Parking Lot Layout.

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| Figure 744-401-A: Parking Lot Layout | |
|---|---|
| | |
| **Key** | |
| Θ = angle of park | SL = stall length |
| A = aisle width | CL = curb length |
| z = interlock reduction | SW = stall width |
| OV = overhang | VP = vehicle projection |
| M = module or parking bay | |

**Notes**

1. Up to 30 percent of the required parking spaces can be designed as small vehicle parking. Small vehicle parking spaces shall not be less than eight feet in width and 16 feet in length.
2. Angles between 76° and 89° are not permitted for one-way design because these angles permit drivers of smaller cars to back out and exit the wrong way.
3. Angled parking is not permitted with two-way aisles as drivers often attempt to make a U-turn into stalls on the other side of the aisle.
4. Columns and light poles may protrude into a parking module a combined maximum of 2 ft. as long as not more than 25% of the stalls are affected in that module. For example, a 2 ft. encroachment by a column on one side of the aisle or 1 ft. each from columns on both sides is permissible.

| Table 744-401-1: Parking Space and Lot Design and Dimensions | | | | | | |
|---|---|---|---|---|---|---|
| Parking Angle | Vehicle Size | Curb Length (CL in figure) | Stall Width [1] (SW in figure) | Stall Length [2] (SL in figure) | Aisle Width (A in figure) | Direction of Travel |
| 45° | Small vehicle | 10 ft. 6 in. | 8 ft. | 16 ft. | 11 ft. | 1-way |
| | Standard | 12 ft. 9 in. | 9 ft. | 19 ft. | 13 ft. | 1-way |
| | Small vehicle | 10 ft. 6 in. | 8 ft. | 16 ft. | 18 ft. | 2-way |
| | Standard | 12 ft. 9 in. | 9 ft. | 19 ft. | 22 ft. | 2-way |
| 60° | Small vehicle | 8 ft. 9 in. | 8 ft. | 16 ft. | 14 ft. | 1-way |
| | Standard | 9 ft. 9 in. | 9 ft. | 20 ft. 6 in. | 16 ft. | 1-way |
| | Small vehicle | 8 ft. 9 in. | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. 9 in. | 9 ft. | 20 ft. 6 in. | 22 ft. | 2-way |
| 75° | Small vehicle | 8 ft. 4 in. | 8 ft. | 16 ft. | 17 ft. 3 in. | 1-way |
| | Standard | 9 ft. 4 in. | 9 ft. | 21 ft. | 18 ft. 6 in. | 1-way |
| | Small vehicle | 8 ft. 4 in. | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. 4 in. | 9 ft. | 21 ft. | 22 ft. | 2-way |
| 90° | Small vehicle | 8 ft. | 8 ft. | 16 ft. | 20 ft. | 2-way |
| | Standard | 9 ft. | 9 ft. | 20 ft. | 23 ft. | 2-way |

Notes

[1] Stall width (also known as Parking Space width) measured by a line perpendicularly from the sides of the parking space at a point on the outside end of the stall, except when the stall is on the inside edge of a curve, in which case the point of measurement must be on the inside end of the stall. Depicted as SW in Figure 744-401-A: Parking Lot Layout.

[2] Stall length (also known as Parking Space length) measured from the curb, wall or interlocking strip on the inside edge of the stall to the outside end of the stall. Depicted as SL in Figure 744-401-A: Parking Lot Layout.

**Section 744-404 Location and Design of Parking Facilities**

**D. Design of Parking Areas and Facilities**

1. Regulated as buildings Unless otherwise stated in this zoning ~~ordinanace~~ ordinance, parking lots and parking garages shall be subject to all use and development standards of the applicable zoning district in addition to the requirements contained this article.

2. Dimensions and specific parking space location Off-street parking areas (including, but not limited to, entrances, exits, aisles, spaces, traffic circulation and maneuverability) shall be designed and constructed at not less than the recommended specifications contained in the Architectural Graphic Standards, Current Edition, Ramsey/Sleeper, John Wiley and Sons, Inc., New York, New York, and ~~Section 740-306 Parking Measurements and Calculations~~ Section 744-401 Applicability; except that each parking space shall have, regardless of angle of parking, a usable parking space measuring as follows:

a. Residential uses. Not less than 8.5 feet in width (measured perpendicularly from the sides of the parking space) and at least 150 square feet of usable parking area.

b. All other uses. Not less than 9 feet in width (measured perpendicularly from the sides of the parking space) and not less than 18 feet in length and at least 180 square feet in total area.

c. Small vehicle parking. Up to 30% of the required parking spaces can be designed as small vehicle parking. Small vehicle parking spaces shall not be less than 8 feet in width and 16 feet in length.

d. ADA parking. All parking spaces reserved for the use of disabled persons shall have an access aisle adjacent to the parking space. The width of the access aisle shall be either 60 inches for car-accessible spaces or 96 inches for van-accessible spaces. One of every six required accessible parking spaces, but always at least one space, must be van accessible. Two parking spaces may share an access aisle. The parking space and aisle shall not be less than 20 feet in length. The ADA parking spaces shall be located closest to the entrance of the building.

e. Shared and motorcycle parking. After the required ADA parking spaces are located closest to the entrance, shared vehicle, carpool, vanpool spaces, and any motorcycle parking spaces shall be located closest to the entrance of the building.

f. Bicycle parking. Bicycle parking shall be located within 50 feet of a pedestrian entrance.

**Section 744-503 General Landscaping Standards**

**D. Soil Condition and Planting Beds**

2. Stone mulch is not permitted in required landscape areas or planting beds except as part of a stormwater best management practices in accordance with Section 702 of the ~~2011~~ Stormwater Design and Construction Specifications Manual.

**O. Rain gardens, bioswales and stormwater management features.** Areas included in rain gardens or vegetated site features created to meet storm water management requirements of Section 702 of the ~~2011~~ Stormwater Design and Construction Specifications Manual shall be counted towards any required interior site or parking lot landscaping, and if vegetated to meet the requirements for any landscaped buffers shall count towards those buffer requirements. Where rain gardens or vegetated site features serving a storm water management purpose are installed, a sign shall be installed indicating that the area the area should not be mowed, but should instead be maintained pursuant to an operations and maintenance manual available from the Department of Public Works.

**P. Retention and detention facilities.** Landscaping must be provided around the perimeter of all retention and detention basins. Such landscaping must consist of trees, shrubs, and emergent plantings in a quantity, species, and arrangement that will maintain an ecologically functional environment. Per Section 702.01 in the ~~2011~~ Stormwater Design and Construction Specification Manual, tall plantings in the aquatic bench are desirable as a means

to keep waterfowl from the site. Waterfowl are bacteria sources and are to be discouraged from inhabiting wet ponds. Retention and detention basins should be designed to resemble natural landforms, whenever possible. Such landscaping must be integrated with the littoral zone of emergent vegetation around the pond perimeter with the safety bench of at least 10 feet in width as per Section 302.07 in the ~~2011~~ Stormwater Design and Construction Specifications Manual. Trees, shrubs and upland plantings are to be located above the normal water line; emergent or wetland plantings are to be located below the normal water line. Vegetation must be established on all side slopes to prevent erosion. A stormwater management easement and operation and maintenance agreement is required for each facility, clearly marking inlet/outlet structures and easements for inflow/outflow piping. Trees or deep-rooted vegetation must not be planted in any easement with storm drainage pipe. Vegetation must not obstruct inlet/outlet structures and inflow/outflow piping area.

**SECTION 9.** The Zoning Ordinance of Marion County, Indiana, Chapter 744 Article IX, Section 4 of the "Revised Code of the Consolidated City and County", pertaining to signs, hereby is amended pursuant to IC 36-7-4, by the addition of the language that is underscored, to read as follows:

**C. Required relocations or elevations; Outdoor Advertising Signs:**

1. In accordance with I.C. 8-23-20-25.6 and 8-23-20.5-3, legally-established Outdoor Advertising Signs which are required to be elevated or relocated due to a noise abatement or safety measure, grade changes, construction, directional sign, highway widening, or aesthetic improvement made by any agency of the state along the interstate and primary system or any other highway may be elevated or relocated to the extent allowed by State or Federal law and upon approval of a Special Exception from the Board of Zoning Appeals. The elevated or relocated sign shall comply with all applicable development standards of this Ordinance. An Improvement Location Permit shall be required for signs that are elevated or relocated pursuant to I.C. 8-23-20-25.6.

**THE FOREGOING** amending ordinance, 2023-AO-__1_, to the "Revised Code of the Consolidated City and County" of Indianapolis-Marion County, Indiana, is hereby recommended for approval by the affirmative vote of the undersigned members of said Commission, this _15th___ day of _March_, 2023.

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

| | |
|---|---|
| _____<br>John J. Dillon III, Commissioner and President | _____<br>Megan Garver, Commissioner and Vice-President |
| _____<br>Bruce Schumacher, Commissioner and Vice-Secretary | _____<br>Karina Bruns, Commissioner |
| _____<br>Alpha Blackburn, Commissioner | _____<br>Brigid Robinson, Commissioner |
| _____<br>Vincent Ash, Commissioner | _____<br>Mindy Westrick, Commissioner |

ATTEST: _____
Bruce Schumacher, Vice-Secretary
Metropolitan Development Commission
of Marion County, Indiana

APPROVED AS TO LEGAL FORM
AND ADEQUACY this __15___ day of
March, 2023.

_____
Toae Kim
Assistant Corporation Counsel

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