

# Chapter 744. Development Standards

## Article I. GENERAL

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### Section 01. General Requirement

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All development shall be subject to the development standards in this Chapter 744 unless specifically excluded by a provision of the Zoning Ordinance or other regulation of the City of Indianapolis.

## Article II. LOT & BUILDING DIMENSIONS

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### Section 01. General Dimensional Standards

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#### A. Primary Dimensional Standards

All development in all zoning districts shall comply with the primary dimensional standards in this Section 744-201;

and shall also comply with standards in Section 744-202 (New Construction for Nonconformities), Section 744-203 (Special Dimensional Standards), Section 744-204 (Height Exceptions and Yard Encroachments) and Section 744-205 (Stream Protection Corridors) as applicable to the development;

and any dimensional requirements in Chapter 743, Article III (Use-Specific Standards), as applicable to the uses included in the development;

and any dimensional requirements in Chapter 742, Article II (Secondary Districts) as applicable to the property.

In case of any conflict between the dimensional standards in any of the referenced sections, the strictest provision shall apply.

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## B. Dwelling Districts

Dimensional standards for Dwelling Districts are shown in Table 744-201-1 and Table 744-201-2. Units are in feet unless indicated otherwise.

<b>Table 744-201-1: Dimensional Standards for Districts D-A through D-5II</b>										
Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.										
Standard	District	D-A	D-S	D-1	D-2	D-3	D-4	D-5 <sup>1705</sup>	D-5II	D-8 [3]
<b>Lot [1]</b>										
Minimum Lot Area										
Single-family Detached		3 acres	1 acre	24,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	2,800 sf <sup>1706</sup>	N/A
Two-family Dwelling		N/A	N/A	N/A	20,000 sf	15,000 sf	10,000 sf	7,200 sf <sup>1707</sup>	5,000 sf <sup>1708</sup>	N/A
Single-family Attached <sup>1709</sup>		N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,400 sf	N/A
Minimum Lot Width										
Single-family Detached		250	150	90	80	70	60	50	40	30
Two-family Dwelling		N/A	N/A	N/A	120	105	90	70 <sup>1710</sup>	60 <sup>1711</sup>	30
Single-family Attached <sup>1712</sup>		N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
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 <sup>1713</sup>	25	30
Single-family Attached <sup>1714</sup>		N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
<b>Minimum Total Open Space</b>		85%/50% [2]	85%	80%	75%	70%	65%	60% <sup>1715</sup>	55% <sup>1716</sup>	55%
<b>Maximum Height</b>										
Primary Building Height		35	35	35	35	35	35	35	35	35

<sup>1705</sup> Former D-12 lands are now included in the D-5 district.

<sup>1706</sup> Reduced from 3,200 sf. Changed from 2400 to 2800 sf to actually accommodate the minimum sized unit and garage with requisite open space.

<sup>1707</sup> Reduced from 9,000 sf.

<sup>1708</sup> Reduced from 7,600 sf.

<sup>1709</sup> New standards for new use.

<sup>1710</sup> Reduced from 90 ft. in D-5. Former D-12 lot width standard is 70 ft.

<sup>1711</sup> Reduced from 80 ft.

<sup>1712</sup> New standard for new use.

<sup>1713</sup> Former D-12 frontage standard is 35 ft.

<sup>1714</sup> New standard for new use.

<sup>1715</sup> Reduced from 65% to actually accommodate the minimum sized unit and garage.

<sup>1716</sup> Reduced from 65% to actually accommodate the minimum sized unit and garage.

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<b>Table 744-201-1: Dimensional Standards for Districts D-A through D-5II</b>									
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 <sup>1705</sup>	D-5II	D-8 [3]
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] <sup>1717</sup>	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:	45 <sup>1718</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Minimum Floor Area for Primary Dwelling Unit</b>									
Main Floor of a 1-story dwelling	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf <sup>1719</sup>	800 sf <sup>1720</sup>
Main Floor of a dwelling over 1 story	800 sf	800 sf	800 sf	800 sf	660 sf <sup>1721</sup>	660 sf	660 sf	660 sf	660 sf
Total Floor Area for primary dwelling units	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf <sup>1722</sup>	800 sf <sup>1723</sup>
<b>Minimum Setbacks in Metro Context Area [1] [4]</b>									
Fronts Along Expressways and Freeways <sup>1724</sup>	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways <sup>1725</sup>	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	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW

<sup>1717</sup> Increased from 20 ft. in the D-A, D-2, D-3, D-4, D-5, and D-5II districts.

<sup>1718</sup> Barns and silos are listed as exceptions to this limit.

<sup>1719</sup> Reduced from 900 to 800 sf.

<sup>1720</sup> Reduced from 900 to 800 sf.

<sup>1721</sup> Reduced from 800 to 660 sf.

<sup>1722</sup> Reduced from 900 to 800 sf.

<sup>1723</sup> Reduced from 900 to 800 sf.

<sup>1724</sup> Increased from 40 ft.

<sup>1725</sup> New standard to add context provision.

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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	D-A	D-S	D-1	D-2	D-3	D-4	D-5 <sup>1705</sup>	D-5II	D-8 [3]
Standard Fronts Along Collector Streets <sup>1726</sup>	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	30	30	30	25	25	25
Fronts Along Local Streets <sup>1727</sup>	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	25	25	25	25	25	25
Fronts Along Cul-de-sacs <sup>1728</sup>	30	30	25	25	20	20	25	25	25
Side Yard Each / Combined	30/75	15/35	8/22	7/19	6/16	5/13	4/10	3/10	4/10
Rear Yard General / Along Rail Track <sup>1729</sup>	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50
<b>Minimum Setbacks in Compact Context Area [1][4]</b>									
Fronts Along Expressways and Freeways <sup>1730</sup>	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways <sup>1731</sup>	40	Greater of 60 or average setback	Greater of 50 or average setback	40	30	30	25	25	25
Fronts Along Collector and Local Streets and Cul-de-sacs <sup>1732</sup>	35	Greater of 40 or average setback	Greater of 30 or average setback	25	20	20	18	18	18
Each Side Yard <sup>1733</sup>	30	15	8	7	4 <sup>1734</sup>	4 <sup>1735</sup>	3 <sup>1736</sup>	3	4

<sup>1726</sup> New standards except for D-S and D-1 districts, tailored to context and specific zoning districts.

<sup>1727</sup> New standards except for D-S and D-1 districts, tailored to context and specific zoning districts.

<sup>1728</sup> New standards, tailored to context and specific zoning districts.

<sup>1729</sup> Standards for rear setbacks along rail track are new.

<sup>1730</sup> New standards.

<sup>1731</sup> New standards.

<sup>1732</sup> New standards except for D-S and D-1.

<sup>1733</sup> Combined side yard requirements were deleted in the Compact Context area.

<sup>1734</sup> Reduced from 6 ft.

**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.

Standard	District	D-A	D-S	D-1	D-2	D-3	D-4	D-5 <sup>1705</sup>	D-5II	D-8 [3]
Minimum Separation Between Primary Residences on Abutting Lots <sup>1737</sup>		10	10	10	10	10	10	10	10	10
Rear Yard General / Along Rail Track <sup>1738</sup>		75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50

**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%.<sup>1739</sup>  
 [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.

<sup>1735</sup> Reduced from 5 ft.

<sup>1736</sup> Reduced from 4 ft. Former D-12 standard is minimum aggregate, 10 ft.; provided however, no side yard must be less than 4 ft.

<sup>1737</sup> New standard.

<sup>1738</sup> Standards for rear setbacks along rail track are new, to meet emerging rail requirements.

<sup>1739</sup> Previous minimum open space standard for Agricultural Enterprises in the DA of 50% applied only to greenhouses and plant nurseries.

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<b>Table 744-201-2: Dimensional Standards for Districts D-6 through D-11</b> <sup>1740</sup>							
All standards apply to both Metro and Compact Context Areas. Units are in feet unless indicated otherwise.							
District	D-6	D-6II	D-7	D-8 [3]	D-9	D-10	D-11
<b>Standard</b>							
<b>Lot</b>							
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	2,400	2,000	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	4,000	4,000	3,000	See Table 744-201-1	N/A	N/A	N/A
Triplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fourplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Street Frontage for a Project	150	150	100	50 <sup>1741</sup>	150	100 <sup>1742</sup>	150
Minimum Street Frontage for a lot with a:							
Single-family Attached Dwelling	20	20	18	See Table 744-201-1	N/A	N/A	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	N/A	N/A
Fourplex	50	50	40	40	N/A	N/A	N/A
<b>Minimum Setbacks and Yards [2]</b>							
Front Setback:							
Fronts Along Expressways and Freeways <sup>1743</sup>	30	30	30	30	30	30	30
Fronts Along Primary and Secondary Thoroughfares and Parkways <sup>1744</sup>	30 from proposed ROW	30 from proposed ROW	25 from proposed ROW <sup>1745</sup>	30 from proposed ROW	30 from proposed ROW	25 from proposed ROW <sup>1746</sup>	60 from proposed ROW

<sup>1740</sup> Minimum Development Ratios for Major Livability Space and Minimum Open Space have been deleted from these dimensional standards. Standards for the new permitted uses (Single-family Attached, Two-Family, Triplex, Fourplex) have been added.

<sup>1741</sup> Increased from 30 ft. since two-family, triplex and fourplex dwellings are addressed separately.

<sup>1742</sup> Reduced from 150 ft.

<sup>1743</sup> New standards. Former standard in D-6 to D-11 districts is 40 ft. from proposed ROW.

<sup>1744</sup> Former standard along secondary thoroughfares in D-6 to D-11 districts is 30 ft. from proposed ROW.

<sup>1745</sup> Reduced from 30 to 25 feet.

<sup>1746</sup> Reduced from 30 to 25 feet.

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**Table 744-201-2: Dimensional Standards for Districts D-6 through D-11**<sup>1740</sup>

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

District	D-6	D-6II	D-7	D-8 [3]	D-9	D-10	D-11
Standard							
Fronts Along Collector Streets <sup>1747</sup>	30	25	25	25	25	25	60
Fronts Along Local Streets <sup>1748</sup>	30	25	20 <sup>1749</sup>	20 <sup>1750</sup>	25	25	60
Perimeter Yard for a Project	30	25	20	N/A	20	20	50
Distance Between Primary Buildings in a Project <sup>1751</sup>	25	25	20	20	20	20	25
Side Yard on a lot with a: [4]							
Single-family Attached Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Triplex	15	15	10	20% of lot width, with min. of 4 ft. and max. of 15 ft.	N/A	N/A	N/A
Fourplex	15	15	10		N/A	N/A	N/A
Rear Yard on a lot with a: [4]							
Single-family Attached Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Two-family Dwelling	15	15	10	See Table 744-201-1	N/A	N/A	N/A
Triplex	15	15	10	15	N/A	N/A	N/A
Fourplex	15	15	10	15	N/A	N/A	N/A
Setback from a Railroad Track ROW <sup>1752</sup>	50	50	50	50	50	50	50
<b>Maximum Height</b>							
Primary Building Height							
Maximum Height <sup>1753</sup>	45	45	56	56	N/A	N/A	N/A

<sup>1747</sup> Former standard in D-6 to D-11 districts is 30 ft. from existing ROW or 60 ft. from centerline whichever is greater. Reduced from 30 to 25 feet.

<sup>1748</sup> Former standard in D-6 to D-11 districts is 25 ft. from existing ROW.

<sup>1749</sup> Reduced from 25 to 20 feet.

<sup>1750</sup> Reduced from 25 to 20 feet.

<sup>1751</sup> Formerly the standards for a building with 5 or more units. Buildings with 3 or 4 units are now considered triplexes and fourplexes. Revised to a set number, previous method was too complicated.

<sup>1752</sup> Standards for setbacks along rail track are new.

<sup>1753</sup> Increased from 35 ft. to allow for hipped roof lines in D-6 and D-6II; accommodate varied housing types and heights in the D-8; and increase density in D-7 so it can be an effective transition between the Metro and Compact contexts.

**Table 744-201-2: Dimensional Standards for Districts D-6 through D-11**<sup>1740</sup>

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

District	D-6	D-6II	D-7	D-8 [3]	D-9	D-10	D-11
Standard							
If abutting a lot 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 <sup>1754</sup>	35	35	40	40			
Maximum Accessory Building Height [5]	25	25	25	25	25	25	20
<b>Maximum Floor Area Ratio (FAR) for sites with buildings:</b> <sup>1755</sup>							
1 to 3 floors	0.40 <sup>1756</sup>	0.55 <sup>1757</sup>	0.70 <sup>1758</sup>	0.60	0.50	0.60	N/A
4 to 5 floors	N/A	N/A	0.70 <sup>1759</sup>	0.80 <sup>1760</sup>	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
<b>Minimum Livability Space Ratio (LSR)</b> <sup>1761</sup>	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.
  - [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.

<sup>1754</sup> New; Protect existing single-family dwellings from being over shadowed and dominated by multifamily housing since heights have been adjusted.

<sup>1755</sup> FAR is the ratio of total area of all floors to the area of the lot.

<sup>1756</sup> Increased FAR from 0.20 to 0.40

<sup>1757</sup> Increased FAR from 0.28 to 0.55

<sup>1758</sup> Increased FAR from 0.35 to 0.70

<sup>1759</sup> Height was increased so ratio needed to be provided.

<sup>1760</sup> Height was increased so ratio needed to be provided.

<sup>1761</sup> LSR is the ratio of outdoor living area to the floor area. Decreased LSR for D-6 from 2.60 to 1.80, D-6II from 1.65 to 1.30, D-7 from 1.25 to 0.95, D-9 from 0.84 to 0.75.

### C. Commercial Districts

Dimensional standards for Commercial districts are shown in Table 744-201-3.

<b>Table 744-201-3: Dimensional Standards for Districts C-1, C-3, C-4, C-5, C-7 and C-S</b>							
Dimensions apply to both Metro and Compact context areas unless indicated otherwise. Units are in feet unless indicated otherwise.							
Standard	District	C-1	C-3	C-4	C-5	C-7	C-S
Lot							
Minimum Street Frontage		50	50	50	50	50	50
<b>Minimum Setbacks in Metro Context Area<sup>1762</sup> [1]</b>							
Fronts Along Expressways and Freeways <sup>1763</sup>							
Minimum		10 from proposed ROW or existing ROW, whichever is greater					
Maximum		N/A	N/A	N/A	N/A	N/A	N/A
Fronts Along Primary and Secondary Thoroughfares and Parkways, Collector or Local Streets							
Minimum		10 from proposed ROW or existing ROW, whichever is greater					
Maximum		85 from proposed ROW	85 from proposed ROW	N/A <sup>1764</sup>	N/A	N/A	85 from proposed ROW
Front Transitional Yard		20	20	20	20	20	20
Side and Rear Yard [2]		10	N/A	N/A	10	10	10
Side and Rear Transitional Yard		15	20	20	20	40	15
Transitional Yard Abuts an Alley		10	10	10	10	20	10

<sup>1762</sup> Minimum setbacks, unless otherwise indicated.

<sup>1763</sup> New standards. Former standard in all C districts is the greater of 70 ft. from centerline or 10 ft. beyond proposed ROW.

<sup>1764</sup> Deleted maximum setback.

<b>Table 744-201-3: Dimensional Standards for Districts C-1, C-3, C-4, C-5, C-7 and C-S</b>							
Dimensions apply to both Metro and Compact context areas unless indicated otherwise. Units are in feet unless indicated otherwise.							
<b>District</b>	<b>C-1</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-7</b>	<b>C-S</b>	
<b>Standard</b>							
<b>Minimum Setbacks in Compact Context Area<sup>1765</sup> [1]</b>							
Front Yard Minimum	10	10	10	10	10	10	
Front Yard Maximum	65	65	65	N/A	N/A	65	
Front Transitional Yard	10	10	10	10	10	10	
Side and Rear Yard	N/A	N/A	N/A	10	10	10	
Side and Rear Transitional Yard	10	10	10	15	20	10	
Transitional Yard Abuts an Alley	8	8	8	10	10	8	
<b>Maximum Height in Metro Context Areas</b>							
Buildings and Structures Height	50	35	65	65	35	45	
Buildings and Structures Height Along a Transitional Yard	35	18	18	18	18	35	
Buildings and Structures Height Along a Transitional Yard may increase 1 ft. per 1 ft. of additional side setback up to:	50	35	65	65	50	45	
<b>Maximum Height in Compact Context Areas<sup>1766</sup></b>							
Buildings and Structures Height	38	38	65	65	38	38	
Buildings and Structures Height Along a Transitional Yard	25	25	25	25	25	25	
Buildings and Structures Height Along a Transitional Yard may increase 1 ft. per 1 ft. of additional side setback up to:	38	38	65	65	38	38	

<sup>1765</sup> New standards.

<sup>1766</sup> New standards.

<b>Table 744-201-3: Dimensional Standards for Districts C-1, C-3, C-4, C-5, C-7 and C-S</b>							
Dimensions apply to both Metro and Compact context areas unless indicated otherwise. Units are in feet unless indicated otherwise.							
<b>Standard</b>	<b>District</b>	<b>C-1</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-7</b>	<b>C-S</b>
Notes: [1] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.							

**D. Mixed-Use Districts**

Dimensional Standards for Mixed-Use districts are shown in Table 744-201-4.<sup>1767</sup>

<b>Table 744-201-4: Dimensional Standards for Mixed-Use Districts MU-1 through MU-4</b>					
All standards apply to both Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.					
Standard	District	MU-1	MU-2	MU-3 <sup>1768</sup>	MU-4 <sup>1769</sup>
<b>Lot</b>					
Street Frontage					
	Minimum	50	50	N/A	N/A
	Maximum [1]	(block length)	(block length)	(block length)	(block length)
Open Space (%)					
	Minimum	N/A	N/A	20%	10%
	Maximum	N/A	N/A	50%	40%
<b>Setbacks<sup>1770</sup> [2]</b>					
Front Yard					
	Minimum	12	5	N/A	N/A
	Maximum	40	20	12	12
Front Transitional Yard					
		20	12	12	12
Side Yard					
		10	N/A	N/A	N/A
	Side Transitional Yard/ Abutting alley	15	15/10	10/10	10/10
Rear Yard					
		10	N/A	N/A	N/A
	Rear Transitional Yard/ Abutting alley	15	15/10	10/10	10/10
<b>Height [3]</b>					
Primary Building Height					
	Minimum	25	18	18	35
	Maximum	N/A	35	50; 75 with bonuses	50; 90 with bonuses
Transitional Building Height					
	Minimum	25	18	18	25
	Maximum	45	35	35	50
Accessory Building Height <sup>1771</sup>					
	Maximum	25	25	25	25
Notes:					
[1] Maximum lot width is the block width maximum indicated in the district or as platted whichever is the lesser. <sup>1772</sup>					
[2] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.					
[3] Height bonuses are in the individual MU districts: 742-105.					

<sup>1767</sup> Fence standards moved to Sec. 744-510 Fences and Walls; the accessory sq.ft. standards moved to accessory uses, use-specific standards, Sec. 743-300.

<sup>1768</sup> New standards.

<sup>1769</sup> New standards.

<sup>1770</sup> Minimum setbacks, unless otherwise identified.

<sup>1771</sup> New standards.

<sup>1772</sup> Added block length notation for clarity.

**E. Central Business Districts**

Dimensional Standards for Central Business Districts are shown in Table 744-201-5.

<b>Table 744-201-5: Dimensional Standards for Central Business Districts CBD-1, CBD-2, CBD-3</b>			
Units are in feet unless indicated otherwise.			
<b>District</b>	<b>CBD-1</b>	<b>CBD-2</b>	<b>CBD-3</b>
<b>Standard</b>			
<b>Lot</b>			
Maximum Coverage	100%	100%	100%
<b>Minimum Setbacks [1]</b>			
Front Yard	N/A	N/A	N/A
Side and Rear Yard	N/A	N/A	N/A
Side or Rear Yard <u>Not</u> Abutting an Alley [2] <sup>1773</sup>	0 or 10	0 or 10	0 or 10
<b>Maximum Height</b>			
Sky Exposure Planes <sup>1774</sup> (see diagrams with definitions)	Planes 1 and 3	Plane 2	N/A
Notes:			
[1] Front setbacks in CBD districts are always measured from an existing right-of-way line unless otherwise indicated.			
[2] No setback is required; however if one is provided, it must be at least 10 feet.			

<sup>1773</sup> Corrected to show that 0 ft. required but 10' minimum if provided.

<sup>1774</sup> Added reference to diagrams in definitions section.

**F. Industrial Districts**

Dimensional Standards for Industrial Districts are shown in Table 744-201-6.

<b>Table 744-201-6: Dimensional Standards for Districts I-1 through I-4</b>				
All standards apply to both Compact Context Area and Metro Context Area unless noted otherwise. Units are in feet unless indicated otherwise.				
<b>District</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>	<b>I-4</b>
<b>Standard</b>				
<b>Maximum Height in all districts</b>				
Primary Building Height	40	50	N/A	N/A
Primary Building Height Along a Transitional Yard	22	22	35	35
Primary Building Height Along a Transitional Yard may increase 1 ft. per 1 ft. of additional side setback up to:	40	50	No limit	No limit
<b>Lot <sup>1775</sup></b>				
Minimum Street Frontage in Compact Context Area	35	35	35	35
Minimum Street Frontage in Metro Context Area	75	75	75	75
<b>Minimum Setbacks in Compact Context Area [1]</b>				
Fronts Along Expressways, Freeways, Primary and Secondary Arterials, Parkways, Collector and Local Streets <sup>1776</sup>	20	20	30	30
Front Transitional Yard	30	30	40	50
Side and Rear Yard	10	10	10	20
Side and Rear Transitional Yard	30	30	40	50
Yard Abutting Railroad	[2]	[2]	[2]	[2]
<b>Minimum Setbacks in Metro Context Area [1]</b>				
Fronts Along Expressways, Freeways, Primary and Secondary Arterials, Parkways, Collector and Local Streets <sup>1777</sup>	30 from proposed ROW	30 from proposed ROW	60 from proposed ROW	60 from proposed ROW
Front Transitional Yard	100	100	150	200
Side and Rear Yard	30	30	30	30
Side and Rear Transitional Yard	50	50	100	150
Yard Abutting Railroad	[2]	[2]	[2]	[2]

<sup>1775</sup> Added Street frontage on table.

<sup>1776</sup> New standards. Former standard in all I districts is the greater of 100 ft. from centerline or 30 ft. from proposed ROW, except Local streets which is 20 ft. from proposed.

<sup>1777</sup> New standards. Former standard in all I districts is the greater of 100 ft. from centerline or 30 ft. from proposed ROW, except Local streets which is 20 ft. from proposed.

**Table 744-201-6: Dimensional Standards for Districts I-1 through I-4**  
 All standards apply to both Compact Context Area and Metro Context Area unless noted otherwise. Units are in feet unless indicated otherwise.

Standard	District	I-1	I-2	I-3	I-4
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Notes:  
 [1] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated.  
 [2] See also Section 744-204 Height exceptions and yard encroachments.

**G. Development Plan Districts<sup>1778</sup>**

Dimensional standards for Development Plan Districts (PK-1, PK-2, HD-1, HD-2, UQ-1, UQ-2, SZ-1, and SZ-2) are set forth in Section 742-108, and the Development Plans approved for each of those districts pursuant to Section 742-108.

**H. Special Use (SU) Districts**

Dimensional standards for Special Use (SU) Districts are set forth in Section 742-109.<sup>1779</sup>

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<sup>1778</sup> Unlike the development standards for standard zoning districts, the actual dimensional standards are set in the Development Plans approved. The Zoning Ordinance language only provides the outer limits within which the Development Plans must be drafted, so tables have not been included at this time.

<sup>1779</sup> For convenience, the permitted uses in each SU district and cross-references to the development standards that apply in those districts have been combined into a single table in Section 742-109, so it does not make sense to repeat those cross-references here.

## **Section 02. New Construction for Nonconformities**

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The standards in this Section 744-202 apply in addition to those in Section 744-201. In the event of a conflict between standards in the two sections, the provisions of this Section 744-202 shall apply.

### **A. Setback exception for homes built before 1989 on D-A Lots<sup>1780</sup>**

Any single-family dwelling 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.

### **B. Lot Area and Width Exception for Subdivisions in Dwelling Districts<sup>1781</sup>**

1. In the D-S, D-1, D-2, D-3 and D-4 zoning districts, any plat of a major subdivision of more than 5 lots submitted for approval in accordance with Chapter 741 Subdivision Regulations after December 20, 1989, may reduce the minimum lot area for up to 20% of the total number of lots within the subdivision, to the extent of up to 20% below the district's minimum lot area, provided the average size of all lots within the subdivision shall be at least the minimum lot area required by the district.
2. In the D-S, D-1, D-2, D-3 and D-4 zoning districts, any plat of a major subdivision of more than 5 lots submitted for approval in accordance with Chapter 741 Subdivision Regulations after December 20, 1989, may reduce the minimum lot width for up to 20% of the total number of lots within the subdivision, to the extent of up to 10% below the minimum lot width required by the district.

### **C. Lot Area and Width Exceptions for Previously Recorded Lots**

1. All lots recorded or any platted lot recorded prior to December 20, 1989, having less than the minimum lot area or minimum lot width required by the applicable dwelling district regulations of the Zoning Ordinance for a single-family detached dwelling, shall be deemed an exception to such minimum lot area and lot width requirement, and a single-family detached dwelling may be constructed thereon provided all other requirements of this ordinance, including minimum yard and setback requirements, shall be maintained.<sup>1782</sup>
2. In the D-6 and D-6II 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.<sup>1783</sup>

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<sup>1780</sup> Provisions of 731-201(c) were carried forward with text revised for clarity, but provisions of 731-201(c)(2) applying alternative standards to vacant lots were deleted as obsolete after 23 years. Modified to include the actual setback number for ease of use.

<sup>1781</sup> Consolidated subsections (b)(1) and (2) from sections 731-202, 731-203, 731-204, 731-205 and 731-206.

<sup>1782</sup> Carried forward from 731-200(a)(3)e. Adoption date inserted.

<sup>1783</sup> Carried forward from 731-200(a)(3)g. Wording clarified.

3. All lots recorded or any platted lot recorded prior to August 2, 1993 having less than the minimum frontage required by the applicable commercial district regulations of the Zoning Ordinance, shall be deemed an exception to such minimum frontage requirement, and a commercial establishment may be constructed thereon provided all other requirements of the commercial district, unless specifically excepted in this section, shall be maintained.<sup>1784</sup>

**D. Front Setback Exceptions<sup>1785</sup>**

1. The minimum required front setback for a site may be reduced to the average setback derived from the established front setbacks of the nearest lot on each side of the site that is improved with an existing primary building facing the same street and is within 200 feet of the site. In the case of a corner lot, the average is derived from the established front setback of the nearest improved lot and the setback established by ordinance.

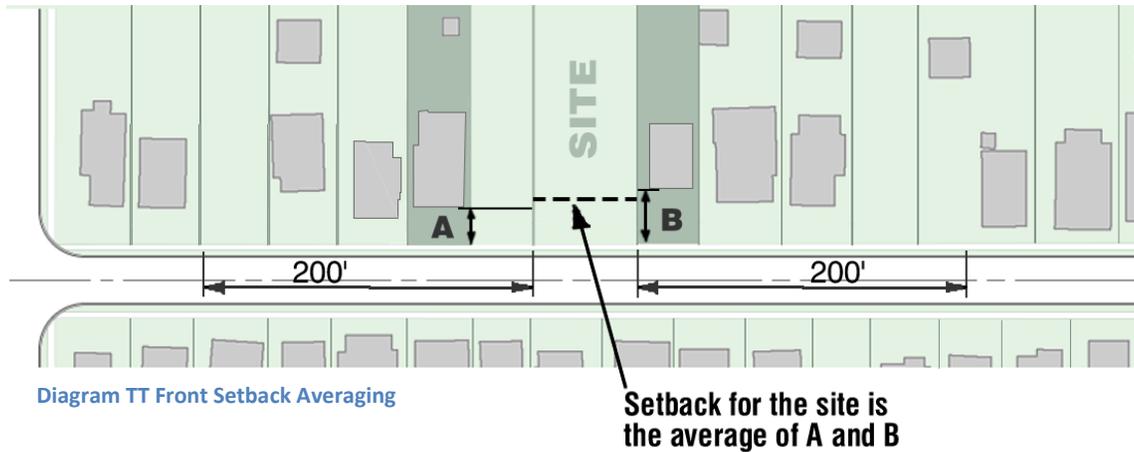


Diagram TT Front Setback Averaging

2. The required front setback in any district for any existing building, having a legally established front setback line which is less than the minimum front setback or greater than the maximum setback of the district, shall be modified to permit expansion of such building along the building's legally established front setback line, provided that:<sup>1786</sup>
  - a. Only a one-time expansion along the legally established nonconforming front setback line shall be permitted; and
  - b. The linear front footage of expansion does not exceed 50% of the linear front footage of the original building, and all other requirements of the Zoning Ordinance are maintained for the expansion.
3. Notwithstanding the provisions of subsections 1 and 2 above no building or structure shall:
  1. Encroach upon any proposed right-of-way, as determined by the Official Thoroughfare Plan;

<sup>1784</sup> Carried forward from 732-200.

<sup>1785</sup> Simplification of the concept carried forward from 731-200(a)(3)d.1 and 2. 732-200(a)(3)b and c. Language modified to cover commercial, industrial, and mixed-use districts as well as dwelling districts. Modification uses average of the adjacent buildings since those are the buildings impacted.

<sup>1786</sup> Modified to address minimum and maximum setbacks.

2. Encroach upon any existing right-of-way; or,
3. Encroach into a Clear Sight Triangular Area.

**E. Side and Rear Yard Setback Exceptions<sup>1787</sup>**

1. In the D-S, D-1, D-2, D-3, D-4, D-5, D-5II, and D-8 zoning districts, the minimum side and rear yard setback requirements for a lot containing a single-family detached dwelling or a two-family dwelling shall be subject to the following:
  - a. The primary building may be enlarged or extended along a legally established nonconforming side yard between the established front setback line and the established rear yard setback line of the primary building provided that the linear footage of such enlargement or extension:
    1. Does not exceed 50% of the linear footage of the primary building along that side yard setback line, and
    2. Is a one-time only expansion along the legally established setback line.
  - b. Legally established, detached, accessory structures may be reconstructed on an existing foundation, even though such reconstruction would not comply with required side or rear yards, provided however it does encroach upon any right-of-way or clear sight triangular area.<sup>1788</sup>
  - c. An accessory building may be enlarged or extended along a legally established nonconforming side or rear yard provided that the linear footage of such enlargement or extension:
    1. Does not exceed 50% of the linear footage of the accessory building along that side or rear yard setback line; and
    2. Is a one-time only expansion along the legally established setback line; and
    3. Such enlargement or extension shall not encroach into any required yard other than the existing nonconforming side or rear yard along which the enlargement or extension is occurring.
  - d. A detached garage giving access to an alley may be located with a setback from the lot line abutting the alley of 5 feet or greater, provided however it does encroach upon any clear sight triangular area.<sup>1789</sup>
2. In the Commercial, Industrial and Mixed-Use zoning districts,<sup>1790</sup> the minimum required side yard setback for any existing legally established building, having a legally established side yard setback line that is less than the required side yard setback of the district, shall be modified to permit expansion of such building along its legally established nonconforming side yard setback line between the established<sup>1791</sup> front setback line and the established<sup>1792</sup> rear yard setback line provided that:

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<sup>1787</sup> Carried forward from 731-200(a)(3)d.3. Wording revised for clarity.

<sup>1788</sup> Revised to apply to all accessory structures, not just garages. Revised to keep out of ROW and Clear Sight.

<sup>1789</sup> New standard to accommodate alley loaded garages. Revised to keep out of Clear Sight Triangular area.

<sup>1790</sup> Carried forward from commercial and industrial ordinances (732-200(a)(3)d) except as noted. Extended to apply to the MU districts.

<sup>1791</sup> Industrial ordinance uses "minimum required" instead of established.

<sup>1792</sup> Industrial ordinance uses "minimum required" instead of established.

- a. Only a one-time expansion along the legally established setback line shall be permitted; and
- b. The linear footage of such expansion does not exceed 50% of the linear footage of the building along that side yard setback line, and all other requirements of this chapter are maintained for the expansion; and
- c. This exception shall not apply to required side transitional yards.

**F. Stream Protection Corridor Nonconformity** <sup>1793</sup>

Legally-established buildings and structures within the Stream Protection Corridor existing prior to the first day of the month that is six months after the date of adoption, may not be altered to create a new nonconformity or increase the degree of noncompliance with Section 744-205 (Stream Protection Corridor). However, this shall not preclude additional development located outside the Stream Protection Corridor.

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<sup>1793</sup> New; clarifies that an existing encroachment into the Stream Protection Corridor does not stop development elsewhere on the site.

## Section 03. Special Dimensional Standards

The standards in this Section 744-203 apply in addition to those in Section 744-201. In the event of a conflict between standards in the two sections, the provisions of this Section 744-203 shall apply.

### A. Land within the Town of Meridian Hills<sup>1794</sup>

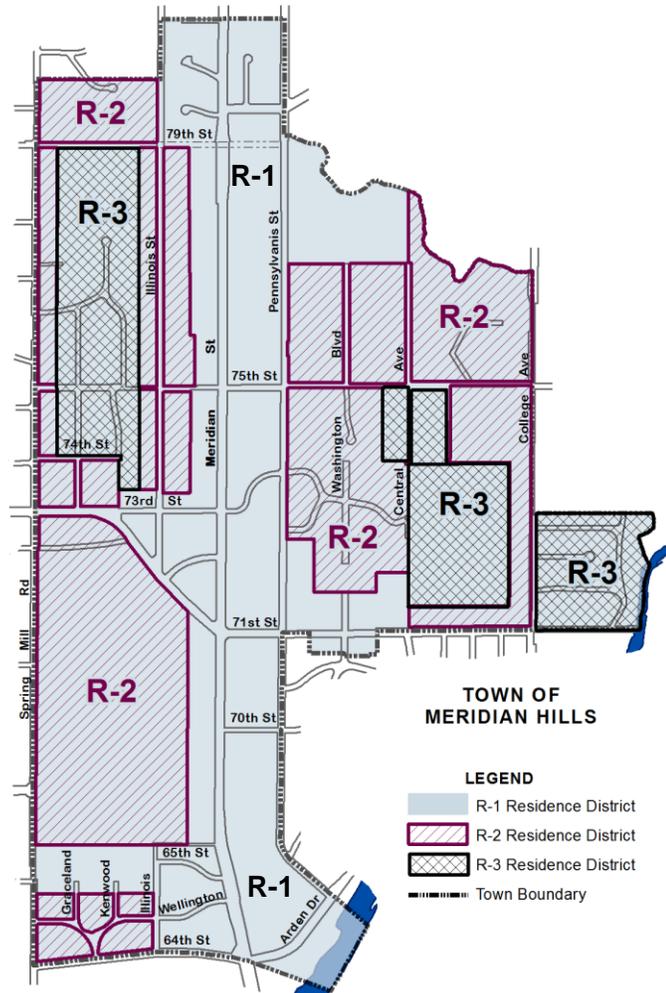
The required front, side and rear setback and minimum front, side and rear yard requirements applicable to all land within the Town of Meridian Hills, Indiana, however presently zoned, shall be not less than the standards of the class R-1, R-2, and R-3 area districts, respectively, previously applicable thereto as said land was formerly zoned, in accordance with the Meridian Hills Zoning Map as reflected on the map below and sections 9, 10, and 12 of the Code of the Town of Meridian Hills, Indiana, General Ordinance No. 1, 1946, prior to August 2, 1966, as reflected in Table 744-203-1 below, which rezoned and reclassified said land.

Table 744-203-1: Town of Meridian Hills Setback standards <sup>1795</sup>				
Standard	District	Class R-1 district	Class R-2 district	Class R-3 district
Min. Side Yard width		15 feet	12 feet	10 feet
Min. Rear Yard width		15% of the depth of the lot, but no more than 30 feet required		
Min. Front setback on a block in which 50% or more of the lots are improved with a dwelling unit		Average setback of the existing dwelling units on the block		
Min. Front setback on a block in which less than 50% of the lots are improved with a dwelling unit		40% of the average lot depth on the block, but no more than 100 feet required	40% of the average lot depth on the block, but no more than 75 feet required	40% of the average lot depth on the block, but no more than 60 feet required

(Said Code of the Town of Meridian Hills, Indiana, sections 9, 10, and 12 and Meridian Hills Zoning Map, adopted by the Marion County Council March 28, 1957, as part of Marion County Council Ordinance No. 8-1957, are hereby incorporated herein by reference).

<sup>1794</sup> Carried forward from 731-200(a)(4). Moved here from the nonconformity section.

<sup>1795</sup> New; added Map and Table containing the Meridian Hills standards to eliminate the need to reference another document.



**B. Development Standard Exceptions in Historic Preservation Areas<sup>1796</sup>**

All lots in a Dwelling district or Commercial district that are located within a locally designated historic preservation area as established by, and under the jurisdiction of, the Indianapolis Historic Preservation Commission (IHPC):

1. Not fronting on a thoroughfare, as designated on Official Thoroughfare Plan shall be exempt from the provisions of Chapter 744, Article II Lot and Building Dimensions,<sup>1797</sup> regarding required minimum front, side and rear yard setbacks. The minimum required front, side and rear yard setbacks for lots located within such historic preservation areas shall be as determined by the IHPC. The minimum required front, side and rear yards shall be as set forth in and specified by the grant of a Certificate of Appropriateness following all procedures set forth by the IHPC.
2. Fronting on a thoroughfare, as designated on the Official Thoroughfare Plan shall be exempt from the provisions of Chapter 744, Article II Lot and Building

<sup>1796</sup> These standards formerly applicable to the D-8 Dwelling district are now applicable to all Dwelling and Commercial districts.

<sup>1797</sup> Former citation is to sections 731-212(b)(3) and (c)(3), but those have been absorbed into the dimensional tables.

Dimensions,<sup>1798</sup> regarding required minimum side and rear setbacks. The minimum required side and rear yard setbacks for lots located within such historic preservation areas shall be as determined by the IHPC. The minimum required side and rear yards shall be as set forth in and specified by the grant of a Certificate of Appropriateness following all procedures set forth by the IHPC.

3. Shall be exempt from the provisions of Chapter 744, Article II Lot and Building Dimensions,<sup>1799</sup> regarding maximum height of primary buildings and accessory structures. The maximum height of primary buildings and accessory structures located within such historic preservation areas shall be as determined by the IHPC. The maximum height of primary and accessory buildings shall be set forth in and specified by the grant of a certificate of appropriateness following all procedures set forth by the IHPC.

### **C. Zero-lot line option for Subdivisions in Dwelling Districts<sup>1800</sup>**

The minimum side yard setback requirements of the D-S, D-1, D-2, D-3, D-4, D-5, and D-5II zoning districts shall be subject to the following exceptions: Any plat of a major subdivision submitted for plat approval in accordance with the Chapter 741 Subdivision Regulations after December 20, 1989, may reduce the minimum side yard requirement for one side yard of each lot to zero feet provided that:

1. A minimum distance of 10 feet shall be required and maintained between all buildings on adjacent lots; and,
2. No windows or doors shall be provided or maintained on that portion of the structure that reduces the required side yard by use of this exception; and,
3. The aggregate side yards are provided on the lot according to the applicable dwelling district regulations; and
4. An easement, providing for the continual maintenance of that portion of the structure that reduces the required side yard by use of this exception, is provided, recorded and maintained.

### **D. Cluster Subdivision option in Dwelling Districts<sup>1801</sup>**

**Exceptions to dwelling district development standards for the development of cluster subdivisions.** In any plat of a major subdivision recorded after January 1, 1990, in the D-S, D-1, D-2, D-3 and D-4 zoning districts, the development standard exceptions listed in this Section 744-203.D shall apply. Any major subdivision in the D-S, D-1, D-2, D-3 and D-4 zoning districts, the plat of which is submitted for plat approval in accordance with Chapter 741 Subdivision Regulations, may be developed as a cluster subdivision in accordance with the following:<sup>1802</sup>

1. **Purpose.** Cluster subdivisions are intended to allow greater flexibility in design and development of subdivisions, in order to produce innovative residential environments, provide for more efficient use of land, protect topographical features,

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<sup>1798</sup> Former citation is to section 731-212(b)(3) and (c)(3), but those have been absorbed into the dimensional tables.

<sup>1799</sup> Former citation is to section 2.12.b.5.a and b, which have been absorbed into the dimensional tables.

<sup>1800</sup> From section 731-200(a)(6).

<sup>1801</sup> From section 731-200(a)(7).

<sup>1802</sup> Clarified that cluster option applies to major residential subdivisions.

and permit common area and open space. To accomplish this purpose, the following regulations and exceptions shall apply only to cluster subdivisions.

2. **Criteria for a cluster subdivision.** The following criteria must all be fulfilled to be eligible for a cluster subdivision.<sup>1803</sup>
  - a. Unique topographical features on the site, including but not limited to slopes, streams, and natural water features, are protected and preserved.
  - b. Wooded areas, individual trees of significant size, wetlands, or other environmentally sensitive features are protected and preserved.
  - c. Common open space and recreational areas accessible to residents of the subdivision including provisions for walkways and bikeways are provided.
  - d. Innovative residential environment is produced.
  - e. Alteration of the natural site features is minimized through the design and situation of individual lots, streets, and buildings.
  - f. Diversity and originality in lot layout and individual building design achieves the best possible relationship between development and the land.
  - g. The land area devoted to motor vehicle access is minimized.
3. **Exceptions to dwelling district development standards.** If the criteria for a cluster subdivision is met, exceptions to the development standards relating to the subdivision's lot size, shape and dimensions may be permitted for individual lots within a cluster subdivision as follows:
  - a. **Project area (minimum size of subdivision).** There shall be a minimum of 5 acres required for the development of a cluster subdivision. The tract of land to be developed shall be in one ownership or shall be the subject of an application filed by the owners of the entire tract. The tract shall be developed as a unit and in the manner approved.
  - b. **Project density.** The overall maximum density of the proposed cluster subdivision shall remain the same as that permitted by developing the same site area into developable lots in full compliance with the applicable underlying dwelling district regulations and the Chapter 741 Subdivision Regulations.
  - c. **Sewers.** Attachment to public or semipublic water and sanitary sewer facilities shall be mandatory for development in any cluster subdivision with a minimum lot area of less than 24,000 square feet.
  - d. **Area, width, setback, and open space for individual lots.** Individual lots in a cluster subdivision are exempt from the following development standards of the applicable dwelling district:
    1. Minimum lot area.
    2. Minimum lot width.
    3. Minimum lot width at setback.
    4. Minimum side and rear yard setback regulations. Minimum side and rear yard setback regulations may be modified by the following:

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<sup>1803</sup> Evaluation elements that were in Section 3 brought up as Section 2 to establish the criteria.

- i. Setback from any subdivision boundary property lines: 20 feet.
      - ii. The minimum rear yard setback: 15 feet.
      - iii. The minimum side yard setback shall have a minimum depth in accordance with Section 744-203.C Zero-lot line option for Subdivisions in Dwelling Districts, with the exception that Section 744-203.C.3 shall not apply when utilizing the cluster subdivision exception.
    5. The minimum street frontage. Minimum street frontage may be reduced to 15 feet provided, however, that each individual lot shall have direct access to a public street; and,
    6. Minimum open space. Individual cluster lots shall have a minimum open space of 50%.
  - e. **Project open space.** The amount of permanent open space created by the development of the site as a cluster subdivision shall be equivalent to, or more than, the total reduction in lot sizes. At least 75% of the total amount of open space shall consist of tracts of land at least 50 feet wide. The open space created by the development of the site as a cluster subdivision shall be provided in such a manner that it is preserved in its naturally occurring state for passive recreational activities. A subordinate amount of this open space may be developed as a common recreational area. The open space created by the development of the site as a cluster subdivision shall further be provided in such a manner that it is accessible to residents of the subdivision and for maintenance. The open space shall perpetually run with the subdivision and shall not be developed or separated from the cluster subdivision at a later date. Provisions shall be made for continuous and adequate maintenance at a reasonable and nondiscriminatory rate of charge.
4. **Procedures for cluster subdivision approval.**
- a. The petitioner shall submit two site plans for the property proposed for a cluster subdivision for review and conceptual design approval by the Administrator prior to filing for plat approval.
    1. **Site plan 1** shall depict the development of the site in full compliance with all use and development standards of the applicable underlying dwelling district and Chapter 741 Subdivision Regulations. This site plan will be used to determine the maximum number of developable lots possible on the site and set the density of that development.
    2. **Site plan 2** shall depict the development of the site as a proposed cluster subdivision. The density of the overall development shall be no greater than that permitted by the development of the site depicted in Site plan 1.
  - b. The Administrator shall compare the proposed cluster subdivision (Site plan 2) with the site plan showing the same site developed in compliance with the applicable dwelling district (Site plan 1) and determine if the criteria for a cluster design is met.<sup>1804</sup>
  - c. If upon review, the Administrator determines that the criteria for a cluster subdivision is not met or the submission requirements not fulfilled, the

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<sup>1804</sup> Clarified which plan is referenced and that the criteria must be met.

Administrator shall inform the petitioner in writing of the determination. The petitioner may, within 5 business days, appeal the Administrator's decision by filing an approval petition before the Metropolitan Development Commission.

- d. If upon review the Administrator determines that the criteria for a cluster subdivision is met, the Administrator shall:
    1. Inform the petitioner in writing of the determination; and,
    2. Send a copy of that letter to the applicable registered neighborhood organizations.
  - e. The petitioner may then proceed with the filing of a preliminary plat before the Plat Committee. The filed plat shall be in substantial compliance with the Site Plan 2 approved by the Administrator. The legal notice for the public hearing of the Plat Committee regarding such a preliminary plat shall indicate clearly that the request is for a cluster subdivision.
5. **Maintenance of common open space areas.** As a condition of Administrator's approval of the cluster subdivision permitting exceptions to the standard requirements of the applicable zoning district, the petitioner shall submit with the site plan for review and approval documentary assurances that permanent dedication of the open space areas shall be made and that adequate provisions are being made for continuous and adequate maintenance of project open space, common areas and recreation areas. Once approved by the Administrator, the documentary assurances shall be filed with the Plat Committee at the time a petition for plat approval is initiated. Further, the documentary assurances shall be incorporated in the plat that is recorded with the Office of the Marion County Recorder. No exceptions to these requirements shall be permitted unless the Plat Committee determines that the petitioner has adequately provided for such upkeep, protection and maintenance of open space, common area or recreational areas through other legally binding perpetual agreements.

## Section 04. Height Exceptions and Yard Encroachments<sup>1805</sup>

The following exceptions to height limits and encroachments into required setbacks and yard areas are allowed as indicated in Table 744-204-1: Encroachments and Exceptions.

<b>Table 744-204-1: Encroachments and Exceptions<sup>1806</sup></b>	
<b>Structure or Feature</b>	<b>Conditions or Limits</b>
<b>Encroachments into Required Yard or Setback</b>	
Accessory boat dock, residential	No setback required from lot lines along the water.
Accessory clotheslines, play equipment	May encroach into the side or rear yard setback.
Architectural features (sills, belt courses, eaves, cornices), awnings and canopies, bay windows, gutters and downspouts	May encroach no more than 4 ft. into any side or rear setback in the Industrial Districts; no more than 18 in. into any yard or setback in all other districts.
Balconies and porches associated with a project	May encroach up to 5 feet into the required perimeter yard and up to 5 feet into the required distance between buildings. <sup>1807</sup>
Chimneys and flues	May encroach not more than 2 ft. into any required front or side yard setback; however, not into a right-of-way.
Composting bin (personal)	May encroach into required rear yard setback or required side yard setback. <sup>1808</sup>
Enclosed vestibule or fixed canopy with a floor area of not more than 40 sq. ft.	May encroach not more than 4 ft. into front setback; however, not into a right-of-way.
Fences and walls meeting the standards of Section 744-511 Fences and walls	Fences and walls may be located up to a lot line. <sup>1809</sup> Further, in Dwelling districts and Mixed-Use districts, fences may be located within 1 ft. of sidewalk in the public right-of-way along local and collector streets even if that location encroaches into the right-of-way.
Fuel pumps or pump islands that do not have a canopy	May not be located closer than 15 ft. from any right-of-way or closer than 50 ft. from any Dwelling district boundary.
Industrial facilities along a railroad or rail spur	No setback required from a railroad or rail spur.
Minor Residential Structure that is less than 18 in. above grade level, with the exception of any attached railings <sup>1810</sup>	Except as listed for specific accessory structures, Minor Residential Structure may be located in any of the following areas that are not within an easement: (a) not more than 6 ft. into front yard from the facade, or (b) no closer than 5 ft. to any rear lot line, or (d) no closer than 2 ft. to any side lot line <sup>1811</sup>

<sup>1805</sup> D-11 standards do not appear in this section but will appear as “Other Standards” in the D-11 section of 742, because they apply only in that district.

<sup>1806</sup> Several entries clarify that permitted encroachments are to required rear and side yards.

<sup>1807</sup> Carried forward from 731-209 thru 731-214.

<sup>1808</sup> Revised to add side yard and clarify that this applies to required yard areas.

<sup>1809</sup> “Walls may be within 18 inches of a lot line” standard was deleted.

<sup>1810</sup> “open” deleted before “railings”.

<b>Table 744-204-1: Encroachments and Exceptions<sup>1806</sup></b>	
<b>Structure or Feature</b>	<b>Conditions or Limits</b>
Minor Residential Structure, Temporary placement less than 10 consecutive workdays	Except as listed for specific accessory structures, may be temporarily located between a street and any façade of a primary building facing that street.
Outdoor Seating or Patio (nonresidential)	May be located in a required yard, but not in the public right-of-way without a right-of-way permit. <sup>1812</sup>
Rain barrel or similar water collection system <sup>1813</sup>	May encroach into required rear yard setback or required side yard setback.
Rain garden	May encroach into all front, side and rear yard setbacks and into all transitional yard setbacks.
Renewable Energy Facility, Solar or Geothermal	May encroach into the side or rear yard setback.
Renewable Energy Facility, Wind	May encroach into required rear yards.
Satellite Dish Antenna	May not encroach into required front, side, or rear yards or be located forward of the front line of the primary structure.
Secondary means of escape, unenclosed or lattice-enclosed stairs, fire escapes, and balconies opening upon fire towers <sup>1814</sup>	May not encroach more than 5 ft. into any side or rear yard setback, except as required to comply with fire code or Americans with Disabilities Act.
Shelter or canopy at defined transit stops	May encroach into right-of-way, but must comply with Americans with Disabilities Act
Swimming pool or hot tub, residential <sup>1815</sup>	May not be located closer than 5 ft. to rear lot line.
Wireless Communication Facility, Wall-mounted and roof-mounted in D-A, D-S, D-1, D-2, D-3, D-4, D-5 and D-5II Districts (Category 5) <sup>1816</sup>	May not extend more than 2 ft. from the wall, or above the roof line; however, not into a right-of-way.
Wheelchair ramp <sup>1817</sup>	May be located in a required yard or transitional yard, but not in the public right-of-way without a right-of-way permit
<b>Exceptions to Building Height Limits</b>	
Amateur radio antenna <sup>1818</sup>	May be up to 75 feet in the rear or side yard or on the primary building.
Barns, Silos, and similar agricultural outbuildings associated with an agricultural use	Unlimited height if zoned D-A and on a site over 3-acres. <sup>1819</sup>

<sup>1811</sup> Reduced from district minimum setback for grade level or near-grade structures. Use specific standards for accessory uses will clarify that structures more than 18 inches above grade level will be subject to the same setbacks as primary structures.

<sup>1812</sup> New provision.

<sup>1813</sup> New exception.

<sup>1814</sup> 731-200(a)(5) updated with a numerical limit.

<sup>1815</sup> Carried forward from 731-219(b)(3)

<sup>1816</sup> From new Use Specific Standards. These may be replaced with cross-references to the Use Specific Standards to avoid repetition.

<sup>1817</sup> New exception.

<sup>1818</sup> Carried forward from 731-219(a)(5) and matches Use Specific Standards.

<sup>1819</sup> New standard.

<b>Table 744-204-1: Encroachments and Exceptions<sup>1806</sup></b>	
<b>Structure or Feature</b>	<b>Conditions or Limits</b>
Chimneys; Flagpoles; Ornamental towers; Religious use spires, towers, belfries, monuments; Roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure; Television and radio antennas; Theatrical stage tower or scenery lofts;	May not extend more than 25 feet above the roof line. <sup>1820</sup>
Game Court fences, residential <sup>1821</sup>	May not exceed 10 ft.
Parapets	May not extend more than 4 feet above the maximum building height <sup>1822</sup>
Power Generating Facility, Local, Wind Generation	May not extend more than 30 feet above the maximum building height <sup>1823</sup>
Renewable Energy Facility, Solar	May not extend more than 18 inches above the maximum building height <sup>1824</sup>
Renewable Energy Facility, Wind	May not extend more than 10 feet above the maximum building height <sup>1825</sup>
Secondary Dwelling Unit located above a garage <sup>1826</sup>	May be up to 29 ft; however, in no instance may the height exceed the height of the primary building
Wireless Communication Facility, Wall-mounted and roof-mounted in D-6, D-6II, D-7, D-8, D-9, D-10, C-1, C-3, , C-S, CBD-3, I-1, SU limited (Category 4) <sup>1827</sup>	May not extend more than 10 ft. above the wall or roof line
Wireless Communication Facility in C-4 and C-5 Districts (Category 3) <sup>1828</sup>	Wall-mounted or roof-mounted may not extend more than 10 ft. above the wall or roof line. Freestanding WCF located 500 or more feet from a protected district may be 90 ft. in height. Freestanding WCF located less than 500 feet from a protected district may not extend more than 5 ft. above the maximum building height.

<sup>1820</sup> Carried forward from 732-200(a)(5), language modified for clarity.

<sup>1821</sup> From new Use Specific Standards.

<sup>1822</sup> From 732-200(a)(5) limited to 2 ft.

<sup>1823</sup> From new Use Specific Standards.

<sup>1824</sup> From new Use Specific Standards.

<sup>1825</sup> From new Use Specific Standards.

<sup>1826</sup> New exception; allows for additional roof pitch but it still clearly subordinate to the primary residence.

<sup>1827</sup> From new Use Specific Standards.

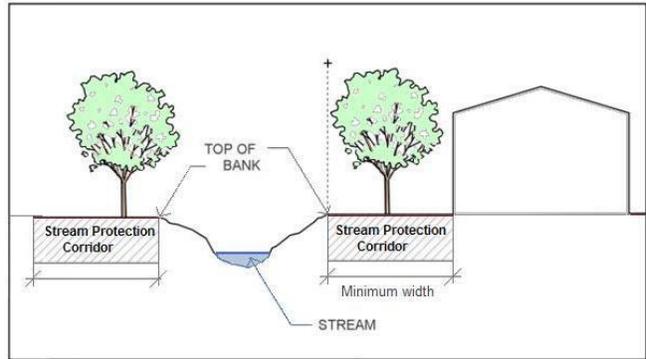
<sup>1828</sup> Matches USS Sec. 04-SS (Category 3)

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## Section 05. Stream Protection Corridors<sup>1829</sup>

### A. Establishment of Stream Protection Corridors

1. A stream protection corridor shall consist of a strip of land, extending along both sides of all streams shown on the map of natural, non-intermittent streams maintained by the Department of Metropolitan Development.
2. The minimum width of the stream protection corridor must be provided as shown in the Table 744-205-1. The width is measured parallel to the top of bank.<sup>1830</sup>



Stream Protection Corridor

Diagram UU Stream Protection Corridor cross-section

**Table 744-205-1: Stream Protection Corridor Widths**

	Category One Streams	Category Two (Other Mapped Streams)
Compact Context	60 feet	25 feet
Metro Context	100 feet	50 feet

3. When wetland areas extend from within a Stream Protection Corridor's required boundary to a point outside of that boundary, the corridor width shall be adjusted to include the extent of the wetland.
4. Category One Streams are listed in Table 744-205-2.<sup>1831</sup>

**Table 744-205-2: Category One Streams**

Bean Creek	Big Eagle Creek	Big Run
Buck Creek	Bunker Creek	Crooked Creek
Devon Creek	Dry Branch of Fall Creek	Eagle Creek
East Fork of White Lick Creek	Fall Creek	Fishback Creek
Flat Branch	Goose Creek	Grassy Creek
Indian Creek	Lick Creek	Little Buck Creek
Little Eagle Creek	Mann Creek	Maze Creek
Middle Fork of Fall Creek	Milhouse Creek	Mud Creek
North Fork of Fall Creek	Pleasant Run	Pogues Run
Quack Branch	Sterling Run	Swamp Creek
Trotter Creek	White River	Wildcat Run
Williams Creek		

<sup>1829</sup> New section. Divided streams into two categories according to size and reduced required setbacks along second category streams.

<sup>1830</sup> The requirement for additional setback on steeper slopes was removed as being administratively infeasible.

<sup>1831</sup> New section; identifies the specific streams intended for primary protection. Alphabetized list.

**B. Uses Permitted in the Stream Protection Corridor<sup>1832</sup>**

1. The vegetative target for the Stream Protection Corridor is a variety of mature, native riparian tree and shrub species that can provide shade, leaf litter, woody debris, and erosion protection to the stream, along with appropriate plantings necessary for stream bank stabilization. The following activities are permitted within the Stream Protection Corridor:
  - a. Flood control structures.
  - b. Residential support facilities and recreational facilities, such as trail or hiking paths, docks, picnic shelter, scenic overlook, provided however the cumulative area of subsections b. and c. activities does not exceed 10% of the Stream Protection Corridor area on the lot.<sup>1833</sup>
  - c. Minor residential features, decks associated with an individual dwelling unit, mini-barns or sheds that are 200 square feet or less and are not on a permanent foundation, provided however the cumulative area of subsections b. and c. activities does not exceed 10% of the Stream Protection Corridor area on the lot.<sup>1834</sup>
  - d. Passive uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, and public and private parkland.
  - e. Crossings, subject to the following, and as approved by the Administrator:<sup>1835</sup>
    1. Road or railroad crossings, with the right-of-way the minimum width needed to allow for maintenance access and installation and with the angle of the crossing to be perpendicular to the stream. In the case of proposed development or modification to existing development, there shall be one stream crossing per development project, to be no closer than 1000 feet to any other crossing.
    2. Intrusions necessary to provide access to a property provided that the angle of crossing is perpendicular to the stream in order to require less buffer clearing.
    3. Public sewer or utility easement crossings, including such land disturbance and impervious cover as is necessary for operation and maintenance, including, but not limited to, manholes, vents, and valve structures.
    4. Livestock crossings.
2. **Disturbances in the Stream Protection Corridor.** Any tree or vegetation removal must be replaced with native species of shade trees and shrubs at the rate of one shade tree and 4 large shrubs per 1,000 sq.ft of disturbed area.<sup>1836</sup>

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<sup>1832</sup> Section simplified with the streamside and outer zones collapsed together. Removed Tree Clearing as a permitted use since it was addressed in the second subsection.

<sup>1833</sup> Recreational facilities added to provide for people to connect to their waterways, yet still keep them healthy with the 10% limit.

<sup>1834</sup> Added items for the individual resident.

<sup>1835</sup> Changed Marion County Soil & Water to Administrator.

<sup>1836</sup> New provision.

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## Article III. ACCESS AND CONNECTIVITY<sup>1837</sup>

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### Section 01. General Standards

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#### A. Access to accessory parking areas<sup>1838</sup>

After the first day of the month that is six months after the date of adoption, if a lot abuts an improved alley and the street frontage is less than 200 feet, vehicle access to that lot shall be exclusively from that alley.

#### B. Greenway access<sup>1839</sup>

If a site abuts a greenway, pedestrian access must be provided in accordance with the Indy Greenways Full Circle 2014-2024 Master Plan, unless the Administrator determines that access in that location is not practicable due to site, utility or topography constraints.

#### C. Bicycle or Pedestrian Paths

Where plans adopted by the city show a bicycle or pedestrian path or trail, the site design shall provide connections to those paths or trails. Any requests by the city for designation or dedication of land for bicycle or pedestrian trails within a proposed development shall comply with all applicable provisions of federal and Indiana state law.<sup>1840</sup>

#### D. Safe Routes to School

Where a Safe Routes to School route associated with the federal or Indiana Safe Routes to School program is adjacent to the boundaries of a development or redevelopment involving residential uses, the project design shall provide connections to the designated school route and shall dedicate right-of-way to accommodate the provision of the route. Any requests by the city for designation or dedication of land for the designated school route within a proposed development shall comply with all applicable provisions of federal and Indiana state law.<sup>1841</sup>

#### E. Cul-de-sac Pedestrian Access

Whenever cul-de-sac streets are created, a 15 foot wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or pedestrian sidewalk or

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<sup>1837</sup> New section included to promote shorter automobile trips and to promote walkability and bike-ability. Significantly revised and reorganized to better reflect current practices, with changes to those practices as noted. Reordered Sections.

<sup>1838</sup> New provision. Generally this will apply to areas in the Compact Context area since that is where the alleys are. Moved here from the primary districts.

<sup>1839</sup> New since the Greenways plan has just been updated.

<sup>1840</sup> New standard. Second sentence is to ensure consistency with U.S. Supreme Court decisions in the Nollan and Dolan cases.

<sup>1841</sup> New standard. Revised wording to provide connection and to ensure consistency with U.S. Supreme Court decisions in the Nollan and Dolan cases.

pathway, unless the Administrator determines that public access in that location is not practicable due to site, utility or topography constraints.

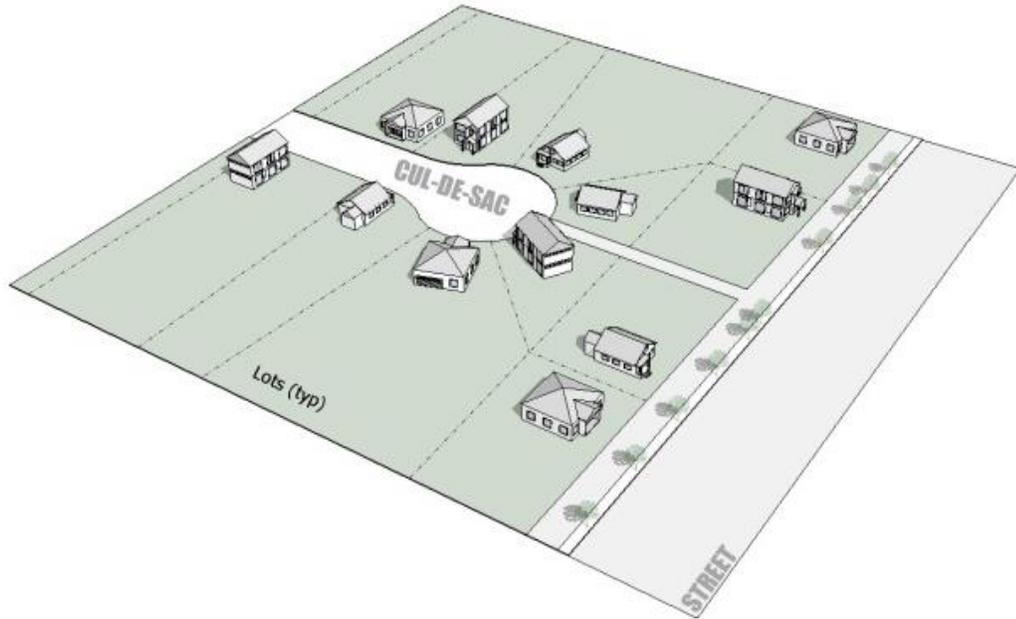


Diagram VV Pedestrian Access from cul-de-sac

## F. On-site Connectivity

1. **Walkways to sidewalks.** For two-family dwellings and single-family attached dwellings, walkways from the sidewalk system shall be provided to each dwelling unit. For all other buildings, at least one walkway from the sidewalk system shall be provided to each public pedestrian entrance.
2. **Internal connectivity.** Within a freestanding lot, project or integrated center, hard-surfaced walkways shall be provided in accordance with a pedestrian plan that shall include a walkway system that functionally connects all of the building's main front entrances with the sidewalk located in the public right-of-way of each of the freestanding lot or integrated center's eligible public streets. Nonresidential and mixed-use developments containing more than one primary building on a single lot shall include an unobstructed walkway or pathway at least 5 feet wide providing access between the primary buildings.
3. **Markings.** Such private walkways shall provide for identifiable pedestrian crossing markings, such as change in paving material, color, or height, along the functional pedestrian routes wherever the route crosses an interior access drive, street, drive-through lane, or parking lot.<sup>1842</sup>

<sup>1842</sup> Consolidates sidewalk requirements from subsection f. of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4) with the reference to interior access driveways deleted, which is no longer used.



## G. Waiver of Sidewalks

In locations where site conditions cause extreme difficulty in the construction of sidewalks, the Administrator may, upon written request, waive that portion of sidewalks. Examples of extreme difficulty include, but are not limited to, waterway crossings, significant elevation change, existing deep drainage swales in the right-of-way, and grades steeper than 3:1. The request shall include supporting documentation. The waiver would be pursuant to a written agreement and subject to a contribution in lieu of sidewalks that shall be made to the City for the provision of sidewalks in Marion County. The amount shall be \$27 per linear foot of required sidewalk waived. The rate per linear foot shall be increased by \$0.60 annually beginning January 1, 2015.<sup>1843</sup>

<sup>1843</sup> Consolidates sidewalk requirements from subsection c. of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4). Rate and date updated.

**Section 02. Construction of Sidewalks in the Right-of-way<sup>1844</sup>**

- A. Sidewalks and any alternative pedestrian walkway shall comply with the Americans with Disabilities Act.
- B. Sidewalks shall consist of the walkway and any curb ramps or blended transitions.
- C. Width of sidewalks, exclusive of the width of any curb, must be at least the width indicated in Table 744-302-1: Minimum Sidewalk Widths. The sidewalk shall be unobstructed by utility poles, traffic signs, mailboxes, fire hydrants or other similar items.<sup>1845</sup>

<b>Table 744-302-1: Minimum Sidewalk Widths</b>		
<b>District</b>	<b>Street Classification</b>	<b>Unobstructed Width</b>
Dwelling Districts	Collector, Local and Cul-de-sac	4 feet
Dwelling Districts	All other streets	5 feet
All CBD and all MU districts	Local and Cul-de-sac	5 feet
All CBD and all MU districts	All other streets	8 feet
All other districts	All streets	5 feet

- D. Sidewalks shall meet the Standards for Street and Bridge Design and Construction (G.O. 49, 1972/Standards for Acceptance of Streets and Bridges of the City-County Council of Indianapolis and Marion County, Indiana), except as indicated otherwise herein.
- E. Sidewalks shall be a minimum of four inches in thickness of Portland cement concrete, except where sidewalks cross concrete drives or driveways the thickness shall be a minimum of six inches, conforming to subsection 604 of the current Indiana Department of Transportation Design Standards and Specifications. Sidewalks along frontages that are identified in the Indy Greenways Full Circle 2014-2024 Master Plan, Marion County Comprehensive Plan, or Indy Parks Connectivity Plan as a greenway or linear path may be constructed with alternate materials and depth standards as approved by the Administrator.
- F. Sidewalks shall be provided along the entire frontage of all abutting eligible public streets, excepting freeways and expressways as indicated in the current Official Thoroughfare Plan for Marion County, Indiana, and other full control of access frontages as determined by the Administrator.
- G. Unless a different location is approved by the Administrator, the sidewalks shall be provided within the public right-of-way, one foot from the right-of-way line.
- H. Where sidewalks exist in the public right-of-way in front of an adjacent lot and extend to a point equal to the common lot line extended, the sidewalks shall fully connect with such existing sidewalks on the adjacent property to provide a continuous, unobstructed walkway along the public street.

<sup>1844</sup> Consolidates sidewalk requirements from subsection a and b of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4). Sidewalks are in the ROW; walkways are outside.

<sup>1845</sup> Replaced 5' standard with table to accommodate contextual differences of sidewalk volume.

### **Section 03. Single- and Two-Family Sidewalk Standards<sup>1846</sup>**

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The following standards apply for residential areas that were approved without the provision of sidewalks.

- A. When a lot is part of an approved major residential subdivision that includes or required sidewalks, sidewalks must be installed.
- B. When a single-family detached dwelling, single-family attached dwelling, two-family dwelling, triplex or fourplex is constructed on a freestanding lot, a sidewalk must be provided only if either one of the adjacent lots has a sidewalk installed. A sidewalk along each frontage shall be provided and connect with each existing sidewalk on an adjacent property.<sup>1847</sup>

### **Section 04. Sidewalk Standards for Other Development**

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- A. All “places of public accommodation,” as defined in the federal Americans with Disabilities Act (42 U.S.C. 12101 et. seq.) shall comply with the requirements of that act concerning on-site circulation and access.<sup>1848</sup>
- B. **New development.** Sidewalks, as prescribed in this Section 744-300, shall be provided in connection with the initial development of a freestanding lot or integrated center when a building is constructed, erected, or relocated. Sidewalks shall be provided for the reconstruction of a freestanding lot or integrated center upon which at least 2/3 of all buildings have been removed, demolished, or destroyed.<sup>1849</sup>
- C. **Redevelopment or additions.** When improvements are proposed for a freestanding lot or integrated center upon which a building on a permanent foundation exists prior to July 1, 2008; or, a lot upon which no building on permanent foundation exists and is located within an integrated center upon which a building on a permanent foundation exists prior to July 1, 2008, sidewalks for the redevelopment or the additions shall be provided as prescribed in this Section 744-300 and in compliance with the following regulations.<sup>1850</sup>
  - 1. Sidewalks shall be required when a building is constructed, erected, enlarged, extended, reconstructed, relocated, or converted to a commercial use; except a building that was destroyed or damaged by fire or natural causes and is reconstructed on substantially the same foundation and of substantially the same gross floor area.
  - 2. Sidewalks shall be provided at a minimum rate of 5 linear feet of sidewalk per 100 square feet or fraction thereof of the gross floor area of the constructed, erected, enlarged, extended, reconstructed, or converted to a commercial use, or relocated building or addition. The linear amount of sidewalk required shall not exceed the cumulative length of the eligible public streets of the freestanding lot or integrated center, excepting freeways and expressways as indicated in the current Official

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<sup>1846</sup> Applies in all instances; Consolidates sidewalk requirements from subsection a and b of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4)

<sup>1847</sup> New provision.

<sup>1848</sup> New section to ensure ADA compliance.

<sup>1849</sup> Consolidates sidewalk requirements from subsection e. of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4).

<sup>1850</sup> Consolidates sidewalk requirements from subsection g. of Sec. 731-221(c)(4), Sec. 732-214(c)(4), and Sec. 733-211(c)(4).

Thoroughfare Plan for Marion County, Indiana, and other full control of access frontages as determined by the Administrator.

3. The provision of the sidewalks shall be in accordance with the following options with the first option being preferred:
  - a. Sidewalks shall be constructed; or
  - b. Pursuant to a written agreement, a contribution in lieu of sidewalks shall be made to the City for the provision of sidewalks in Marion County. The amount shall be \$60 per linear foot of required sidewalk. The rate per linear foot shall be increased by \$3.00 annually beginning January 1, 2017.<sup>1851</sup>
4. Where this Section 744-304.C would result in the partial installation of sidewalks along an eligible public street, the Administrator shall determine the location along the eligible public street where the sidewalks shall be installed. The criteria for the sidewalk location shall be the greatest improvement to the public health, safety, welfare and convenience.
5. The provision of the sidewalks shall be required for each addition to the site until the sidewalks are constructed along all eligible frontages or the equivalent contribution has been made for the sidewalks.
6. A through block sidewalk at least 5 feet wide shall be provided near the middle of any block face longer than 800 feet in order to provide connections with streets on either side of the block, unless the ownership of adjacent parcels would prevent the walkway from connecting to a public sidewalk or the Administrator determines that the walkway is not practicable due to site, utility, or topography constraints.

## **Section 05. Private Street and Interior Access Drives<sup>1852</sup>**

Private streets and interior access drives must meet the minimum standards for construction, materials for use in construction, and design as specified by the Standards for Street and Bridge Design and Construction (Standards for Acceptance of Streets and Bridges; G.O. 49, 1972 of the City-County Council of Indianapolis and Marion County, Indiana) and Chapter 691 of the Revised Code of the Consolidated City and County. Provided, however, that these standard specifications are modified as follows:<sup>1853</sup>

- A. Curbing shall not be required unless required by storm drainage improvements.
- B. The minimum width of pavement, including curb and gutter, if provided, for private streets and interior access drives must be provided in accordance with Table 744-306-1.

<b>Table 744-305-1: Minimum width of private street pavement, to back of curb, if provided</b>		
<b>Direction of traffic</b>	<b>On-street Parking provision</b>	<b>Minimum width</b>
One-way	No parking	12 feet
One-way	One side only	20 feet
Two-way	No parking	20 feet

<sup>1851</sup> Price for sidewalk increased to reflect actual cost incurred by DPW.

<sup>1852</sup> New section.

<sup>1853</sup> From former standard Section 731-221(c)(3); deleted reference to interior access driveways, which is no longer used.

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Two-way	One side only	27 feet
Two-way	Both sides	36 feet

- C.** The owner or project management, homeowners' association or other similar organization (not by a governmental agency) must maintain all sidewalks, pedestrian ways, private streets, interior access drives and parking areas in good condition and repair reasonably free of chuckholes, standing water, weeds, dirt, trash, mud, ice and snow and debris.

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## **Article IV. PARKING, LOADING, AND DRIVE-THROUGH**

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### **Section 01. Applicability<sup>1854</sup>**

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All off-street parking, loading, and drive-through stacking areas for motor vehicles and bicycles areas shall be provided in accordance with the following regulations. However, commercial parking facilities, including attendant parking, shall be subject to the provisions of Chapter 931 of the Revised Code of the Consolidated City and County, in addition to the development standards of this chapter.<sup>1855</sup>

#### **A. Exception for permits previously issued**

For all buildings and structures erected and all uses of land established after the first day of the month that is six months after the date of adoption, parking facilities shall be provided in accordance with the regulations of this Chapter 744, Article IV Parking, Loading and Drive-Through. However, where Improvement Location Permits and building permits have been issued prior to that effective date, and provided that construction has begun within six months of that effective date and diligently pursued to completion (but such time period not to exceed three years after the issuance of such building permit), parking facilities in the amounts required for issuance of such permits may be provided in lieu of any different amount required by the off-street parking regulations of this zoning ordinance.

#### **B. Increased intensity of use**

When the intensity of use of any legally established building, structure or premises (existing on the first day of the month that is six months after the date of adoption or hereafter established) is increased resulting in a net increase of gross floor area or any other unit of measurement specified herein for determining required parking areas, parking spaces and any other facilities as required by this Chapter 744 Article IV shall be provided for the increased intensity of use. However, no building or structure lawfully erected, or use lawfully established, prior to the first day of the month that is six months after the date of adoption shall be required to provide such additional parking spaces or areas, unless and until the aggregate increase in any unit of measurement specified herein for determining required parking spaces causes an increase in the required number of parking spaces that equals 15% or more of the number of parking spaces existing on the first day of the month that is six months after the date of adoption, in which event parking spaces and areas as required herein shall be provided for the total increase.

#### **C. Change of use**

Whenever the type of land use of a building, structure or premises is hereafter changed to a new type of land use permitted by this ordinance, parking spaces and areas shall be provided as required by the provisions of this chapter for such new type of land use, subject to the exception noted in Section 744-401.B above.

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<sup>1854</sup> Language carried forward from the commercial and industrial parking sections 732-211(a) and 733-210.

<sup>1855</sup> Revised paragraph to include loading, stacking, and bicycles.

**D. Change to existing parking areas<sup>1856</sup>**

Required accessory off-street parking areas in existence on the first day of the month that is six months after the date of adoption, shall not hereafter be reduced below, or if already less than, shall not be further reduced below, the requirements for such use as would be required for such use as a new use of a building, structure or premises under the provisions of this chapter.

Further, accessory off-street parking areas in existence on the first day of the month that is six months after the date of adoption that exceed the maximum number of parking spaces allowed, shall not be required to eliminate the excess parking spaces.

**E. New or expanded parking areas**

Nothing in this chapter shall prevent the establishment of, or expansion of the amount of, parking areas to serve any existing land use or building, provided that all other regulations in this Chapter 744 Article IV shall be adhered to.<sup>1857</sup>

**F. Damage or destruction<sup>1858</sup>**

1. If any legally established nonconforming structure, building, or facility is damaged or partially destroyed by fire or other naturally occurring disaster, and the damage or destruction does not exceed two-thirds of the gross floor area of the building, structure, or facility, any reconstruction of the structure, building or facility shall restore and continue in operation off-street parking and loading spaces equal to those maintained at the time of the damage or partial destruction.
2. If any legally established nonconforming structure, building, or facility is damaged or partially destroyed by fire or other naturally occurring disaster, and the damage or destruction equals two-thirds or more of the gross floor area of the building, structure, or facility, any reconstruction of the structure, building or facility shall provide off-street parking and loading spaces in accordance with this Article.

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<sup>1856</sup> Clarified heading. Added clause regarding how to handle excess parking nonconformities.

<sup>1857</sup> Revised to prevent additional parking areas where parking maximums or any other standards may apply.

<sup>1858</sup> Reworded for clarity.

## **Section 02. Required Parking Spaces<sup>1859</sup>**

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Table 744-402-1: Required Parking Table indicates the minimum and/or maximum number of parking spaces that shall be provided for specific types of land uses in all districts unless otherwise stated in another section of the Zoning Ordinance. Table 744-402-1 is based on Table 743-1: Use Table; however, it does not provide parking requirements for every listed land use type or land use category in that table.

### **A. Unlisted uses**

For any land use type not listed in Table 744-402-1: Required Parking Table, specific requirements shall be determined by the Administrator and shall be based upon requirements for similar types of uses, expected demand and traffic generated by the proposed use type, and other information from appropriate traffic engineering and planning criteria.<sup>1860</sup>

### **B. General requirement**

Off-street parking spaces shall be provided as shown in Table 744-402-1: Required Parking Table, except as follows:

1. No off-street vehicle parking is required in the Mile Square Area or MU-4 district.<sup>1861</sup>
2. No off-street vehicle parking is required for any parcel containing less than 5,000 sf of lot area, except for single-family attached dwellings or single-family detached dwellings.<sup>1862</sup>
3. Minimum vehicle parking required in the CBD-2, CBD-3 and MU-3 districts is 1 space per 900 sf of floor area regardless of the type of land use.<sup>1863</sup>
4. No space used for a required parking space may be used for a required loading or stacking space.

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<sup>1859</sup> The Required Parking Table has been substantially modified to include parking maximums for several uses and bicycle parking requirements. The required parking spaces are now determined by land use regardless of the zoning district. Parking requirements for mixed-use developments is generally less than the sum of requirements for each individual use, because of the likelihood of parking spaces being shared between uses.

<sup>1860</sup> New Standard.

<sup>1861</sup> Former provision expanded to apply to new MU-4 district. Deleted CBD-1 reference since the Mile Square would include all CBD1.

<sup>1862</sup> New provision to promote reuse of small/infill lots.

<sup>1863</sup> Revised standard for CBD-2, new for MU-3. Former CBD-2 standard is 1 space per 800 sf adjusted net floor area. Wording clarified. Added CBD-3 which should have been included initially since it is in the former ordinance.

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<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
<b>RESIDENTIAL USES</b>			
Single-Family Detached Dwellings and Dwelling Structures with Four or Fewer Units <sup>1868</sup>	1 per dwelling unit <sup>1869</sup>	None <sup>1870</sup>	Not required
Single-Family Attached Dwellings (a/k/a Townhouses or Rowhouses)	1 per dwelling unit <sup>1871</sup>	None	Not required
Multifamily Dwellings (five or more units)	1 per dwelling unit (between one and three-stories); 0.75 per dwelling unit (for entire structure if over three stories) <sup>1872</sup>	None	3 spaces or 10% of required off-street parking spaces, whichever is greater
			60% must be enclosed
Live/Work Unit	2 per dwelling unit <sup>1873</sup>	None	Not required
Assisted Living Facility	1 per 2 habitable units, plus 1 visitor space per 20 habitable units <sup>1874</sup>	2 per 3 habitable units	3 spaces <sup>1875</sup>

<sup>1864</sup> Language in former Sec. 735-203(b)(3)c. requiring 1 space per 800 sf of building adjusted net floor area was not carried over; CBD is now subject to the table parking requirements.

<sup>1865</sup> Former parking requirements revised or added as listed in footnotes below. Parking requirements based on number of employees were removed because employee numbers change frequently and to simplify administration.

<sup>1866</sup> All maximum parking standards are new to Indianapolis. The intent is to limit the number of excess parking stalls provided to improve walkability, reduce stormwater runoff, and improve water quality.

<sup>1867</sup> Bicycle parking standards are new to Indianapolis. The intent is to provide bicyclists with adequate facilities and to promote alternative modes of travel. Some uses indicate that a percentage of bicycle parking must be enclosed. This is also a new standard that provides cycling commuters with adequate provisions for security and weather protection.

<sup>1868</sup> Includes two-family, triplex, fourplex, and mobile homes.

<sup>1869</sup> Revised standard. Previously 2 per DU.

<sup>1870</sup> Blank cells have been filled with None or Not required.

<sup>1871</sup> Revised standard. Previously included with multifamily definition. Multifamily parking requirements were previously dependent on the zoning district, as indicated in the development amenities ratios. The total car ratios (TCR) were as follows: D-6 = 1.6; D-6II = 1.5; D-7 = 1.4; D-8 = 1.0; D-9 = 1.2 for 1-3 stories and 1.0 for over 3 stories; D-10 = 1.0 for 1-3 stories, .940 for 4-5 stories, and .750 for over 5 stories.

<sup>1872</sup> Revised standard. Multifamily parking requirements were previously dependent on the zoning district, as indicated in the development amenities ratios. The total car ratios (TCR) were as follows: D-6 = 1.6; D-6II = 1.5; D-7 = 1.4; D-8 = 1.0; D-9 = 1.2 for 1-3 stories and 1.0 for over 3 stories; D-10 = 1.0 for 1-3 stories, .940 for 4-5 stories, and .750 for over 5 stories.

<sup>1873</sup> New standard. Live/Work Unit is a new use.

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<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
Nursing Home	1 per four beds at design capacity, plus 1 visitor space per six beds <sup>1876</sup>	1 per two beds	3 spaces <sup>1877</sup>
<b>PUBLIC, INSTITUTIONAL, RELIGIOUS AND CIVIC USES</b> <sup>1878</sup>			
Community Center, Club or Lodge, Athletic Club, Recreation Facility, Museum, Library, or Art Gallery	1 per 400 sf <sup>1879</sup>	1 per 200 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [1] 30% must be covered or enclosed
Auditorium, Assembly Halls, and other uses involving assembling of persons (unless otherwise listed in this table)	1 per 4 seats in main auditorium <sup>1880</sup>	None	3 spaces or 10% of required off-street parking spaces, whichever is greater [1] <sup>1881</sup>
Day Care Center or Nursery School <sup>1882</sup>	1 per 400 sf	1 per 200 sf	Not required
Greenway; Park, or Playground <sup>1883</sup>	No parking required	None	Not required
Religious Uses	1 per 4 seats in the place of worship, or 1 per 1,000 sf, whichever is greater <sup>1884</sup>	None	3 spaces

<sup>1874</sup> Revised standard. Previously required TCR of 0.500 (1 per 2 units), plus 1 visitor space per six dwelling units, plus 1 parking space per employee during the peak work shift. Revised to lower minimum by lowering visitor spaces from 1 per 6 units to 1 per 20 units.

<sup>1875</sup> New provision; anticipated for use by employees.

<sup>1876</sup> Revised standard. Previously required 1 per three beds plus 1 parking space for each two employees and each two doctors during the largest work shift.

<sup>1877</sup> New provision; anticipated for use by employees.

<sup>1878</sup> Separate standards for C and M context areas are unnecessary given all the credits for mixed-use, exemption of small lots, and other credits and adjustments.

It will get confusing if we reduce the standards for C areas and then also apply a lot of credits that further reduce them. In short, we think the adjustments/credits act as a proxy for C standards but also allow land efficient and well located M properties to get the same adjustment.

<sup>1879</sup> Revised standards. Athletic club (previously called health spa/sports club) previously required one space per 200 sf. Racquetball/tennis courts/club facilities previously required one per employee plus four per game court, plus one per 200 sf devoted to associated retail.

<sup>1880</sup> Revised standards. Previously 1 per four seats at the maximum capacity, with an additional provision requiring a minimum of 5 spaces.

<sup>1881</sup> New provision.

<sup>1882</sup> Revised standard. Previously 1 per 500 sf plus 1 per employee on largest work shift.

<sup>1883</sup> Vehicle & bicycle parking would be addressed by IndyParks based upon the activity in the park; and would be provided upon development of the asset.

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<b>Table 744-402-1: Required Parking Table</b> <sup>1884</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1885</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1886</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1887</sup>
Schools: Elementary or Middle	1 per 20 students at design capacity <sup>1885</sup>	None	10% of required off-street parking spaces
Schools: High Schools	1 per 8 students at design capacity <sup>1886</sup>	1 per 6 students at design capacity <sup>1887</sup>	10% of required off-street parking spaces
Other educational facilities	1 per 3 students at design capacity <sup>1888</sup>	None	10% of required off-street parking spaces
			30% must be covered or enclosed
Hospital	1 per 3 patient beds at design capacity <sup>1889</sup>	1 per 2 patient beds at design capacity <sup>1890</sup>	5% of required off-street parking spaces [1]
			60% must be covered or enclosed
Medical or Dental Offices, Centers, Clinics, or Treatment Facilities	1 per 300 sf <sup>1891</sup>	1 per 150 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [1] <sup>1892</sup>
Medical or Dental Laboratories	1 per 350 sf <sup>1893</sup>	1 per 200 sf	3 spaces <sup>1894</sup>
<b>AGRICULTURAL, ANIMAL RELATED, and FOOD PRODUCTION USES</b>			

<sup>1884</sup> Revised standard. Previously determined according to a parking plan, per 731-224(b)(2)c.

<sup>1885</sup> New standard.

<sup>1886</sup> New standard.

<sup>1887</sup> New standard.

<sup>1888</sup> New standard. Includes business, technical, trade, and vocational schools that were previously required to provide the greater of: 1 per 100 sf gross floor area, or 1 per 25 sf classroom space.

<sup>1889</sup> New standard. Parking previously assessed and approved through Site and Development Plan process.

<sup>1890</sup> New standard.

<sup>1891</sup> Revised standard. Previously 1 per 200 sf.

<sup>1892</sup> New standard.

<sup>1893</sup> New standard.

<sup>1894</sup> New standard.

<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
Agricultural Machinery and Equipment Sales, Rental, or Repair	1 per 1,000 sf <sup>1895</sup>	None	Not required
Animal Care, Boarding, Veterinarian Services	1 per 400 sf <sup>1896</sup>	None	2 spaces <sup>1897</sup>
Processing and Packaging of Food and Beverages, and Processing of Stock <sup>1898</sup>	1 per 1,000 sf <sup>1899</sup>	None	3 spaces <sup>1900</sup>
<b>COMMERCIAL AND INDUSTRIAL USES</b>			
<b>Business, Home, and Personal Services or Repair</b>			
Crematorium or Funeral Home	1 per 4 seats in main seating areas or 1 per 200 sf, whichever is greater <sup>1901</sup>	None	Not required
Dry Cleaning Plant or Industrial Laundry	<i>See Manufacturing or Industrial Plants</i>		
Personal or Commercial Services including Consumer Services or Repair of Consumer Goods, Hair and Body Care Salon or Service, Financial and Insurance Services (banks and check cashing or validation services), Laundromats, Printing Services, and Tattoo Parlors	5 spaces or 1 per 350 sf, whichever is greater <sup>1902</sup>	None	3 spaces or 10% of required off-street parking spaces, whichever is greater [1]
<b>Food, Beverage, and Indoor Entertainment</b>			
Adult Entertainment Business <sup>1903</sup>	Greater of 1 per 285 sf or 1 per 2 seats	None	Not required

<sup>1895</sup> New standard.

<sup>1896</sup> New standard.

<sup>1897</sup> New standard.

<sup>1898</sup> Definition clarifies that this does not include Artisan Food and Beverage uses.

<sup>1899</sup> New standard. Industrial uses were previously 1/1.5 persons (I-S districts) and 1/2.0 persons (I-U districts), computed on the basis of the greatest estimated number of persons at any one period during the day or night.

<sup>1900</sup> New standard.

<sup>1901</sup> New standard.

<sup>1902</sup> Revised standards. Banks were previously 1 per 250 sf (4 per 1,000); Personal services were previously 3.5 per 1,000 sf.

<sup>1903</sup> Former standard carried forward.

<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
Bar, Tavern, Night Club, or Cabaret; Eating Establishment or Food Preparation	1 per 150 sf <sup>1904</sup>	1 per 100 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater
Indoor Recreation & Entertainment	Greater of 1 per 4 fixed seats or 1 per 400 sf if no fixed seating <sup>1905</sup>	Greater of 1 per 2 fixed seats or 1 per 250 sf if no fixed seating	10% of required off-street parking spaces [1]
<b>Heavy Services</b>			
Commercial and Building Contractors; Heavy Equipment Sales, Service or Repair	1 per 1,000 sf <sup>1906</sup>	None	Not required
<b>Lodging</b>			
Hotel, Motel, Hostel; or Bed and Breakfast	1 per guest room	1.5 per guest room	3 spaces <sup>1907</sup>
<b>Manufacturing</b>			
Artisan Food and Beverage, and Artisan Manufacturing	1 per 350 sf <sup>1908</sup>	1 per 200 sf	Greater of 3 spaces or 10% of required off-street parking spaces
Manufacturing or Industrial Plants	1 per 1,000 sf <sup>1909</sup>	None	Greater of 3 spaces or 5% of required off-street parking spaces [1] <sup>1910</sup>
<b>Offices</b>			

<sup>1904</sup> Revised standard. Bars were previously 1 per 75 sf plus 1 per employee on largest work shift. Restaurants were previously 1 per 4 customer seats plus 1 per employee on largest work shift for family restaurant; 1 per 3 customer seats plus 1 per employee on largest work shift for fast food (with or without drive-through); and 1 per employee on largest work shift plus 3 additional spaces for fast food drive-through only. This standard is still under review to ensure that they are adequate to prevent adverse neighborhood impacts.

<sup>1905</sup> Revised standard. Theaters (motion picture and legitimate) were previously required at 1 per three seats.

<sup>1906</sup> New standard.

<sup>1907</sup> New standard.

<sup>1908</sup> New standard.

<sup>1909</sup> Revised standard and terminology. Previously 1 per 1.5 persons (I-S districts) and 1 per 2.0 persons (I-U districts), computed on the basis of the greatest estimated number of persons at any one period during the day or night. Includes dry cleaning plant or industrial laundry.

<sup>1910</sup> Added bicycle parking provision; anticipated for use by employees.

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<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
Office: Business, Professional (includes research and development offices), or Government (includes Post Office).	1 per 350 sf <sup>1911</sup>	1 per 200 sf	10% of required off-street parking spaces [1] 60% must be covered or enclosed
<b>Outdoor Recreation and Entertainment</b>			
Outdoor Recreation and Entertainment, General	1 per 400 sf, plus 1.5 per 10,000 sf outdoor recreation /entertainment area <sup>1912</sup>	None	Greater of 3 spaces or 10% of required off-street parking spaces
Golf Course	1 per 250 sf of clubhouse and similarly common areas, plus 3 per green <sup>1913</sup>	None	Not required
<b>Research and Development</b>			
Agricultural Sciences R&D; Clean Energy R&D; Information Technology R&D; Life Sciences R&D; Logistics R&D; Research and Development, Other	1 per 1,000 sf <sup>1914</sup>	None	3 spaces <sup>1915</sup>
<b>Retail Sales</b>			
All Retail Sales uses	1 per 350 sf if under 200,000 sf; 1 per 400 sf if 200,000 sf or larger; plus 1 per 1,000 sf of outside display area <sup>1916</sup>	1 per 200 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [2]
<b>Utilities</b>			
Any use in the Utilities category	No parking required	None	Not required
<b>Vehicle-Related Operations</b>			

<sup>1911</sup> Revised standards. Previously 3.5 per 1,000 sf. Post office requirements did not change.

<sup>1912</sup> Revised standard. Previous requirement for outdoor amusement was 1 per 200 sf gross floor area, plus 1 per 400 sf of site area accessible to the public.

<sup>1913</sup> New standard. Revised wording to not conflict with public areas own by the city.

<sup>1914</sup> New standard.

<sup>1915</sup> New standard.

<sup>1916</sup> Revised standard. Previously 3.5 per 1,000 sf gross leasable area for freestanding retail uses. For integrated centers, parking was previously based on total sf: 4/1,000 for <400,000sf; 4.5/1,000 for 400K-600K; 5/1,000 for >600K. There was a previous minimum of 5 spaces regardless of the number of sf for both freestanding and integrated centers.

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<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
Automobile Fueling Station	1 per 250 sf; parking at fuel pumps can be counted toward requirement <sup>1917</sup>	None	2 spaces
Automobile, Motorcycle, Truck, and Light or Heavy Vehicle Service or Repair	2 per service bay plus 1 per 250 sf indoor sales/display area <sup>1918</sup>	None	2 spaces
Transit Center	Determined by Administrator	None	Determined by Administrator <sup>1919</sup>
All Other Vehicle-Related Operations	5 spaces	None	Not required
<b>Waste and Recycling; Wholesale Distribution or Storage</b>			
Mini-Warehouses (Self-Storage Facility)	1 per 30 units. Required parking shall not be used as rental or leased spaces <sup>1920</sup>	1 per 15 units	Not required
Warehousing, Wholesaling and Distribution; Waste and Recycling uses	1 per 1,500 sf <sup>1921</sup>	None	Not required
Bulk Storage of Commercial or Industrial Liquids; Heavy Outdoor Storage	No parking required <sup>1922</sup>	None	Not required

<sup>1917</sup> Revised standard. Previously 1 per 285 sf (3.5 per 1,000).

<sup>1918</sup> Revised standard. Previously 2 per service bay, plus 1/200 sf interior sales and display area, plus 1/employee on largest work shift, plus 1/7,000 sf outdoor display area.

<sup>1919</sup> Deleted reference to MPO.

<sup>1920</sup> Revised standard. Previously required 3/office, plus 1 per employee on largest shift, plus 1 per resident-manager, plus 1/30 units. This standard removes the office and resident-manager spaces requirements.

<sup>1921</sup> Revised standard and terminology. Previously 1/1.5 persons (I-S districts) and 1/2.0 persons (I-U districts), computed on the basis of the greatest estimated number of persons at any one period during the day or night.

<sup>1922</sup> Revised standard. These would have previously been included with standard industrial district requirements - Previously 1/1.5 persons (I-S districts) and 1/2.0 persons (I-U districts), computed on the basis of the greatest estimated number of persons at any one period during the day or night.

<b>Table 744-402-1: Required Parking Table</b> <sup>1864</sup>			
Standards based upon square footage refer to the total floor area square footage.			
<b>LAND USE</b>	<b>Minimum Off-Street Vehicle Parking Spaces Required</b> <sup>1865</sup>	<b>Maximum Off-Street Vehicle Parking Spaces Permitted</b> <sup>1866</sup>	<b>Minimum Bicycle Parking Spaces Required</b> <sup>1867</sup>
<p>Notes:<sup>1923</sup></p> <p>[1] However, in no instance shall the total number of bicycle parking spaces required exceed 5 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.</p> <p>[2] However, in no instance shall the total number of bicycle parking spaces required exceed 8 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.</p>			

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<sup>1923</sup> Maximum cap established.

**C. ADA parking requirements<sup>1924</sup>**

Off-street ADA parking spaces shall be provided in accordance with Table 744-402-2 for all uses that provide off-street parking.

<b>Table 744-402-2: ADA Parking Requirement Summary</b>		
<ul style="list-style-type: none"> <li>• These requirements are applicable to all uses except residential facilities and units required to be fully ADA accessible, hospitals, and outpatient facilities, which have their own requirements.</li> <li>• If more than one parking facility is provided on a site, these requirements apply separately to each parking facility<sup>1925</sup></li> <li>• This is a summary table only. Site design must comply with all provisions of 2010 ADA Standards for Accessible Design, as amended.</li> </ul>		
<b>Required Off-Street Parking Spaces</b>	<b>Minimum Number of ADA Reserved Spaces</b>	<b>Required Off-Street Van-Accessible Spaces</b>
0-25	1	1 per 6 required ADA spaces shall be van-accessible <sup>1926</sup>
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	
501-1,000	2% of the total number of parking spaces	
1,001 and over	20 plus 1 for each 100 spaces over 1,000	

**D. Electric vehicle charging stations<sup>1927</sup>**

1. Two electric vehicle charging stations shall be required for developments that provide 500 or more off-street parking spaces.
2. Electric vehicle charging stations shall count toward the total required off-street parking spaces.

**E. Bicycle parking<sup>1928</sup>**

**1. Bicycle Parking Design and Location Requirements**

- a. Bicycle parking shall be located in a visible area near the intended use.

<sup>1924</sup> New header added and clarification when ADA parking is required.

<sup>1925</sup> Carried forward.

<sup>1926</sup> New standard per ADA 2010 updated standards.

<sup>1927</sup> New standards. Due to the emerging market for EV, modified base requirement from 200 to 500 parking spaces and set 2 as the maximum number required.

<sup>1928</sup> New standards.

- b. The minimum size of a bicycle parking space is two feet by six feet. Bicycle parking racks shall be provided for bicycle parking.<sup>1929</sup>
- c. Bicycle parking racks shall be located to avoid potential conflict with parking and circulation of motor vehicles. Bicycle parking racks shall be positioned out of any required walkway.<sup>1930</sup>
- d. Bicycle parking racks shall support each bicycle in a method that does not use a wheel as the primary means of support and connection to the rack.
- e. Bicycle parking racks shall enable the bicycle frame and one or both wheels to be secured through use of a "U" type lock.
- f. Bicycle parking racks shall be securely anchored to a hard surface.
- g. Parallel bike racks shall be placed with a minimum of on-center spacing of 30 inches. Spacing of 48 inches is optimal.
- h. Required covered bicycle parking shall mean bicycle parking spaces that are either in a parking garage, or sheltered by a roofed structure with at least two walls to protect from rain and snow with the cover large enough to keep the bicycles dry.<sup>1931</sup>
- i. Required enclosed bicycle parking shall mean bicycle parking spaces that are located in one of the following:
  - 1. Locked room.
  - 2. Individual or community storage area.
  - 3. Bicycle locker.
  - 4. Locked area that is enclosed by a fence or wall with a minimum height of 8 feet.
  - 5. Private garage serving a dwelling within a multi-unit (residential) building.
  - 6. Inside a residential dwelling unit if the dwelling unit has an exterior ground floor entry.

## **F. Structured parking requirement**

The following requirements apply to all developments not exempt from off-street parking requirements by another provision of this Chapter 744, Article IV Parking, Loading and Drive-Through.

- 1. After the first day of the month that is six months after the date of adoption, all developments in the Compact Context area providing 400 or more off-street parking spaces shall provide at least 80% of those parking spaces in structured parking facilities, such as a free-standing garage or parking integrated within the primary building, rather than surface parking lots.<sup>1932</sup>

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<sup>1929</sup> Added the link between rack and parking space.

<sup>1930</sup> Removed the reason for the standard, which is to not pose a tripping hazard for visually impaired pedestrians.

<sup>1931</sup> New; covered parking for uses have higher turnover of unique users.

<sup>1932</sup> New standard. Changed from 500,000sf of nonresidential GFA or 150 du to one standard based upon # of spaces which is the issue.

2. Maximum parking limits shall not apply to developments that provide at least 80% of all off-street parking spaces in structured parking facilities rather than surface parking lots.<sup>1933</sup>

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<sup>1933</sup> New standard.

## **Section 03. Adjustments to Required Off-Street Parking**

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The minimum required off-street parking spaces shown in Table 744-402-1 may be reduced by the factors shown in subsections A through E below, individually or in combination, but the cumulative reduction in required off-street parking spaces shall not exceed 35% of the minimum required in Table 744-402-1.

### **A. Electric vehicle charging stations<sup>1934</sup>**

For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces.

### **B. Shared vehicle, carpool, or vanpool spaces<sup>1935</sup>**

For each shared vehicle, carpool, or vanpool space provided, the minimum number of required off-street parking spaces may be reduced by four. Each shared vehicle, carpool, or vanpool space shall count toward the minimum number of required parking spaces.

### **C. Bicycle parking<sup>1936</sup>**

For every five bicycle parking spaces provided in excess of the required bicycle parking spaces (or where no bicycle parking is required), the minimum number of required off-street parking spaces may be reduced by one, up to a maximum reduction of five off-street parking spaces.

### **D. Proximity to public transportation**

1. The minimum number of off-street parking spaces required for any development with a lot line located within one-quarter (1/4) mile of a transit stop improved with a shelter and located on an Indianapolis Public Transportation Corporation (IndyGo) Transit Emphasis Corridor shall be reduced by 30%.<sup>1937</sup>
2. The minimum number of off-street parking spaces required for any development with a lot line located between ¼-mile to ½-mile of a transit stop improved with a waiting pad and located on an IndyGo Transit Emphasis Corridor in operation for one year or more may be reduced by 10%.
3. If an IndyGo transit corridor or center is eliminated or relocated, any development approved in conformance with this Section shall not be deemed nonconforming in terms of required parking and shall not be required to provide additional parking for uses or development existing at the time the transit corridor or center is eliminated or relocated.<sup>1938</sup>

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<sup>1934</sup> New standard.

<sup>1935</sup> New standard.

<sup>1936</sup> New standard.

<sup>1937</sup> Revised standard. The former code 732-211(m) states “The Administrator may authorize reductions, beyond those available in section 732-211(c), up to 10 percent of the maximum number of parking spaces required for (a) use(s) which require 400 or more parking spaces, if access is provided to public transportation.” The new provisions better promote access to transit, and to allow the reduction to occur for smaller projects. Added shelter or waiting pad requirement so that the stop is a realistic alternative to a car.

<sup>1938</sup> New standard.

**E. Shared parking spaces<sup>1939</sup>**

Where two land uses listed in separate use categories in Table 743-1: Use Table share a parking lot or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 744-403-1: Shared Parking Reduction Factors. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 744-403-1. If uses in three or more categories of Table 744-403-1 share a parking lot or structure, the Administrator shall determine the parking reduction based on the relative sizes of the various uses and the reduction factors listed in Table 744-403-1.

<b>Table 744-403-1: Shared Parking Reduction Factors</b>					
Add the two parking requirements and divide by these factors					
<b>Property Use</b>	<b>Multifamily Residential</b>	<b>Public, Institutional, or Civic</b>	<b>Food, Beverage, Indoor, Entertainment, or Lodging</b>	<b>Retail</b>	<b>Other Commercial</b>
Multifamily Dwellings		1.1	1.1	1.2	1.3
Public, Institutional, or Civic	1.1		1.2	1.3	1.5
Food, Beverage, Indoor, Entertainment, or Lodging	1.1	1.2		1.3	1.7
Retail Sales	1.2	1.3	1.3		1.2
Other Uses in the Commercial and Industrial Uses Category	1.3	1.5	1.7	1.2	

For example: A 50-unit, three-story multifamily dwelling project will share a parking lot with a 6,000 square-foot restaurant. According to Table 744-402-1, the required parking for the multifamily dwelling project is one per unit, or 50 parking spaces. The restaurant requires one per 150 square feet, or 40 spaces (6,000 sf ÷ 150). Shared parking for these two uses may be reduced by a factor of 1.1. To calculate the reduction, add the required parking for each use (50 + 40 = **90**), then divide by a factor of 1.1 (90 ÷ 1.1 = **81.8**). The total number of parking spaces required after the reduction is **82**.

**F. Permeable pavers or pavement<sup>1940</sup>**

Maximum parking requirements can be exceeded by up to 10% if permeable pavement or pavers are used for the amount of parking in excess of the maximum parking requirements listed in Table 744-402-1.

<sup>1939</sup> New standard.

<sup>1940</sup> New standard. For excess parking over 10% of the maximum, or without pervious pavers, a variance would be required.

## **G. Flexibility for Redevelopment<sup>1941</sup>**

Where the requirements of this Article apply to a redevelopment or reconstruction project, rather than raw land development, the Administrator may authorize a reduction of minimum off-street parking requirements established in Section 744-403 by up to 10% (in addition to other reductions available under that section) if required to accommodate street frontage landscaping required by Section 744-504 or parking area landscaping required by 744-505.

## **Section 04. Location and Design of Parking Facilities<sup>1942</sup>**

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The following standards apply to all accessory and commercial parking lots, and to both required and non-required parking areas, unless otherwise stated in the Zoning Ordinance.

### **A. Parking Lots and Access Points<sup>1943</sup>**

#### **1. Location**

- a. In the Metro Context area accessory off-street parking areas shall be provided on the same lot as the building or use served unless an exception is specifically provided in the Zoning Ordinance and shall not be located within the public right-of-way.<sup>1944</sup>
- b. Notwithstanding subsection A.1 above, in the Metro Context area, buildings or uses existing on the first day of the month that is six months after the date of adoption that are subsequently altered or enlarged so as to require the provision of additional parking spaces under the requirements of this Chapter 744 Article IV may be served by parking spaces located on land other than the lot on which the building or use served is located, provided such spaces are within 500 feet of a lot line of the use served. However, no parking area for a nonresidential use shall be located within a dwelling district unless the nonresidential use is permitted within that dwelling district.<sup>1945</sup>
- c. In the Compact Context area accessory off-street parking areas may be located within 500 feet of the property containing the building or use served, provided that:

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<sup>1941</sup> Moved from Landscaping section.

<sup>1942</sup> The provisions in this section were carried forward from, and are a consolidation of, the dwelling, commercial, and industrial district regulations in 731-221, 732-211, and 733-210. Any new or revised standards are noted.

<sup>1943</sup> Language carried forward from 732-211(b). Provision in 732-211(b)2 that required accessory parking areas to be located in a commercial district that permits the primary use or the I-3, I-4, and I-5 Industrial Suburban and Urban Districts– was removed. Provision requiring that CBD-2 parking be located within 400 feet of the lot or use was deleted and is now covered by the general 500 foot requirement applicable to the Compact Context area. Provision in former Sec. 733-210 that “In cases where accessory off-street parking areas are permitted on land other than the lot on which the building or use served is located, such areas must be in the same control as the lot occupied by the building or use to which the parking areas are accessory” was deleted because it conflicts with former provision from 732-211(b)(3).

<sup>1944</sup> Existing standard revised to apply only to the Metro Context area.

<sup>1945</sup> Revised to prohibit parking areas for nonresidential uses in dwelling districts, unless the nonresidential use is allowed in that district.

1. No parking area for a nonresidential use shall be located within a dwelling district unless the nonresidential use is permitted within that dwelling district; and
2. The Administrator determines that the property on which any required accessory off-street parking is located is reasonably likely to remain available to provide parking for the designated use for a period of at least five years.<sup>1946</sup>

**2. Parking in front of building<sup>1947</sup>**

- a. Off-street parking may be provided between the front of a building and the street right-of-way as indicated in Table 744-404-1: Limitations to Parking in Front of a Building.

<b>Table 744-404-1: Limitations to Parking in Front of a Building</b>	
<b>Property location</b>	<b>Restriction</b>
Regional Center and the North Meridian Street Corridor District	Not permitted
<b>Dwelling Districts:</b>	
D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8	Limited to the smaller of 30 ft. in width or 50% of the lot width
Other Dwelling Districts	N/A
Mixed-Use Districts	Not permitted
<b>Commercial Districts:</b>	
C-1	Compact Context area limited to 1 single-loaded row of parking
C-3	Compact Context area limited to 1 single-loaded row of parking Metro Context area limited to 1 double-loaded row of parking
C-4	Compact Context area limited to 1 single-loaded row of parking
C-5	Compact Context area limited to 1 double-loaded row of parking
C-7	Compact Context area limited to 1 double-loaded row of parking
<b>Industrial Districts</b>	Limited to 1 double-loaded row of parking
Note: The Architectural Graphic Standards in Figure 740-306-A refers to a double loaded row of parking as a “module”. Where a single-loaded row of parking is permitted, the Architectural Graphic Standards applicable to one line of parking stalls and to the driving aisle giving access to those stalls shall apply. <sup>1948</sup>	

- b. Off-street parking may be provided between the front of a building and the street right-of-way unless prohibited by another provision of the Zoning Ordinance, and provided that the parking complies with the following standards:

<sup>1946</sup> Revised to allow parking within 500 feet of the use in Compact Context to promote more shared parking opportunities and to encourage redevelopment. Provision requiring that off-site parking be under the same control as the use or building being service revised to provide more flexibility for rental and lease arrangements.

<sup>1947</sup> Revised standards from former Sec. 733-210.

<sup>1948</sup> Table note added for clarity.

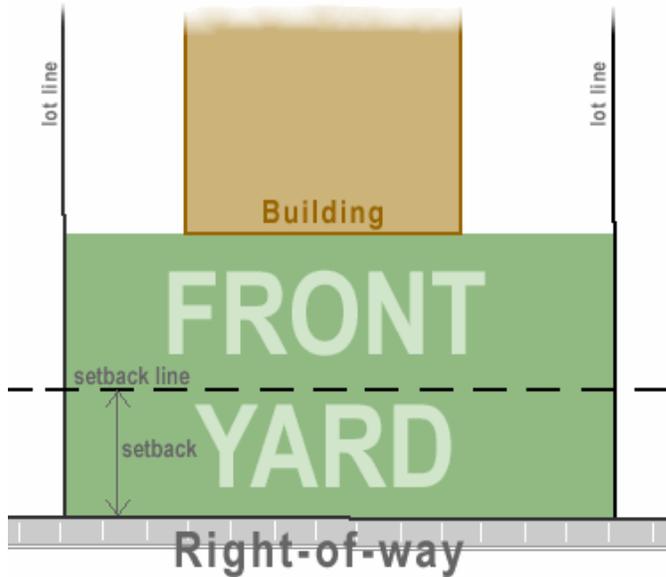


Diagram WW Front Yard

1. The property is not located in the Regional Center and North Meridian Street Corridor, or in an MU-3 or MU-4 zoning district.<sup>1949</sup>
2. If located in an industrial or commercial zoning district, the parking area must not occupy more than 10% of the total area of the setback area.
3. If located in a dwelling district, the parking must not exceed 30 feet in width or 50% of lot width, whichever is lesser.<sup>1950</sup>
4. All other provisions for Recreational Vehicle parking are met, per Section 743-306.Y (Use-Specific Standards for Recreational Vehicle Parking).
5. All provisions of Section 744-500 (Landscaping and Screening) are met.<sup>1951</sup>

### 3. Parking in side and rear yards

Unless prohibited by another section of the Zoning Ordinance, off-street parking may be located in any required side or rear yard that is not a transitional yard; provided that the transitional yard and edge buffering landscape requirements of Section 744-506 (Transitional Yard and Edge Buffering) are met.<sup>1952</sup>

### 4. Regional Center and North Meridian Street Corridor

In the Regional Center and North Meridian Street Corridor District, parking lots shall not be permitted on any lot with frontage on Meridian Street, Pennsylvania Street, Washington Street, Market Street, or on any lot located within the Mile Square.<sup>1953</sup>

<sup>1949</sup> This is a new standard, based upon the former Sec. 735-604(j) and to be more pedestrian-friendly.

<sup>1950</sup> New standard.

<sup>1951</sup> New reference; standard is in Use-Specific Stds.

<sup>1952</sup> Revised to recognize that specific district or use provisions may prohibit this use, and to clarify policy regarding transitional yards. Added cross-reference to Landscaping.

<sup>1953</sup> Language carried forward from 735-604(j).

## 5. CBD, MU-3, and MU-4 zoning districts

In the CBD-1, CBD-2, CBD-3, MU-3, and MU-4 districts, parking lot entrances or exits shall be located at least 75 feet from the nearest point of 2 intersecting street right-of-way lines.<sup>1954</sup> In the MU-4 zoning district, parking lot entrances shall not be located on a Pedestrian Frontage.<sup>1955</sup>

## B. Parking Garage Locations and Access Points

### 1. Parking garages in CBD-1 zoning district<sup>1956</sup>

Vehicular entrances and exits to off-street parking garages in the CBD-1 zoning district shall be provided only on the following streets:

1. East New York Street; West New York Street.
2. East Maryland Street; West Maryland Street.
3. North Capitol Avenue; South Capitol Avenue.
4. North Delaware Street; South Delaware Street.
5. West Washington Street between Illinois Street and Capitol Avenue.
6. West Ohio between Illinois Street and Capitol Avenue.
7. North Pennsylvania Street between Ohio Street and New York Street; South Pennsylvania Street between Maryland Street and Washington Street.
8. North Illinois Street between Ohio Street and New York Street; South Illinois Street between Maryland Street and Washington Street.
9. Indiana, Massachusetts, Kentucky and Virginia Avenues.
10. East Washington Street between Pennsylvania Street and Delaware Street.

### 2. Parking garages in CBD-2 and CBD-3 zoning districts<sup>1957</sup>

Off-street parking garages and accessory off-street parking facilities within buildings in the CBD-2 and CBD-3 zoning districts located on lots having frontage upon North Meridian Street or North Pennsylvania Street shall be developed as an integral part of an associated apartment, office, hotel or other permitted principal use structure, with no exterior evidence of the parking use perceptible on the Pennsylvania or Meridian Street frontage, except for ingress or egress from North Meridian or North Pennsylvania Streets.

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<sup>1954</sup> New standard. Text from parking garage regulations in former Sec. 735-202, 735-203, and 735-204 now extended to include the MU-3 and MU-4 districts, and to apply to parking lots as well as parking garages. Distance from corner increased from 25' to accommodate rapid transit vehicles and crosswalks at corners.

<sup>1955</sup> New standard.

<sup>1956</sup> Language carried forward from 735-202(b)3.a. Provisions barring access to parking garages from alleys was deleted because alternative is access from downtown streets, which erodes walkability.

<sup>1957</sup> Carried forward from 735-203(b)3.a. Language from 735-204(b)(3)(b)2 reading "No open parking must be permitted on any lot having frontage upon North Meridian Street or North Pennsylvania Street, except where there is an intervening structure of at least one (1) story between the entire open parking area of such lot and North Meridian Street or North Pennsylvania Street" was deleted.

### 3. **Parking garages on North Meridian Street**

Off-street parking garages entrances or exist shall not be located on North Meridian Street between 10<sup>th</sup> Street and 38<sup>th</sup> Street.<sup>1958</sup>

### 4. **Parking garages in MU-4 zoning district**

Vehicle entrances and exits to parking garages in the MU-4 districts shall not be located on a designated Pedestrian Frontage.<sup>1959</sup>

### 5. **Parking garage entrance/exit spacing from street intersection**

Parking garage entrances or exits shall be located a minimum distance of 75 feet from the nearest point of two intersecting street right-of-way lines in the following situations:

- a. The property is located in the CBD-1, CBD-2, CBD-3, MU-3, or MU-4 zoning districts;<sup>1960</sup> or
- b. The entrance or exit access any of the streets listed below:<sup>1961</sup>
  1. North Capital Avenue, extending from 10<sup>th</sup> Street to 38<sup>th</sup> Street.
  2. North Illinois Street, extending from 10<sup>th</sup> Street to 38<sup>th</sup> Street.
  3. North College Avenue, extending from 22<sup>nd</sup> Street to 96<sup>th</sup> Street.

## **C. Shared off-street accessory parking areas<sup>1962</sup>**

Shared off-street parking areas may be provided to serve two or more primary buildings or uses, provided that the parking areas meet the following standards:<sup>1963</sup>

1. The applicant shall file a Site and Development Plan with the Division of Planning for approval by the Administrator prior to the issuance of an Improvement Location Permit. The Site and Development Plan shall indicate:
  - a. Adjacent streets, alleys and lots;
  - b. Uses to be served, including the location, use (e.g., employee, customer, etc.) and number of parking spaces for each such use as required by Table 744-402-1: Required Parking Table and applicable parking adjustment factors in Section 744-403 Adjustments to Required Off-street Parking;
  - c. Driveways and acceleration/deceleration lanes;

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<sup>1958</sup> Rapid transit vehicles on Meridian Street would be using a “transitway” which dedicates the center lane to transit and blocks left turns.

<sup>1959</sup> New standards.

<sup>1960</sup> Revised standard. Text carried forward from parking garage regulations in 735-202, 735-203, and 735-204 and expanded to include the MU-3 and MU-4 districts. Distance from corner increased from 25’ to accommodate rapid transit vehicles and crosswalks at corners.

<sup>1961</sup> Distance from corner increased to accommodate rapid transit vehicles and crosswalks at corners

<sup>1962</sup> Requirement that shared parking in the CBD-2 area be located within 400 feet of the use was not carried forward – the general 500 foot requirement applicable throughout the Compact Context area now applies.

<sup>1963</sup> The following text was deleted as too subjective to enforce without requiring individual design review: “must be so planned, designed, constructed and maintained as to create a desirable, efficient and well planned off-street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses, and consistent with the character of the district where it is located”. Requirement of location within 500 feet of use served was deleted because distances for all off-site parking are now addressed in other sections. Provision requiring sum-of-the-uses minimum parking requirement was deleted as inconsistent with the reduction factors in earlier sections.

- d. The parking area layout, including parking areas, parking spaces, total number of parking spaces and dimensions of those spaces;
- e. Distances to the primary uses served;
- f. All landscaping and screening, walls and fences; proposed lighting, if any; and type of paving proposed;
- g. Location of signs;
- h. Location and type of parking space barriers or curbing, if any; and
- i. All other requirements of Section 740-800 Improvement Location Permits.
- j. The Site and Development Plan shall demonstrate compliance with all applicable standards of this Chapter 744 Article IV.
- k. The Site and Development Plan shall be amended and resubmitted for Administrator's approval to indicate any change or other modification of uses served or number of parking spaces provided for those uses, prior to obtaining a new Improvement Location Permit.
- l. Shared off-street accessory parking area shall be developed, maintained and used only in accordance with such approved Site and Development Plan and all other requirements of this Chapter 744 Article IV.

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

### **1. Regulated as buildings**

Unless otherwise stated in this zoning 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.<sup>1964</sup>

### **2. Dimensions and specific parking space location<sup>1965</sup>**

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;<sup>1966</sup> 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.

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<sup>1964</sup> Language carried forward from 732-211(g). Revised to avoid inconsistency with other code provisions addressing whether parking spaces must be in lots or structures. Clarified that there are exceptions in the zoning ordinance by adding "Unless otherwise...".

<sup>1965</sup> Provisions regarding location of parking garage entrances/exits now apply to all CBD and MU districts.

<sup>1966</sup> Added reference to Architectural Graphics Standards to support Section 740-306.

- 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.<sup>1967</sup>
- 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.<sup>1968</sup>
- 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.<sup>1969</sup>
- 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.

### 3. Access to and from parking lots and garages

- a. Each off-street parking space shall open directly upon an aisle, alley or driveway of a width and design that provides safe and efficient means of vehicular access to the parking space. Aisles, alleys, and driveways may be used to provide for vehicle circulation and maneuvering to reach parking spaces.<sup>1970</sup>
- b. No parking space shall be designed or located so that the only way to access that space is by entering directly from or exiting directly to a highway, freeway, or primary arterial.<sup>1971</sup>
- c. After the first day of the month that is six months after the date of adoption, no curb cut for street access to an accessory parking area in the Compact Context area, shall be approved if the property has an improved alley along the side or rear lot line.<sup>1972</sup>
- d. Alleys may be used for vehicle circulation and maneuvering.<sup>1973</sup>
- e. All off-street parking spaces or areas shall be designed with safe and efficient means of vehicular access to a street or alley that minimize interference with traffic movement. Off-street parking spaces and areas shall be designed and located so that vehicles shall not back into a public street or adjoining property

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<sup>1967</sup> Removed exception provision from 732-211(d) 2.a, that required 10 x 18-foot spaces for any use allowing shopping carts to be removed from the interior of the establishments.

<sup>1968</sup> New standard.

<sup>1969</sup> Revised to comply with ADA. Revised for clarity.

<sup>1970</sup> Revised to reference alleys and clarify maneuvering.

<sup>1971</sup> New provision to clarify current policy.

<sup>1972</sup> New provision.

<sup>1973</sup> This standard carried forward from Sec. 735-605(e) and expanded to other districts.

unless the lot and the adjoining property are subject to a recorded easement agreement allowing that type of maneuverability.<sup>1974</sup>

- f. No driveway leading to an accessory or primary use parking lot or garage may be located within 100 feet of a freight railway line or spur.<sup>1975</sup>

#### **4. Location of cash register areas<sup>1976</sup>**

After the first day of the month that is six months after the date of adoption, new above ground commercial parking facilities with an on-site attendant shall have the primary cash register area located so there is an unobstructed view between an area along the property frontage and any attendant at the cash register area.

#### **5. Use of the parking lot or garage**

- a. No parking lot or garage shall be used any of the following activities for the display, advertisement, sale, repair, dismantling or wrecking of any vehicle, equipment or material, or for the storage of any inoperable vehicle, unless it is accessory to a permitted use that includes those activities, the Zoning Ordinance permits those activities, and the use and area complies with all applicable standards in the Zoning Ordinance.
- b. No parking lot or garage located in a dwelling or Mixed-Use district shall be used for the storage of commercial vehicles.<sup>1977</sup>
- c. Buildings or structures for guards, attendants or watchmen shall be permitted in the parking lot or garage; however, the structure shall not occupy any required off-street parking spaces and shall comply with all setback requirements for the parking lot or garage.

#### **6. Surface of parking lot<sup>1978</sup>**

- a. For all uses other than Agricultural, Animal Related, and Food Production uses located in the D-A zoning district, parking lots shall provide a durable and dust-free surface through one of the following means:
  1. The parking lot shall be paved with bricks or concrete; or
  2. The parking lot shall be improved with a compacted aggregate base and surfaced with an asphaltic pavement; or
  3. The parking lot shall be improved with a compacted aggregate base and surfaced with permeable pavers or permeable pavement approved by the city as appropriate for the type and intensity of the proposed use and for the climate of the city.<sup>1979</sup>

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<sup>1974</sup> Wording revised for clarity and to allow for back-in angled parking.

<sup>1975</sup> New provision.

<sup>1976</sup> Added per comments of IMPD. Revised to apply to registers that utilize a human and not underground; applies to the main registers but ancillary registers may be elsewhere; visible from the frontage but not necessarily the entire frontage.

<sup>1977</sup> Text revised to limit this to dwelling and mixed-use districts, since parking lots in other districts are often used to store commercial vehicles.

<sup>1978</sup> Language carried forward from 732-211(g).

<sup>1979</sup> This standard was carried forward from the dwelling districts, 731-221(e)(2)b.3. It is more specific than what was provided for the commercial districts, which required surfaces to be hard surfaced to adequately provide for a dust-free surface. Text was revised to allow permeable pavers approved by the city.

4. A gravel surface may be used for a period not exceeding one year after the commencement of the use for which the parking areas is provided, where ground or weather conditions are not immediately suitable for permanent surfacing required by the Zoning Ordinance.
  5. For single-family detached dwellings, parking and drive surface may consist of a compacted aggregate base and gravel surface with a distinct edge boundary to retain the gravel.<sup>1980</sup>
- b. The surface shall be graded, constructed and drained so that there will be no detrimental flow of water onto sidewalks.

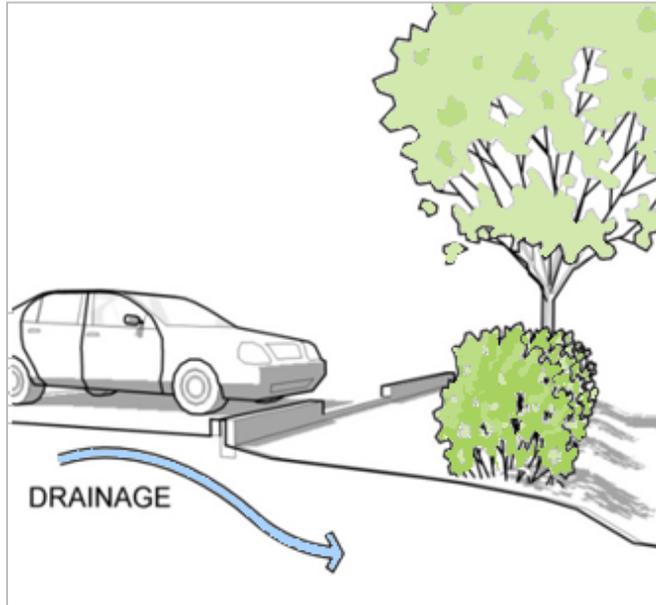


Diagram XX Parking Lot Drainage: Curb openings

- c. Parking lots and garages (other than residential driveways for single-family detached dwelling, single-family attached dwelling or two-family dwelling) shall be designed and constructed in such a manner that no part of any parked vehicle shall extend beyond the boundary of the established parking lot or garage into any minimum required landscaped yard or area or onto adjoining property or onto a walkway or bikeway.<sup>1981</sup>
- d. If curbs or wheel stops are installed in a parking lot row abutting a landscaped area, they shall have openings allowing drainage from the pavement to enter and percolate through the landscaped areas.

<sup>1980</sup> Option to hard-surfacing added.

<sup>1981</sup> Standard revised to apply not just to landscaped area but to areas abutting other amenities such as sidewalks, plazas, access areas, or others. Requirement for curbs, bumper guards, or wheel stops removed to allow other means of achieving this goal. Text and graphic is new.

- e. Parking lots, parking garages, and alleys used for access or maneuverability shall be maintained in good condition and free of chuckholes, weeds, dirt, trash and debris.<sup>1982</sup>

## 7. Marking of parking spaces

- a. All parking spaces provided in a parking lot or parking garage (other than residential driveways) shall be marked by durable painted lines at least 4 inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Signs or markers located on the pavement surface within a parking lot may be used as necessary to ensure efficient and safe traffic operation of the lot.<sup>1983</sup>
- b. All parking spaces for required for compliance with the Americans with Disabilities Act or for shared, carpool, vanpool, motorcycle, and small vehicles shall be marked with durable paint and identified with a sign.<sup>1984</sup>

## 8. Rooftop parking

Parking spaces may be located on a building rooftop provided that the building complies with all applicable building code standards for that use of the roof.<sup>1985</sup>

## 9. Tandem Parking<sup>1986</sup>

- a. End-to-end tandem parking may be used to meet minimum off-street parking requirements for residential uses in the Compact Context area, provided that both spaces are leased to, allocated to, or otherwise under the control of the same party.
- b. End-to-end tandem parking may be used to provide non-required parking in any zoning district provided that the maximum parking amounts provided in Table 744-402-1 are not exceeded.
- c. Vertically stacked tandem parking using lift equipment may be used to meet minimum off-street parking requirements in any zoning district provided that the parking lot or garage is attended with a lift operator at all times.

## 10. Parking Garage Stairwell

For each floor of the parking garage, on at least one wall of any stairwell at least 40% of the wall surface area between 3 feet and 8 feet above the surface of each floor of the garage shall be of glass or other transparent materials and be maintained to allow visibility between the two areas.<sup>1987</sup>

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<sup>1982</sup> Carried forward from the dwelling districts, 731-221(e)(2)b.3 and revised to apply generally and to include alleys and maneuvering areas. It is more specific than what was provided for the commercial districts that required surfaces to be hard-surfaced to adequately provide for a dust-free surface.

<sup>1983</sup> Language carried forward from 732-211(h), revised to exclude low-density residential parking that is typically provided on driveways, garages, or carports.

<sup>1984</sup> New standard to clarify current practice.

<sup>1985</sup> New standard.

<sup>1986</sup> New standards.

<sup>1987</sup> Added for light and safety.

**11. Lighting of parking areas<sup>1988</sup>**

See Chapter 744, Article VI Street and Exterior Lighting

**12. Landscaping of parking areas<sup>1989</sup>**

See Chapter 744, Article V Landscaping and Screening

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<sup>1988</sup> These referenced sections will include the language from 732-211(i), 733-210(b)7, 735-202(b)(3)(b)5, and 735-203(b)(3)(b)5.

<sup>1989</sup> These referenced sections will include the language from 732-211(j), 733-210(b)8.

## Section 05. Loading Requirements<sup>1990</sup>

All off-street loading facilities accessory to uses in the commercial, mixed-use, and industrial districts shall be provided and maintained in accordance with the following regulations.<sup>1991</sup>

### A. Amount of loading space required

1. Off-street loading space shall be provided and maintained in accordance with Table 744-405-1 and each required loading space shall have a minimum vertical clearance of 15 feet.
2. No space used for a required parking space may be used for a required loading or stacking space.

Property Use	Required Number of Loading Spaces	Minimum Berth Dimensions (ft.) <sup>1993</sup>
Retail sales having an aggregate gross floor area of: <sup>1994</sup>		
Less than 15,000 sf <sup>1995</sup>	No loading space	N/A
15,000 to 25,000 sf <sup>1996</sup>	1	30 x 12
25,001 to 60,000 sf	2	First berth 30 x 12; additional berths 55 x 12
60,001 to 120,000 sf	3	
120,001 to 200,000 sf	4	

<sup>1990</sup> Language for this section was consolidated from individual loading sections in the former code: 732-212, 733-210(c), 735-202(b)4, 735-203(b)4, and 735-204(b)4. New and revised standards are noted.

<sup>1991</sup> Standards revised to apply to mixed-use and industrial districts.

<sup>1992</sup> This table is new and consolidates information and code provisions from 732-212, 733-210(c), 735-202(b)4, 735-203(b)4, and 735-204(b)4. Reference to 732-212(h)3 for loading in the C-ID was removed. Standards are now organized according to use rather than district. The CBD districts in 735-202(b)(4)b and 735-203(b)(4)b previously required all loading berths to be a minimum of 500 square feet, exclusive of maneuvering area. Apartments and Assisted living facilities were removed from the loading requirements. The C-ID loading standards were the same as industrial district standards, so they included in the table under industrial uses. Former requirement for 1 loading dock for assisted living facilities with more than 15 units has been deleted.

<sup>1993</sup> Revised standards for the size of the first stall are based on discussions with Parking and Streets Task Force and reflect the modern practice of more frequent and smaller deliveries, hence smaller trucks. The former code requires all loading stalls to be 55 ft. x 12 ft.

<sup>1994</sup> This is a new category based on the revised use table. Previously applied to "retail store, planned shopping center, or commercial establishment".

<sup>1995</sup> Revised standard. Former exemption is for less than 10,000 sf.

<sup>1996</sup> Revised standard. Currently covers 10,000 to 25,000 sf.

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Greater than 200,000 sf <sup>1997</sup>	4 plus 1 per 100,000 sf or fraction thereof over 200,000	
Indoor recreation & entertainment; hotel, motel, or hostel; and offices, having an aggregate gross floor area of: <sup>1998</sup>		
Less than 15,000 sf <sup>1999</sup>	No loading space	N/A
15,000 to 40,000 sf <sup>2000</sup>	1	30 x 12
Greater than 40,000 sf	1 plus 1 per 60,000 sf or fraction thereof over 40,000 sf	First berth 30 x 12; additional berths 55 x 12
Heavy services; manufacturing; waste and recycling; and wholesale distribution or storage, having an aggregate gross floor area of: <sup>2001</sup>		
Less than 25,000 sf	No loading space <sup>2002</sup>	N/A
25,001 to 40,000 sf	1 <sup>2003</sup>	30 x 12
40,001 to 100,000 sf	2	
100,001 to 200,000 sf	3	
Greater than 200,000 sf	3 plus 1 per 200,000 sf or fraction thereof over 200,000 sf	
Buildings in the CBD-1, CBD-2, or CBD-3 districts with an aggregate gross floor area of: <sup>2004</sup>		
Less than 10,000 sf	No loading space	N/A
10,001 to 100,000 sf	1	30 x 12
100,001 to 400,000 sf <sup>2005</sup>	2	First berth 30 x 12; additional berths 55 x 12
400,001 to 800,000 sf <sup>2006</sup>	3	
Greater than 800,000 sf <sup>2007</sup>	4 plus 1 per 400,000 sf or fraction thereof over 800,000 sf <sup>2008</sup>	

<sup>1997</sup> Revised standard. Removed former standard for 200,00–290,000 sf requirement of 5 plus 1 per 90,000 sf or fraction thereof over 290,000 sf

<sup>1998</sup> This is a new category based on the revised use table. Previously applied to “auditorium, hotel, apartment, or office building”.

<sup>1999</sup> Revised standard. Former exemption is for less than 10,000 sf.

<sup>2000</sup> Revised standard. Currently covers 10,000 to 40,000 sf.

<sup>2001</sup> This is a new category based on the revised use table. Previously applied to “industrial uses”.

<sup>2002</sup> This is a new standard. The former code requires one loading space for industrial uses under 40,000 sf.

<sup>2003</sup> This is a revised standard. The former code requires one loading space for industrial uses under 40,000 sf.

<sup>2004</sup> Revised from net area for consistency with other districts and ease of administration.

<sup>2005</sup> Revised standard. Currently requires 2 spaces for 100,001 to 350,000 sf.

<sup>2006</sup> Revised standard. Previously required 3 spaces for 350,001 to 600,000 sf.

<sup>2007</sup> Revised standard. Removed categories for 600,001 to 850,000; 850,001 to 1.1 Million, and Greater than 1.1 Million sf.

<sup>2008</sup> Revised standard. Previous standard required 5 plus 1 per 350,000 sf for buildings greater than 1.1 Million sf. This standard is simplified and reduced.

**B. Access to and from loading area.**

1. The loading spaces, aisles, and vehicular circulation and maneuvering for loading areas shall be designed and constructed at not less than the recommended specifications contained in Architectural Graphic Standards, Current Edition, Ramsey/Sleeper, John Wiley and Sons, Inc., New York, New York (a copy of which is on file in the office of the division of planning and is incorporated by reference and made a part of the Zoning Ordinance).<sup>2009</sup>
2. Each required off-street loading space shall open directly upon a hard-surfaced aisle, driveway or alley of such width and design as to provide safe and efficient means of vehicular access to such loading space.<sup>2010</sup>
3. Alleys may be used for vehicular circulation and maneuvering.<sup>2011</sup>
4. In the CBD-1 district, each off-street loading area shall be located with direct vehicular access to an alley only, and to least interfere with traffic movements, and so that no vehicle or part of a vehicle will protrude into an alley, street or public right-of-way.
5. Plans and specifications for: a) the width of driveways; b) location of driveways from the nearest point of two intersecting street rights-of-way; and c) the design and location of frontage lanes and passing blisters shall be submitted to, and written approval obtained from, the Bureau of License and Permit Services of the department of code enforcement. Plans and specifications shall comply with the applicable standards and regulations of such division/department.<sup>2012</sup>
6. Off-street loading areas may have direct access from any streets, except:
  - a. The north side of New York Street between Delaware Street and Capitol Avenue;
  - b. The south side of Maryland Street between Delaware Street and Capitol Avenue;
  - c. The west side of Capitol Avenue between Maryland Street and New York Street;
  - d. The east side of Delaware Street between Maryland Street and New York Street;
  - e. North Meridian Street within the CBD-3 district;
  - f. North Pennsylvania Street within the CBD-3 district; and
  - g. The north side of East and West New York Street within the CBD-3 district.

**C. Location and setback<sup>2013</sup>**

1. All required off-street loading spaces shall be located on the same lot as the use served, unless one of the following exceptions applies.

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<sup>2009</sup> Revised to say “current edition” instead of eighth edition of the Architectural Graphic Standards.

<sup>2010</sup> Revised to include the term hard-surfaced, as is included in the industrial districts provisions in 733-210(c)2.

Additional text reading “All off-street loading facilities must be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize interference with traffic movement and to provide safe and efficient means of vehicular access” was deleted as repetitive.

<sup>2011</sup> New standard.

<sup>2012</sup> This standard was carried forward from 733-210(c)(2)c, industrial district loading requirements but would now apply to all uses where loading is required.

<sup>2013</sup> Text reordered and revised for clarity.

2. If the lot and the adjoining property are located within the same industrial park or integrated commercial center and maneuverability areas are subject to a recorded easement agreement allowing such maneuverability, the loading space may be located anywhere within the industrial park or integrated commercial center.<sup>2014</sup>
3. If the lot is located within the CBD-1, CBD-2, CBD-3 or MU-4 district:
  - a. All off-street loading areas shall be located 200 feet of the lot served.
  - b. Off-street loading facilities for separate lots may be provided collectively if the collective located area is located within 200 feet of all establishments served by the required spaces<sup>2015</sup>
  - c. If a collective loading area is used for 2 buildings or establishments, the number of spaces required in the collective loading area shall be determined by applying Table 744-405-1 to the combined gross floor area in the 2 buildings or establishments served by the spaces.<sup>2016</sup>
  - d. If a collective loading area is used for 3 or more buildings or establishments, the number of spaces required in the collective loading area shall be determined by applying Table 744-405-1 to 80% of the combined gross floor area in the 3 or more buildings or establishments served by the spaces.<sup>2017</sup>
4. No open loading area or loading space shall be located in a required minimum front, side, or rear yard or a required transitional yard.
5. No open loading area or loading space shall be located in the area between the front lot line and the front line of the primary building.<sup>2018</sup>
6. Off-street loading spaces may be open to the sky, covered or enclosed in a building. If a building is constructed or used for loading, it shall be treated as any other structure and subject to all use and development standards of the applicable districts in addition to the requirements of this Article IV.

#### **D. Use of loading area**

No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities, except for emergencies developing during occupation of the loading facilities.

#### **E. Surface of loading area**

All loading areas shall be hard-surfaced to provide a durable and dust-free surface except that:

1. A gravel surface may be used for a temporary period not exceeding one year after commencement of the use for which the loading area is provided, where ground and weather conditions are not immediately suitable for permanent hardsurfacing.

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<sup>2014</sup> Revised standard to include integrated commercial centers. This provision was previously only included for industrial districts in 733-210(c)(3)a.

<sup>2015</sup> Expanded to include MU-4 district.

<sup>2016</sup> Revised reference. Previously referenced individual CBD district loading tables. "Adjusted floor area" replaced by "gross floor area" to simplify administration.

<sup>2017</sup> New provision. "Adjusted floor area" replaced by "gross floor area" to simplify administration.

<sup>2018</sup> Revised provision to include all uses. This provision was previously only listed in the industrial districts section 733-210(c)(3)b.

2. For any facility in the Metro Context Area that is not located in the Wellfield Protection Zoning District, a gravel surface may be used permanently for loading and storage areas in association with industries that handle liquids or chemicals that create a potential hazard if containment should be lost and where absorption into the ground through a loose surface material would eliminate or alleviate that hazard.
3. The surface shall be maintained in good condition and free of weeds, dirt, trash and debris.
4. The surface shall be graded, constructed and drained to prevent detrimental flow of water onto sidewalks.

**F. Lighting of loading area<sup>2019</sup>**

See Chapter 744, Article VI Street and Exterior Lighting

**G. Landscaping and Screening of loading area<sup>2020</sup>**

See Chapter 744, Article V Landscaping and Screening

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<sup>2019</sup> Development standards for lighting include 732-212(g), and 733-210(c)7.

<sup>2020</sup> Development standards for landscaping and screening include 732-212(d), and 733-210(c)4.

## **Section 06. Drive-Through and Stacking Space Standards<sup>2021</sup>**

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### **A. General provisions**

The purpose of off-street stacking space regulations is to promote public safety by alleviating on-site and off-site traffic congestion from the operation of a facility that has a drive-through service unit. All uses having a drive-through service unit shall provide off-street stacking areas on-site as required by this Section 744-406.

### **B. Number of required stacking spaces<sup>2022</sup>**

1. Stacking spaces shall be provided and maintained in accordance with Table 744-406-1. Drive-through service units may contain more than one component part, such as menu boards, pay windows, and food-service pickup windows. To determine the number of off-street stacking spaces located before a service unit, the final component of the service unit shall be used in determining the location of the required off-street stacking spaces. In the case of vehicle washes, the final component of a service unit is the entrance to the vehicle wash building itself.
2. The Administrator may approve reductions in required stacking spaces based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.<sup>2023</sup>

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<sup>2021</sup> These standards carried forward from 732-214. New standards or revisions are noted as such.

<sup>2022</sup> These standards carried forward from 732-214 with changes as noted. Requirements have been divided into those applicable in Metro and Compact Contexts.

<sup>2023</sup> New standard.

Table 744-406-1: Required Stacking Spaces		
Property Use	Required Number of Stacking Spaces, Metro Context	Required Number of Stacking Spaces, Compact Context <sup>2024</sup>
Financial and Insurance Services, (including ATMs) <sup>2025</sup>	3 spaces before the final component of each service unit; 1 space after each service unit. <sup>2026</sup>	2 spaces before the final component of each service unit; 1 space after each service unit.
Drive-in Theater	20% of the total off-street parking capacity of the theatre. The inbound reservoir area shall not connect or conflict with exit driveways.	Not Applicable
Automobile and Light Vehicle Wash, Self-Service or Hand Wash <sup>2027</sup>	2 spaces before the final component of each service unit; 2 spaces at the exit of each unit. <sup>2028</sup>	1 space before the final component of each service unit; 1 space at the exit of each unit.
Automobile and Light Vehicle Wash, Semi- or Fully-Automatic <sup>2029</sup>	6 spaces before the final component of each service unit, which may include spaces reserved for vacuuming or drying of automobiles may. <sup>2030</sup> Excess parking spaces not required may be used for stacking calculation.	3 spaces before the final component of each service unit, which may include 3 spaces reserved for vacuuming or drying of automobiles. Excess parking spaces not required may be used for stacking calculation.
Eating Establishment or Food Preparation <sup>2031</sup>	One service unit	4 spaces before the final component; 2 spaces at the exit of the unit. <sup>2032</sup>
	Two service units	4 spaces before the final component for each service unit; 2 spaces at the exit of each unit. <sup>2033</sup>
	Each additional unit	4 spaces before the final component for each service unit; 1 space at the exit of each unit.
All other facilities not listed	3 spaces before the final component of the service unit; 1 space at the exit of each service unit. <sup>2034</sup>	2 spaces before the final component of the service unit; 1 space at the exit of each service unit.

<sup>2024</sup> All Compact Context standards are new.

<sup>2025</sup> Revised standard. These are “banks” in former code.

<sup>2026</sup> Revised standard. Previously required banks to have 6 spaces before the final component and 1 space after.

<sup>2027</sup> Revised to match use table. Previously called “car washes”.

<sup>2028</sup> Revised standard. Previously required 3 spaces before the final component of each service unit.

<sup>2029</sup> Revised to match use table. Previously called “car washes”.

<sup>2030</sup> Revised standard. Previously required 20 spaces before the final component of each service unit. Wording revised to clarify that exit stacking spaces can be vacuuming and drying spaces.

<sup>2031</sup> Revised to match use table. Previously called restaurants/eating establishments.

<sup>2032</sup> Revised standard. Previously required 6 spaces before the final component of each service unit.

<sup>2033</sup> Revised standard. Previously required 8 spaces before the final component of each service unit.

<sup>2034</sup> Revised standard to remove reference to photo drop-off, and to include pharmacy.

### **C. Design and location of stacking spaces**

Each drive-through service unit shall provide stacking spaces as follows:

1. Each stacking space shall be not less than 8.5 feet in width and 17½ feet in length, with additional spaces for necessary turning and maneuvering.
2. The area required for stacking spaces shall be exclusive of and in addition to any required parking space, loading space, driveway, aisle and required yard, unless specifically noted.
3. A parking space at any component of a drive-through service unit (window, menu board, order station, or service bay) shall be considered to be a stacking space.
4. An area reserved for stacking spaces shall not double as a circulation driveway, maneuvering area, and may not include any portion of an alley.<sup>2035</sup>
5. In the Metro Context area, sites with stacking spaces shall include an exclusive bypass aisle, driveway or other circulation area in the parking lot design to allow vehicles to bypass the stacking area.<sup>2036</sup>
6. A drive-through service unit may project up to one foot into the stacking area.
7. A drive-through service unit shall not be permitted on the side or rear of a building, or within the side or rear yard of a building, that abuts a protected district unless the side or rear setback of each component of a service unit meets the landscaping and screening requirements in Chapter 744, Article V Landscaping and Screening.<sup>2037</sup>

### **D. Site plan submission**

1. All required off-street stacking spaces and circulation patterns shall be demonstrated on the site plan that is submitted at the time of filing for an Improvement Location Permit. The submitted site plan shall also include:
  - a. All existing and proposed points of ingress and egress, circulation and maneuvering areas, off-street parking and loading areas; and
  - b. A separate tabulation of the number of required off-street parking, loading, and stacking spaces in a conspicuous place on the plan for easy reference.
2. Prior to obtaining an Improvement Location Permit, the site plan shall be forwarded to the Bureau of License and Permit Services for its review and comment.

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<sup>2035</sup> Clarification on alley use added.

<sup>2036</sup> Revised to limit this standard to the Metro Context area.

<sup>2037</sup> Revised standard. The minimum 100 foot spacing standard requirement was deleted as unworkable in many areas, and was replaced with a reference to landscaping and screening standards.

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## Article V. LANDSCAPING AND SCREENING<sup>2038</sup>

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### Section 01. Purpose<sup>2039</sup>

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The purpose of this Chapter 744 Article V is to foster aesthetically pleasing, environmentally beneficial, and sustainable development that will protect and preserve the appearance, character, general health, safety and welfare of the community through regulations that are appropriate to the type and scale of development and the level of investment being made. More specifically, this Article is intended to increase the compatibility of adjacent uses requiring a buffer or screen between uses; to minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable activities or impacts conducted or created by an adjoining or nearby use; to increase the attractiveness and long-term value; to encourage the use of landscaping that will assist in the management of stormwater runoff quantity and quality; and to encourage the preservation of significant trees that will help absorb carbon dioxide emissions and reduce heat island impacts and related energy costs.

### Section 02. Applicability

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- A.** After the first day of the month that is six months after the date of adoption, all development of single-family detached, single-family attached or two-family dwelling units and development of individual lots with triplex, fourplex, or live-work unit not part of a larger project or subdivision shall be required to comply with Sections 744-503, 744-507, and 744-510, but shall not be required to comply with other provisions of this Chapter 744 Article V.<sup>2040</sup>
- B.** All development in all zoning districts not exempted either in whole or in part by Table 744-502-1 shall comply with the landscaping and screening standards in this Chapter 744 Article V. However, legally established nonconforming uses and structures or buildings with landscaping and screening that are legally established prior to the first day of the month that is six months after the date of adoption may be modified and be exempt from complying with specific sections of Chapter 744 Article V as described in Table 744-502-1; provided, however, in no instance shall any building or structure modification be deemed to exempt the property from or lessen the landscaping and screening standards which were applicable to the property at the time of such building or property's original construction.<sup>2041</sup>

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<sup>2038</sup> Carried over from various sections of former code with changes as noted.

<sup>2039</sup> New section.

<sup>2040</sup> Revised to clarify that single-family and two-family dwellings are excluded from most requirements and that change of use does not trigger a landscaping requirement.

<sup>2041</sup> Revised to address the many redevelopment situations.

**Table 744-502-1: Exceptions to Landscaping and Screening for Nonconformities<sup>2042</sup>**

Standards of Article V apply unless specifically exempted

Type of Activity or Construction	Applicability
Change, repair, reconstruction or replacement of any building façade or exterior fascia	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
Changes to the interior of any building	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507, 744-508, 744-509
For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is redeveloped or demolished, the building is reconstructed or expanded with up to 125% of the original square footage	Exempt from Sections 744-503, 744-504, 744-505, 744-506, 744-507  Sections 744-508 and 744-509 would only apply to the building and the parking area associated with the expansion or reconstruction; unaffected areas are not required to be changed. Such redevelopment expansion or reconstruction is eligible for a one-time exemption from Section 744-509.
For freestanding buildings or buildings that are a part of an integrated center, in the case of a portion of a building or a portion of a multi-tenant building is redeveloped or demolished, the building is reconstructed or expanded with 125% or more of the original square footage	The building and the parking area associated with the expansion or reconstruction must meet all sections of Article V; unaffected areas are not required to be changed
Construction of a complete, freestanding building, including the case of a demolition and rebuild	No exemptions
Relocation of an existing, on-site building	Exempt from Sections 744-505, 744-507, 744-509
Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is less than 100%	Original parking area is exempt from Section 744-505 and 744-509, however the additional or expanded parking area is not exempt
Addition or expansion of an existing parking area resulting in an increase in the number of parking spaces that is 100% or more	Original and new parking area are not exempt and must meet all sections of Article V
Repave or restripe or minor repair of an existing parking area [1]	Exempt from Sections 744-504, 744-505, 744-506, 744-509
Reconstruction of an existing parking area	Exempt from Sections 744-504, 744-506, 744-507, 744-508, 744-510
<p>Notes: [1] Minor repair includes filling potholes and would not include the restoration of an area greater than 100 sq. ft.</p>	

- C.** The Heritage Tree Conservation provisions of Section 744-503.K apply to all development or redevelopment on lots and parcels in any zoning district that contain (i) more than 20,000 sq. ft. of lot area, and (ii) a primary structure with a use other than those described above in Sec. 744-502.A, as well as to any new lot of record created

<sup>2042</sup> Table added to indicate when a site must be brought up to new standards.

after the first day of the month that is six months after the date of adoption, regardless of the primary use of the property, in all zoning districts.<sup>2043</sup>

- D. Lots in a Development Plan District (HD-1, HD-2, PK-1, PK-2, UQ-1, UQ-2, SZ-1, SZ-2), CBD-S district, C-S district or D-P district that are regulated by an approved detailed Site and Development Plan that includes an approved landscaping and screening plan, the landscaping and screening of the lots shall be regulated by that approved plan.<sup>2044</sup>

## **Section 03. General Landscaping Standards**

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### **A. Landscape Plan Required**

A landscape plan shall be submitted as a part of all development and permit applications for those activities listed in this Chapter 744 Article V, unless the Administrator determines that compliance with the provisions of this Article can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Article can be demonstrated in the combined materials.

### **B. Required Plant Materials**

Landscape areas as required by the Zoning Ordinance shall be designed to be drought tolerant. Tree and shrub species used to meet the requirements of the Zoning Ordinance shall be from the *Indianapolis Selected Plant List* as approved by the Metropolitan Development Commission. Additionally, plants listed on the *Indianapolis Prohibited Plant List* shall not be counted and shall not fulfill any requirement of this Article. All plant material shall be hardy to central Indiana, suitable for the site, free of disease and insects and conform to the *American Standard for Nursery Stock* (ANSI Z60.1-2004). Upon presentation of evidence, the Administrator may authorize alternative species or cultivars that meet the intended purpose, are not invasive or hazardous, and equally hardy and capable of withstanding the local setting.

Additional plant materials may be planted unless the plant is listed on the *Indianapolis Prohibited Plant List*.

### **C. Minimum Living Materials**

In all areas where landscaping is required, a minimum of 60% of the surface area shall be covered by living materials, rather than gravel, stone or other non-living materials.

### **D. Soil Condition and Planting Beds<sup>2045</sup>**

1. All landscaping required by the Zoning Ordinance shall be planted in uncompacted soil at least 2 feet in depth.
2. Stone mulch is not permitted in required landscape areas or planting bed except as part of a stormwater best management practice in accordance with Section 702 of the 2011 Stormwater Specifications Manual.

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<sup>2043</sup> Strategic approach to preserve the selected trees that are most highly valued.

<sup>2044</sup> New to address the negotiated districts.

<sup>2045</sup> Removed mulching requirement and minimum depths.

3. All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops. Curbs shall be provided with openings to accommodate surface collection of stormwater runoff in vegetated swales and detention facilities.

**E. Minimum Plant Sizes at Installation**

Unless otherwise specifically noted, the minimum plant size at the time of installation of landscaping required by the Zoning Ordinance shall be according to Table 744-503-1: Minimum Plant Sizes.

<b>Table 744-503-1: Minimum Plant Sizes</b>	
<b>Plant material type (ASNS types)</b>	<b>Minimum size</b>
Deciduous/ Overstory Shade Tree (Type 1 or 2)	
Single Trunk	2 in. caliper <sup>2046</sup>
Multi Trunk	10 ft. in height
Evergreen/Coniferous Tree	6 ft. in height
Ornamental/ Understory Tree	1.5 in. caliper
Large Shrub – Deciduous (Type 2 or 3)	24 in. in height
Large Shrub – Evergreens (Types 4, 5 or 6)	30 in. in height
Small Shrub – Deciduous (Type 1)	18 in. in height
Small Shrub – Evergreens (Type 1, 2 or 3)	24 in. in spread
Ground cover	3 in. in height

**F. Plant Material Spacing<sup>2047</sup>**

Except for Transitional Yard and Edge Buffering provisions of Section 744-506, trees and shrubs shall not be placed closer than 3 feet to any lot line. A minimum 3 foot radius around fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections shall be provided and free of trees or shrubs. Plant materials may be grouped but must be located within the particular landscape area to which it will be credited. The Administrator may authorize adjustments to these spacing requirements when necessary due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

**G. Species Variation<sup>2048</sup>**

For sites over one acre in size, landscaping shall introduce multiple varieties within one general area. In areas in the Metro Context Area, no one species of tree may make up more than 30% of the total number of trees, and no one species of shrub may make up more than 30% of the total number of shrubs.

<sup>2046</sup> Reduced to 2 inch caliper due to availability and higher viability of the transplanted tree.

<sup>2047</sup> Clarified that plantings can be grouped together but must remain in the area. 3 foot area is for maintenance.

<sup>2048</sup> Species variation is needed to protect our tree canopy from species-related threats

## **H. Protection of Clear Sight Triangular Areas**

No obstructions shall be erected, placed, planted or allowed to grow in such a manner as to materially impede visibility between the heights of 2.5 feet and 8 feet above grade level of the adjoining right-of-way within a Clear Sight Triangular Area.

## **I. Planting in the Right-of-Way**

Tree removal or tree planting or the placement of other landscaping elements in the right-of-way shall be done in accordance with Chapter 701 Trees and Flora of the Revised Code of the Consolidated City and County.

## **J. Overlapping Requirements**

If areas required to be landscaped by two or more provisions of the Zoning Ordinance overlap each other, the provision requiring the greater amount of planting in that area shall apply.

## **K. Heritage Tree Conservation<sup>2049</sup>**

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city's Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.<sup>2050</sup>
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

## **L. Existing Vegetation Credit and Bonus**

1. In the event that existing vegetation meets the intent of the screening requirements, preserved existing vegetation may be credited for landscape materials required by this Chapter 744 Article V. In no instance will credit be given for existing vegetation that is invasive, as listed the *Indianapolis Prohibited Plant List*.
2. If any of the vegetation that fulfills a requirement of the Zoning Ordinance dies or is removed, replacement plant materials shall be installed in accordance these standards. Existing vegetation to be used to meet a requirement of this Article V shall be protected during construction through use of a fence erected around the area encompassing the area 1 foot beyond the drip line of the vegetation. No materials shall be placed in this encompassed area.<sup>2051</sup>
3. Preservation of trees and surrounding vegetation shall be given credit toward fulfilling landscaping requirements set forth in this Article as follows:

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<sup>2049</sup> Definition of Heritage Tree including species appears in Definitions Section of Chapter 740.

<sup>2050</sup> Clarified disease to mean something significant.

<sup>2051</sup> Revised to extend fencing requirement from drip line to 1 foot beyond.

- a. Existing trees and surrounding vegetation may be credited only one time towards any one buffer, screen or other landscape area requirement.
  - b. Existing trees and surrounding vegetation shall be located within the required landscape area to which it will be credited.
  - c. Existing trees that conform to these standards and are proposed to be used for credit must generally have location, species, caliper and drip line indicated on the required landscape plan.
4. Existing trees shall be credited as fulfilling a requirement based upon the tree size and provided that the minimum area surrounding the tree is according to the criteria and the quantities shown in Table 744-503-2: Existing Tree Credit and Bonus.<sup>2052</sup>

<b>Table 744-503-2: Existing Tree Credit and Bonus</b>				
<b>Existing Tree Size (inches)</b>	<b>Minimum Surrounding Landscape Area (sq. ft.)</b>	<b>Minimum Width of Surrounding Landscape Area (feet)</b>	<b>Number of Trees Credited</b>	<b>Number of Trees Credited for a Heritage Tree Species</b>
Over 36 DBH	350	15	10	15
25.5 to 36 DBH	300	15	8	11
13 to 25	250	10	6	8
10.5 to 12.5 DBH	100	8	4	6
8.5 to 10 DBH	100	8	4	5
6.5 to 8	100	5	2	3
4 to 6	100	5	2	2
2.5 to 3.5	100	5	1	1

**M. Replacement Trees<sup>2053</sup>**

In the event an Existing Tree that was given credit or a Heritage Tree is removed or dies within 3 years of the ILP issuance date, replacement trees shall be planted. The number of replacement trees that must be planted for each tree lost shall be in accordance with Table 744-503-3: Replacement Trees.

<b>Table 744-503-3: Replacement Trees</b>		
<b>Size of tree removed or dead (inches)</b>	<b>Number of Trees to be planted to replace a Heritage Tree</b>	<b>Number of Trees to be planted to replace an existing tree</b>
Over 36 DBH	15	10
25.5 to 36 DBH	11	8
13 to 25 DBH	8	6
10.5 to 12.5 DBH	6	4
8.5 to 10 DBH	5	4
6.5 to 8	3	2
4 to 6	2	2
2.5 to 3.5	1	1

<sup>2052</sup> Clarified that a minimum space is also required.

<sup>2053</sup> New section.

In the event that the site cannot accommodate the number of replacement trees required, the Administrator may authorize an alternate location for the planting of the replacement trees within the County as close to the site as feasible.

#### **N. Native Vegetation and Natural Landscaping Areas<sup>2054</sup>**

1. Growing native vegetation including ferns, grasses, sedges, rushes, forbs, shrubs and trees shall be permitted in lieu of turfgrass lawn. Natural landscape areas are permitted if planned and designed to control, direct, and maintain the growth of natural vegetation, primarily native, and may include the detention and infiltration of stormwater runoff in the natural landscape area.<sup>2055</sup>
2. Natural landscaping areas shall not be located within 2 feet of a front lot line, or within 4 feet of any other lot line, except that no rear or side yard setback shall be required where the natural landscaping is separated from adjacent lots by fencing or continuous shrub growth 3 feet or more in height, or where the natural landscaping area abuts another permitted natural landscaping area on an abutting lot. An intervening path or walkway shall not be deemed to prevent natural landscape materials from abutting.
3. Where natural landscaping area is installed or preserved, a sign shall be installed indicating that the area is a natural landscape area and generally not mowed.<sup>2056</sup>

#### **O. Rain Gardens, Bioswales and Storm Water 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 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.<sup>2057</sup>

#### **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 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.<sup>2058</sup> 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

<sup>2054</sup> “Native Vegetation” and “Natural Landscaping” are defined in Chapter 740, Article II

<sup>2055</sup> City of Indianapolis has a Native Planting Area Program in which these areas are registered so that high weeds ordinance does not come into effect.

[<http://www.indy.gov/eGov/City/DPW/SustainIndy/GreenInfra/Pages/RainGardenResources.aspx>]

<sup>2056</sup> Standard 3 added.

<sup>2057</sup> Final sentence added.

<sup>2058</sup> Tall plantings and aquatic bench explanation added.

in width as per Section 302.07 in the 2011 Stormwater 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.<sup>2059</sup> 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.<sup>2060</sup>

**Q. Alternative Landscaping<sup>2061</sup>**

1. **Alternative Landscape Plan.** The Administrator may approve an alternate landscape plan that does not meet the specific requirements stated in this Article V if the Administrator determines that the alternative plan:
  - a. Is consistent with the purposes of this chapter; and
  - b. Does not include invasive vegetation; and
  - c. Does not include a reduction of tree planting requirements; and
  - d. Provides equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
  - e. Provides equal or superior visual appearance of the property when viewed from the street; and
  - f. Provides equal or superior carbon dioxide absorption and heat island reductions.

**R. Installation and Delay of Installation Due to Season**

1. All landscaping material used to meet the requirements of the Zoning Ordinance shall be installed in accordance with the planting procedures established by the ANSI A300 Tree Care Operations: Standard Practices for Tree, Shrub and Other Woody Plant Maintenance.<sup>2062</sup>
2. All landscaping material shall be installed no later than 60 days following the completion of construction or its initial use, unless subsection 3 below applies.
3. Whenever the installation of required landscaping is not possible by the time construction on the primary structure or primary use parking lot has been completed, an Inspector may authorize a delay in installation until no later than the following May 31. As a condition of authorizing a delay in installation, a surety or other guarantee, may be required, in a form acceptable to the city, in the estimated amount of such installation. During any delay in installation, site management must comply with all applicable provisions for sediment and erosion control.<sup>2063</sup>

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<sup>2059</sup> 2011 update to Stormwater Manual requires safety bench/ledge/shelf and a littoral zone; this links the two without duplication.

<sup>2060</sup> Last three sentences added. Added sentence prohibiting trees in pipe easements.

<sup>2061</sup> New provision to allow more flexibility.

<sup>2062</sup> Industry standards established through American National Standards Institute, Inc., 1819 L Street, NW, Sixth Floor, Washington, DC 20036, replaces previous tree care industry standards.

<sup>2063</sup> Last sentence added.

## S. Maintenance

1. All landscaping required by the Zoning Ordinance shall be provided and maintained at all times.
2. Dead, missing, or damaged landscaping, or landscaping that supports less than 50% healthy leaf growth or shows dead branches over a minimum of 50% of the normal branching pattern shall be replaced with healthy, live plants by the end of the growing season to meet ordinance requirements.
3. The owner is responsible for the maintenance, repair, and replacement of all required landscaping, screening, and curbing.
4. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
5. Fences, walls, and other barriers shall be maintained in good repair. All barriers that are damaged, broken, or with failing paint shall be repaired, replaced or refinished.
6. Tree topping is prohibited. Tree topping is the practice of removing whole tops of trees, large branches or trunks from the tops of trees, leaving stubs or lateral branches that are too small to assume the role of a terminal leader.<sup>2064</sup>
7. Plant materials shall be provided water to adequately sustain long-term growth.<sup>2065</sup>

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<sup>2064</sup> Added description of tree topping.

<sup>2065</sup> Deleted requirement for permanent irrigation.

## **Section 04. Street Frontage and Front Yard Landscaping**

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In all zoning districts except for lots improved with single-family detached dwellings, single-family attached dwellings, two-family dwellings, triplexes, and fourplexes, the front yard shall meet the following standards:

- A.** The front yard shall be landscaped with at least one shade tree per 35 feet of street frontage. If overhead electric distribution lines are present, ornamental trees with a maximum mature height of 15 feet shall be planted and the number of trees planted shall be at least one ornamental tree per 20 feet of street frontage.
- B.** Trees required by the subsection above shall be planted within 25 feet of the right-of-way.<sup>2066</sup>
- C.** For lots that have a front yard less than 5 feet in depth or where the sidewalk extends from the back of curb to the lot line, tree wells may be installed in the right-of-way to accommodate the required frontage trees. For tree wells adjacent to sidewalks measuring 5 feet wide or less, the tree well opening must be covered with a tree grate or surrounded by a fence or wall at least 18 inches in height. The opening in a tree grate for the trunk must be expandable or otherwise accommodate the mature diameter of the tree.
- D.** All planting in the public right-of-way shall meet the requirements of Chapter 701 and may be counted toward fulfilling the requirements of this Article.
- E.** On lots adjacent to a landscaped median in the right-of-way, 50% of the vegetation in the median that meets a street frontage and front yard landscaping requirement may be credited towards the landscaping requirements of this Section 744-504.
- F.** Planting beds with shrubs, flowers, wildflowers, low grasses or sedges, excluding turfgrass, shall comprise at least 20% of the area of a front yard.
- G.** In Dwelling Districts, the front yard is subject to limitations on front yard parking area width shown in Section 744-404.A.2, and the remaining front yard shall be landscaped in grass, shrubbery, trees or flowers, or in combination with other similar and suitable vegetative ground cover plantings.<sup>2067</sup>

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<sup>2066</sup> Eliminated requirement to mimic adjoining lots.

<sup>2067</sup> From former Sec. 731-219(b)(2) - Appurtenances, with text clarified with cross-reference to more objective parking area standards.

## Section 05. Parking Lot Landscaping

Primary use and accessory parking lots shall provide at least the following amounts and types of landscaping unless alternative requirements are stated in the Zoning Ordinance.

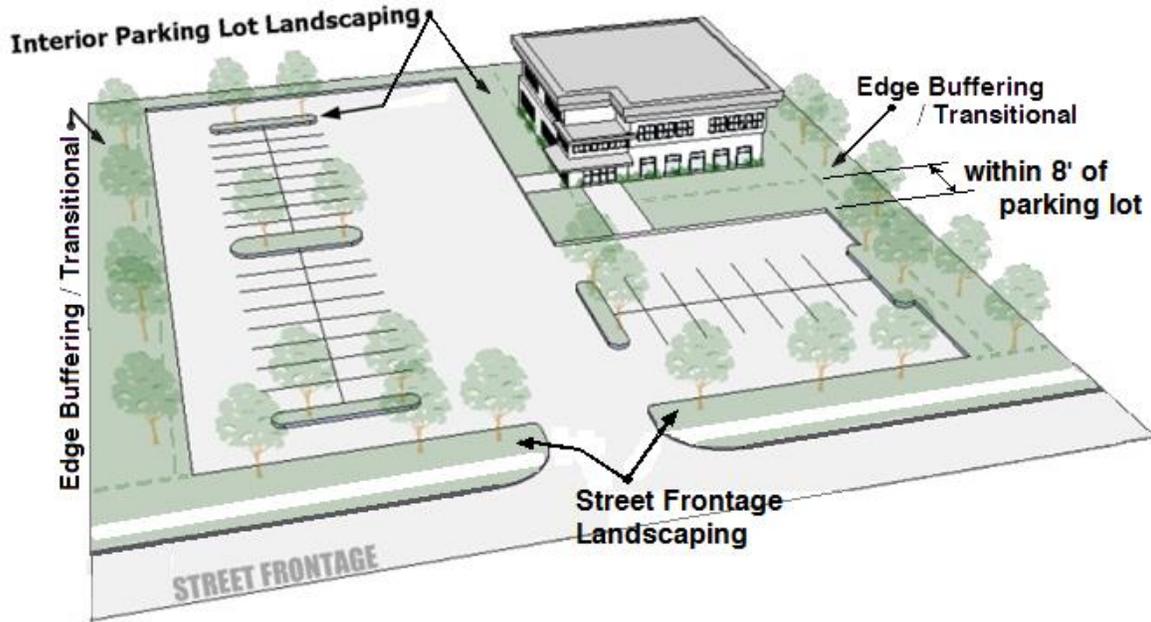


Diagram YY Landscaping of a parking lot

### A. Street Frontage Landscaping

Any parking lot with off-street parking spaces must provide landscaping along any street frontage in accordance with Table 744-505-1: Required street frontage landscaping.

Table 744-505-1: Required street frontage landscaping	
Minimum depth of landscaped area along frontage	Amount
Metro Context Area	10 feet along the entire frontage <sup>2068</sup>
Compact Context Area	6 feet along the entire frontage
Minimum number of trees	
Landscaped area	1 shade tree per 35 feet of street frontage
Landscaped area within 20 feet of overhead electric distribution lines	1 ornamental tree with a maximum mature height of 15 feet per 20 feet of street frontage
Minimum number of shrubs	
Without a screening wall or fence	3 large shrubs per 25 feet of street frontage
With an opaque fence or wall at least 3 ft. tall	3 small shrubs on the streetside of the fence or wall per 25 feet of street frontage

<sup>2068</sup> New standard of 10 feet.

## B. Interior Landscaping

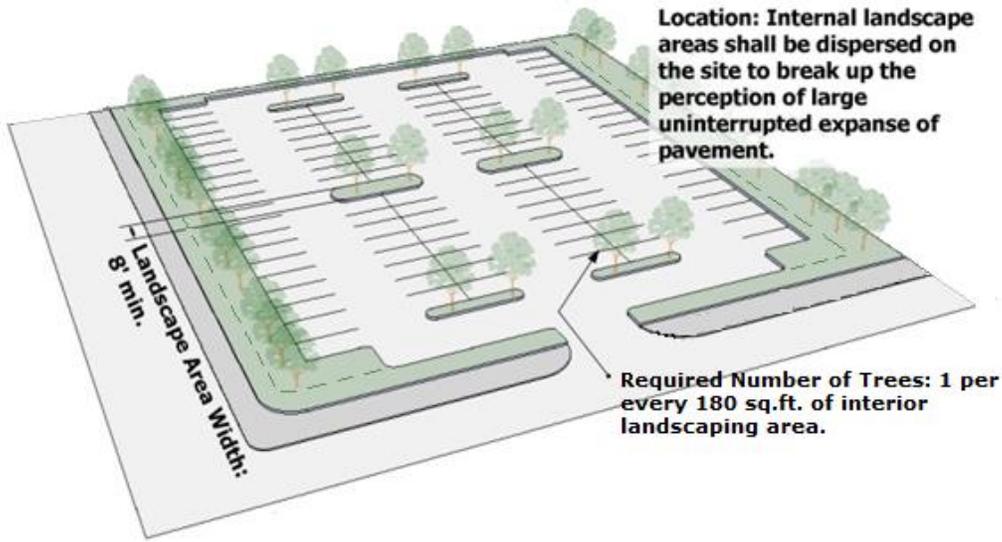


Diagram ZZ Interior landscaping of a parking lot

1. Any parking lot with 15 or more off-street parking spaces must provide Interior Landscaping in accordance with Table 744-505-2: Required interior landscaping area.<sup>2069</sup>

<b>Table 744-505-2: Required interior landscaping area</b>	
Internal landscape areas shall be dispersed on the lot to break up the perception of large uninterrupted expanse of pavement.	
<b>Type of development</b>	<b>Amount</b>
For development occurring on land in which 75% or more of the land area was previously developed for purposes other than residential or agricultural	6% of all uncovered vehicle areas
For any undeveloped commercial out lot established before the first day of the month that is six months after the date of adoption that is 2 acres in size or less	6% of all uncovered vehicle areas on the out lot
For new development and any other type of development	9% of all uncovered vehicle areas
<b>Minimum width of required landscape areas</b> <sup>2070</sup>	
Landscaped area	8 feet
Landscaped area using structural soil	6 feet
<b>Minimum number of shade trees</b> <sup>2071</sup>	1 per 180 square feet of interior landscaping area

<sup>2069</sup> Previous standard was 15 sq.ft per parking space (8.3% of 180; 5% of 300 sq.ft). Split into 3 standards to accommodate and encourage redevelopment.

<sup>2070</sup> Increased from 6 feet to aid in tree viability for general basic soils; kept 6' if special soil is used, which would allow for tree diamonds to be used in parking lots.

<sup>2071</sup> Former standard is 1 tree per 20 parking spaces; proposed standard less than doubles number.

- 2. **Redevelopment adjustment:** For development occurring on land in which 75% or more of the land area was previously developed for purposes other than residential or agricultural and not subject to Section 744-509 (Green Factor Requirement), the required area for interior landscaping may be adjusted by the credits shown in Table 744-505-3: Interior Landscaping Credits.

<b>Table 744-505-3: Interior Landscaping Credits</b>	
When an interior landscape area of 100 sq. ft or more includes the following elements, the square footage may be increased by the indicated factor and credited to the required interior landscaping area.	
Flower bed at least 25 sq.ft. in size (annual or perennials)	10%
Shrubs and non-native grasses	15%
Native grasses, shrubs, flowers	30%
Bioswale with requisite plantings	40%

## **Section 06. Transitional Yard and Edge Buffering**

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### **A. Multifamily Residential Abutting Single-family Residential**

Where a multifamily dwelling project that abuts a lot in the D-S, D-1, D-2, D-3, D-4, D-5, or D-5II district, or a lot in the D-8 district that contains a single-family attached dwelling or single-family detached dwelling, a landscape buffer shall be provided using either Option 1 or 2 below.<sup>2072</sup>

1. **Option 1.** A landscape buffer area at least 10 feet wide shall be provided by the multifamily dwelling project along the shared border. The buffer area shall consist of natural landscape materials such as grasses, ground cover, shrubs, and trees, and shall not contain parking or impervious surfaces. One tree shall be provided for every 35 feet of lot line and 3 large shrubs per 25 feet of lot line, with spacing designed to minimize sound, light, and noise impacts.
2. **Option 2.** An opaque wall, fence or dense (at least 50% opacity) vegetative screen at least 6 feet tall shall be provided. In the Metro Context Area, a berm at least 3 feet tall may be used instead of the wall, fence, or dense vegetative screen.<sup>2073</sup> If a fence or wall is provided, the side facing away from the multifamily dwellings shall be at least as finished in appearance as the side facing the multifamily dwellings, the fence shall be placed at least 3 feet inside the property line, and 3 small shrubs per 25 feet of lot line shall be provided between the fence and the property line. If a vegetative screen is proposed, it shall be at least 4 feet in height at the time of planting and maintained at 6 feet in height minimum.<sup>2074</sup>

### **B. Commercial, Institutional, or Mixed-Use Abutting Dwelling**

Where a commercial district, mixed-use district, hospital district, university quarter district, PK-II district, or SU district for a public, institutional, or civic building or project abuts a dwelling district, a landscape buffer shall be provided within the transitional yard using either Option 1 or 2 below.

1. **Option 1.** A landscape buffer area at least 15 feet wide shall be provided by the commercial or institutional project along the shared border. The buffer area shall consist of natural landscape materials such as grasses, ground cover, shrubs, and trees, and shall not contain impervious surfaces. One shade or evergreen tree shall be provided for every 30 linear feet of lot line and 3 large shrubs per 25 linear feet of lot line, with spacing designed to minimize sound, light, and noise impacts on dwelling uses.
2. **Option 2.** An opaque wall, berm, fence or dense (at least 75% opacity) vegetative screen at least 6 feet tall shall be provided with one shade tree provided for every 50 linear feet of lot line. If a fence or wall is provided, the side facing away from the commercial or institutional use shall be at least as finished in appearance as the side facing the commercial or institutional use, the fence or wall shall be placed at least 3 feet inside the property line, and 3 small shrubs per 25 linear feet of lot line shall be

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<sup>2072</sup> Reference to D-8 district added.

<sup>2073</sup> Allows berms only in Metro context area.

<sup>2074</sup> Clarified location of fence and landscaping.

provided between the fence and the property line. If a vegetative screen is proposed, it shall be at least 6 ft. in height at the time of planting.<sup>2075</sup>

### C. Industrial Abutting Dwelling

Where an industrial district, building or project abuts a dwelling district or lots used for any use listed as a dwelling use in Table 743-1: Use Table, a landscape buffer shall be provided within the transitional yard using either Option 1 or 2 below.

1. **Option 1.** A landscape buffer area at least 15 feet wide shall be provided by the industrial project along the shared border. The buffer area shall consist of natural landscape materials such as grasses, ground cover, shrubs and trees, and shall not contain impervious surfaces. One evergreen tree shall be provided for every 25 linear feet of lot line and 4 large shrubs per 25 linear feet of lot line, with spacing designed to minimize sound, light and noise impacts on dwelling uses.
2. **Option 2.** An opaque wall, berm, fence or dense (100% opacity) vegetative screen at least 8 feet tall shall be provided with one shade tree provided for every 50 linear feet of lot line. If a fence or wall is provided, the side facing away from the industrial use shall be at least as finished in appearance as the side facing the industrial use, the fence shall be placed at least 3 feet inside the property line, and 3 small shrubs per 25 linear feet of lot line shall be provided between the fence and the property line. If a vegetative screen is proposed, it shall be at least 6 feet tall at the time of planting.<sup>2076</sup>

### D. Industrial Abutting Commercial or Institutional

Where an industrial district, building or project abuts a C-1 district, hospital district, university quarter district, or a park district, a landscape buffer shall be provided by using either Option 1 or 2 below.

1. **Option 1.** A landscape buffer area at least 10 feet wide shall be provided by the industrial project along the shared border. The buffer area shall consist of natural landscape materials such as grasses, ground cover, shrubs and trees, and shall not contain impervious surfaces. One shade or evergreen tree shall be provided for every 40 linear feet of lot line and 4 large shrubs per 20 linear feet of lot line, with spacing designed to minimize sound, light and noise impacts.
2. **Option 2.** An opaque wall, berm, fence or dense (50% opacity) vegetative screen at least 6 feet tall shall be provided with one shade tree provided for every 50 linear feet of lot line. If a fence or wall is provided, the side facing away from the industrial use shall be at least as finished in appearance as the side facing the industrial use, the fence shall be placed at least 3 feet inside the property line, and 3 small shrubs per 25 linear feet of lot line shall be provided between the fence and the property line. If a vegetative screen is proposed, it shall be at least 6 feet tall at the time of planting.<sup>2077</sup>

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<sup>2075</sup> Clarified location of fence and landscaping.

<sup>2076</sup> Clarified location of fence and landscaping.

<sup>2077</sup> Clarified location of fence and landscaping.

**Section 07. Dwelling Districts**

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**A. Low-density Dwelling Districts**

In the D-A, D-S, D-1, D-2, D-3, D-4, D-5, D-5II and D-8 districts, at the time of development, trees shall be provided on the lot being developed in accordance with Table 744-507-1: Residential Tree Planting Requirements.

<b>Table 744-507-1: Residential Tree Planting Requirements</b>	
<b>Lot Size (square feet)</b>	<b>Number of Trees Required</b>
Up to 3,500	1
3,500—9,999	2
10,000—19,999	3
20,000 and above	4

**B. Other Dwelling Districts**

In the D-6, D-6II, D-7, D-9 and D-10 districts, in addition to the provisions of Section 744-504 Street frontage and front yard landscaping, trees shall be provided or preserved on site at a rate of one shade tree per 7,000 square feet of lot area.

## Section 08. Screening of Facilities and Equipment

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### A. Mechanical Equipment

1. **Roof-mounted mechanical equipment.** Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level from any street bounding the block on which the property is located.
2. **Ground-mounted Mechanical Equipment.** In Commercial districts, Mixed-Use districts, and Dwelling districts developed with multifamily dwellings, ground-mounted mechanical equipment shall be screened from view from ground view of adjoining properties and from all streets bounding the block on which the property is located, by landscaping or by a decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the primary structure. The wall shall be of a height equal to or greater than the height of the mechanical equipment being screened. If landscaping is used for screening, the screening material shall be designed to provide 75% opacity within one year after planting along the full required height and length of the screening buffer.

### B. Loading and Service Areas

#### 1. General Requirement.

These standards shall apply to all exterior areas containing without limitation garbage dumpsters, grease/oil tanks, recycling bins and cardboard compactors, on all properties containing multifamily dwelling, commercial, institutional, industrial or mixed-uses.

- a. In all districts, non-enclosed service areas and off-street loading areas shall be screened when viewed from ground level from all streets bounding the block on which the property is located as described in subsections 3 or 4 below, as applicable.
  - b. Service areas shall not be located in any front yard.<sup>2078</sup>
  - c. All waste containers and dumpsters shall be equipped with and use a lid covering or be in a roofed enclosure, and shall be designed so that stormwater runoff does not reach storm drain inlets or stormwater treatment units.<sup>2079</sup>
2. **Exceptions.** The following are not subject to the requirement in subsection 1 above.
- a. Containers located behind a building and not visible from a public right-of-way or adjoining single-family, multifamily, mixed-use or public property.
  - b. The temporary purpose of disposing of waste generated during the time of an active building permit, or 180 days, whichever is shorter, for the demolition or

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<sup>2078</sup> New standard.

<sup>2079</sup> Because this text requires screening when viewed from all surrounding streets, the former code language tailored to screening of views from protected districts is not needed: "All vehicle loading spaces on any lot abutting a protected district or separated by a public right-of-way from a protected district must be enclosed within a building or screened and landscaped in addition to the commercial district's regulations for screening and landscaping transitional yards. Such screening and landscaping must be installed as required in section 732-214(g)." Revised to clarify cover requirements and add final clause regarding storm drainage. Added stormwater treatment units.

construction of improvements on the property upon which the commercial container is located.

- c. Waste or recycling containers being 96 gallons or less in size serving single-family attached dwellings, single-family detached dwellings, two-family dwellings, triplexes and fourplexes.
  - d. On a temporary basis, containers for a special event authorized by the city.
3. **Service Areas Not Adjacent to Structure Wall.** Service areas that are not located adjacent to a wall of an existing principal or accessory structure shall be screened from view as follows:
- a. On 3 sides with a wall constructed of masonry, brick, wood, stone, or similar material and at least as tall as the items in the service area being screened;
  - b. On the fourth side a gate constructed of wood or metal and at least as tall as the items in the service area being screened.
4. **Service Areas Adjacent to Structure Wall.** Service areas that are located adjacent to a wall of an existing principal or accessory structure shall be screened from view as follows:
- a. On 2 sides with a wall that is (i) constructed of the same principal materials and colors used on the wall of the principal or accessory building that forms the third wall of the enclosure, and (ii) at least as tall as the items in the service area being screened; and (iii) in compliance with applicable fire and building codes;
  - b. On the fourth side a gate constructed of wood or metal and at least as tall as the items in the service area being screened.

### C. **Outdoor Storage and Operations**<sup>2080</sup>

All outdoor storage and operations within 500 feet of a protected district must be effectively contained by a chain link, solid, lattice or similar type fence or wall and gate. The height of such fence or wall shall be at least 6 feet and shall not exceed 10 feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards. The storage of materials or products within the enclosure may not exceed the height of the fence.

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<sup>2080</sup> Moved from Outdoor Storage use-specific standard.

## Section 09. Green Factor <sup>2081</sup>

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### A. Purpose

This purpose of this Section 744-509 is to ensure that each new development site is more sustainable and installs landscaping, screening, or buffering while encouraging native plantings which are more resilient, promotes the integration of landscaping and drainage with thoughtful design, and allows flexibility in the type and placement of landscaping to respond to the site's context.

### B. Requirement

1. The Green Factor requirement applies to all zoning districts except CBD districts, MU districts, D-A through D-5II districts and portions of the D-8 district occupied by single-family detached dwelling and two-family dwellings.<sup>2082</sup> Any undeveloped commercial out lot established before the first day of the month that is six months after the date of adoption that is 2 acres in size or less shall be exempt from this section.
2. The Green Factor, calculated pursuant to Section 744-509.C below, means that an equivalent percentage of the project site area is covered by vegetated cover. If the inclusion of all elements required by Sections 744-504 through 744-508 does not result in the required Green Factor, then additional elements shall be provided until the minimum Green Factor required is achieved.
3. Each development to which this section applies in which one half-acre or more is being disturbed is required to achieve the following minimum Green Factor:<sup>2083</sup>
  - b. Development occurring on land previously undeveloped or used for residential or agricultural purposes must attain a Green Factor of .30 or higher.
  - c. Development occurring on land in which 75% or more of the land area was previously developed for purposes other than residential or agricultural must attain a Green Factor of .22 or higher.<sup>2084</sup>
4. Each landscaping element required by Sections 744-504 through 744-508 shall count towards the Green Factor total for the site, provided that it meets all applicable design standards for that type of element established in the Indianapolis Green Infrastructure Supplement Document and that species installed complies with this Article.

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<sup>2081</sup> New standards. The Green Factor is a framework that can either require or incentivize new building construction to meet a minimum score in environmentally friendly landscaping and energy efficiency techniques; it consists of a weighted point score system for landscape types. The overall score is dependent upon the total square footage from each element, multiplied by the corresponding factor, then divided by the square footage of the parcel. Designers can choose among a selection of weighted elements (e.g. native plants, bio-retention, swales, green roofs, soil amendments, etc.), alternative surfaces (e.g. permeable pavement), and water harvesting (e.g. cisterns/rain barrels). A minimum Green Factor score of 0.30 (30 percent) of a property's total area is required for all greenfield sites and .22 for redevelopment sites. The multipliers have been calibrated for Indianapolis soils, etc.

<sup>2082</sup> Exception added because unintentionally omitted from early draft. Added CBD and MU. Added exception for existing undeveloped outlots since their drainage and other elements are already established.

<sup>2083</sup> Added Green Factor scoring differences for redevelopment sites. Delineation of the development, whether an outlot or the entire project, is determined by the applicant. The ½ acre threshold is the same threshold used by DPW for storm water quality.

<sup>2084</sup> 75% allows for modest expansion before triggering the Green Factor.

5. Each development to which this Section 744-509 applies shall submit a landscape maintenance manual when submitting an Improvement Location Permit application for the property. The maintenance manual shall identify monthly, annual, and biennial maintenance regimes for all areas included in the Green Factor calculation.
6. As an alternative to the requirements of subsections 1 through 5 above, the Green Factor requirement can be met by constructing or modifying the primary building or buildings on-site in a manner that when completed the building or buildings have and maintain an ENERGY STAR rating of 75 or higher. When this alternative is used, all other applicable landscaping standards must be met. For this alternative, additional Improvement Location Permit submission requirements and maintenance requirements shall be established by Metropolitan Development Commission.<sup>2085</sup>

### **C. Calculation**

The Green Factor for each development to which this Section 744-509 applies shall be calculated as follows. A copy of the completed table shall be submitted with the application for an Improvement Location Permit.

1. Fill in the square footage of the parcel in column C of Table 744-509-1.
2. Fill in the number of shrubs and trees of each type in column B of the table below and calculate the area equivalent for each from the factors in column C of Table 744-509-1.
3. For vegetated areas without shrubs or trees, fill in measured areas for vegetated areas in column C of Table 744-509-1.
  - a. Landscaping elements that are located in the public right-of-way abutting the lot and between the roadway and the lot line may be counted in the total measured area, except that permeable pavers in those locations may not be counted.
  - b. The measured area of vegetated walls is the non-horizontal area covered by vegetation at maturity.
  - c. For all elements other than trees, large shrubs, and vegetated walls, the measured area is determined by the area of the portion of a horizontal plane that underlies the element.
4. If more than one element occupies the same area (for example ground cover under a tree) indicate both the measured area in column C and the number of trees and shrubs in column B.
5. Multiply the measured area of vegetation and the equivalent square footage of vegetated areas in column C by the multiplier in column D and enter the score for that element in column E.
6. Add up all of the scores for individual landscaping elements in column E.
7. Divide the score by the parcel size to obtain the Green Factor score for the site.

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<sup>2085</sup> New option for Green Factor to encourage redevelopment of sites with limited landscape options. Buildings account for one of the largest portions of energy consumption. Facilities that earn the ENERGY STAR (75 or higher); on average use about 40% less energy than average buildings, without compromising comfort, services, or quality. Free benchmarking and management tools available at <http://www.energystar.gov/buildings>

<b>Table 744-509-1: Green Factor Calculation</b> <sup>2086</sup>				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size				
<b>Landscaped areas with uncompacted soil depth less than 24 inches</b>				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
<b>Landscaped areas with uncompacted soil depth of 24 in. or more</b>				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	
Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Small trees [2]		50 sq. ft. per	0.3	
Medium trees [3]		100 sq. ft. per	0.4	
Large trees [4]		200 sq. ft. per	0.4	
<b>Undisturbed Areas [5]</b>				
Undisturbed areas less than 10,000 sf			0.8	
Undisturbed areas 10,000 sf or more			1.5	
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	
Heritage Trees over 8 in. DBH preserved		250 sq. ft. per	0.5	
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	
<b>Building or Structural Features</b>				
Permeable paving for walkways, parking lots, etc.			1.2	
Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters			1.5	
<b>Green roofs:</b>				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with over 4 in. growing depth			1.4	
<b>Off-site improvements</b>				
Tree credit to the Tree Fund [6]		100 sq. ft. per	0.4	
<b>Bonuses applied to factors above</b>				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales			1.5	
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator			0.4	

<sup>2086</sup> This table is based on a similar table developed & used in Seattle, but was enhanced and calibrated for Indianapolis. Multipliers were modified. Options added: Photocatalytic pavement, White roof, Tree credit to the Tree Fund, Landscape area utilizing structural soil.

<b>Table 744-509-1: Green Factor Calculation</b> <sup>2086</sup>				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water			0.2	
Landscaping visible to passersby (adjoining & up to 85 ft depth)			0.1	
Landscaping to be maintained in food cultivation			0.1	
Landscape area utilizing structural soil [7]			0.1	
<b>Total Green Factor Score</b>				
<p>Notes for Green Factor</p> <p>[1] Large shrubs or ornamental are those that reach 3 ft or more in height at maturity.</p> <p>[2] Small trees are trees that have a canopy spread less than 16 ft at maturity.</p> <p>[3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.</p> <p>[4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.</p> <p>[5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be stable and include established vegetation as evidenced by the presence of mature trees, understory plants or grasses other than turfgrass.</p> <p>[6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of the site's credited trees may be tree credits. Contribution method and amount to be established by Metropolitan Development Commission.</p>				
Indicate the Tree species in each size category:				
Small tree species =				
Medium tree species =				
Large tree species =				

**D. Examples**

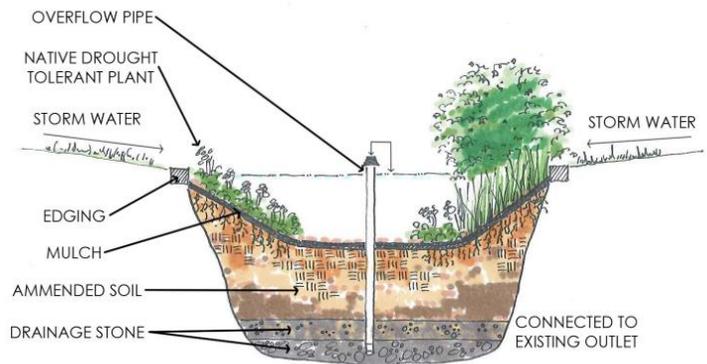
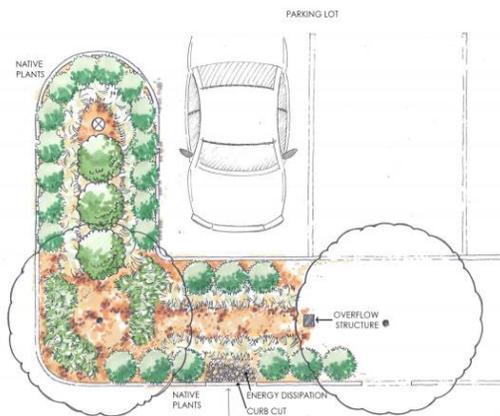


Diagram AAA Parking Lot Island Bioretention area: Plan view and Profile view

## Section 10. Fences and Walls

### A. Materials<sup>2087</sup>

1. Fences incorporating barbed wire or razor-wire are prohibited except:
  - a. When used to enclose livestock on a site where the primary property use is agricultural uses, buildings or structures; or
  - b. When used for public safety or security purposes for a public facility or correctional or penal institution.
2. Electrified fences are prohibited except if the electrification is of non-lethal voltage with current less than 100 mA (0.1 amp), warning sign is posted in a conspicuous location, and located at least 5 feet away from a lot line, and:<sup>2088</sup>
  - a. When used to enclose livestock on a site where the primary property use is agricultural uses, buildings or structures; or
  - b. When used for public safety or security purposes for a public facility or correctional or penal institution.
  - c. When used to enclose personal livestock in a dwelling district.
3. No fence, wall or retaining wall shall be constructed of scrap or waste materials unless those materials have been recycled or reprocessed into building materials for sale to the public.
4. Fences or fences combined with a wall shall be constructed of wood, stone, brick, decorative concrete block, wrought iron, (or products created to resemble these materials), vegetated cellular confinement system, or other material compatible with the primary building materials; or a combination of any of these materials. Chain link fencing or wire fencing is allowed in accordance with Table 744-510-1:

Table 744-510-1: Chain link and Wire Fencing <sup>2089</sup>	
Districts	Chain link or wire fencing
DA, D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8 (single-and two-family dwellings), PK-I, SU-8, SU-43, SU-46	Allowed in all yards.
D-6, D-6II, D-7, D-8, D-9, D-10, D-11, HD-I, HD-II, UQ-I, UQ-II, PK-II, All Commercial Districts, All Mixed-Use Districts, All Central Business Districts, SU-1, SU-2, SU-3, SU-5, SU-6, SU-7, SU-9, SU-34, SU-35, SU-37, SU-38, SU-41, SU-42, SU-44, SU-45	Allowed in the side or rear yards provided it is coated in black, brown, or dark green vinyl or equivalent and shall not use slats. <sup>2090</sup>
All Industrial Districts, SU-10, SU-13, SU-16, SU-18, SU-23, SU-28, SU-39	Allowed in the side or rear yards. Allowed in the front yard of all Industrial Districts. In the listed Special Use Districts, allowed

<sup>2087</sup> New standard; Barbed wire along a ROW has been prohibited since before 1975.

<sup>2088</sup> Current in amps specified.

<sup>2089</sup> Development Plan districts and Special Use districts included.

<sup>2090</sup> New provision requiring coating, prohibition on slats continues

	in the front yard if coated in black, brown, or dark green vinyl or equivalent. <sup>2091</sup> Slats within the chain-link fence are not permitted in the front yard or any transitional yard.
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5. Retaining walls shall be constructed of or faced with natural stone, brick or similar earth-colored materials, decorative concrete block, vegetated cellular confinement system, textured and colored Mechanically Stabilized Earth (MSE) blocks or other material compatible with the primary building. In the Dwelling Districts, garden walls 30 inches or less in height shall be exempt from this materials standard.
6. Retaining walls constructed of railroad ties, timber and gabion-type materials are prohibited.

**B. Maximum heights**

Maximum height of fence and wall shall be in accordance Table 744-510-2:

Table 744-510-2: Maximum Fence and Wall Height (in feet)					
	All Dwelling Districts <sup>2092</sup>				
Maximum height in front yard	3.5				
Maximum height in front yard if 30% opacity or less <sup>2093</sup>	4				
Maximum height in side & rear yards	6				
Commercial Districts	C-1	C-3	C-4	C-5	C-7
Maximum height in front yard <sup>2094</sup>	3.5	3.5	3.5	5	6
Maximum height in side & rear yards <sup>2095</sup>	6	6	10	10	10
Mixed-Use Districts	MU-1	MU-2	MU-3	MU-4	
Maximum height in front yard	3.5 <sup>2096</sup>	3.5 <sup>2097</sup>	3.5	3.5	
Maximum height in side & rear yards	6	6	6	6	
Industrial Districts	I-1	I-2	I-3	I-4	
Maximum height in required front yard <sup>2098</sup>	3.5	3.5	6	6	
Maximum height in side & rear yards	10	10	10	10	
Height in a front transitional yard	3.5	3.5	3.5	3.5	
Height in a transitional yard	10	10	10	10	
	All other districts				
Maximum height in front yard	3.5				
Maximum height in side & rear yards	6				

<sup>2091</sup> New provision requiring coating in specific Special Use Districts.  
<sup>2092</sup> Existing residential standard of 3.5 ft. and 6 ft.  
<sup>2093</sup> Added option for higher fence if it can be easily seen through, such as chain link or ornamental, wrought iron-style fencing.  
<sup>2094</sup> Standard was 6 ft. in front.; lowered for visibility, better aesthetics, walkability  
<sup>2095</sup> Standard was 10 ft.; lowered in C1 and C3 to match the lower intensity and neighborhood goals.  
<sup>2096</sup> C2 standard was 6 ft.; lower for visibility, better aesthetics, walkability  
<sup>2097</sup> C3C standard was 6 ft.; lowered to be pedestrian-friendly, visibility, better aesthetics  
<sup>2098</sup> Front yard height reduced from 10 feet.

### C. Exceptions to fence heights

1. **Compact Context Area.** For single-family attached dwellings, single-family detached dwellings, two-family dwellings, triplexes and fourplexes located on corner lots in the Compact Context Area, fences or walls located in any front yard that does not serve as the primary entrance for a dwelling unit, and does not face the primary entrance of a dwelling unit across the street may be up to six feet (6') in height, provided that any fence or wall exceeding 42 inches in height does not extend beyond the building line containing the primary entrance.
2. **Through Lots.** For through lots, fences or walls located in any front yard that does not serve as the primary entrance for a dwelling unit and does not abut a lot with a dwelling unit that has a front yard on that street, may be up to six feet (6') in height, provided that any fence or wall exceeding 42 inches in height does not extend beyond the building line established by the abutting lots.<sup>2099</sup>

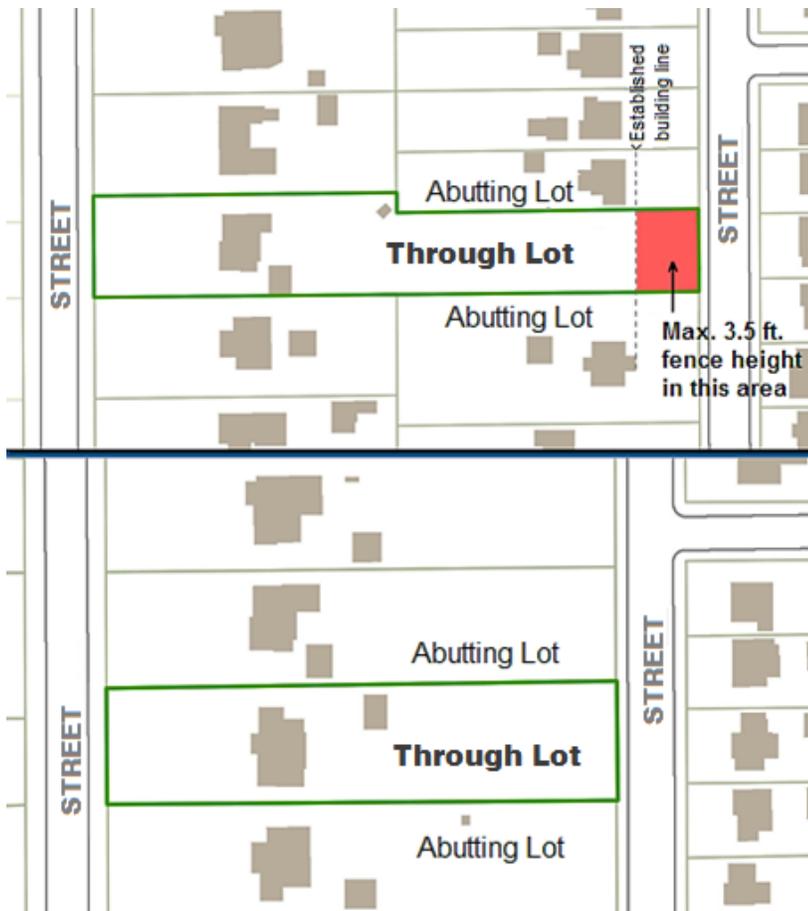


Diagram BBB Through Lot Fencing

3. **Fence Posts.** Fence posts may exceed the maximum height of the fence by one foot (1').<sup>2100</sup>

<sup>2099</sup> New standard; addresses issue in established neighborhoods.

<sup>2100</sup> Exception formerly applied to residential districts only; applies to all districts now.

4. **Terrain change.** A fence or wall may exceed the maximum height by an amount equal to the accompanying drop in topography along the linear run of the fence for that portion of the fence, up to a maximum of 2 additional feet, and shall only exceed the maximum height at that location.<sup>2101</sup>
5. **Multifamily Dwelling Projects in a Dwelling District with excessive frontage.** Fences or walls located in the front yard may be as tall as six feet (6') provided the front yard has at least 500 linear feet of road frontage, and the fence, when located within 15 feet of pedestrian or vehicular access shall be reduced to 3.5 feet in height or be no more than 25% opacity.<sup>2102</sup>
6. **Adjoining a Non-Dwelling District.** In the Dwelling Districts, if a lot abuts a lot not zoned to a Dwelling District, the maximum height of a fence or wall along that lot line shall be the greater of the two districts fence height limitations.<sup>2103</sup>

**D. Retaining Wall Design Standards<sup>2104</sup>**

All retaining walls shall comply with the following standards:

1. Retaining walls more than 6 ft. tall shall be terraced to minimize visual impacts on residents, neighboring properties and the public realm.
2. Terracing shall be limited to three tiers.
3. A terrace at least 4 feet wide, with a maximum slope of three to one (3:1), shall be provided between each tier to create pockets for landscaping. Reduced terrace depths may be administratively approved by the Administrator where site constraints limit the amount of space available to accommodate the minimum required width.
4. Terraces between retaining wall tiers shall be vegetated with permanent landscaping to screen retaining walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

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<sup>2101</sup> Existing provision/exception, Sec. 731-219(b)(2)c.5, that previously only applied to dwelling districts.

<sup>2102</sup> Revised existing standard, Sec. 731-219(b)(2)c.1.i.(b).

<sup>2103</sup> New standard reflecting long-standing practice, since the adjacent non-Dwelling District could have a higher fence anyway.

<sup>2104</sup> New standards.

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## Article VI. STREET AND EXTERIOR LIGHTING<sup>2105</sup>

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### Section 01. Street lighting<sup>2106</sup>

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- A. All subdivisions that include a new street shall provide street light at each access point to the existing street network, at each street intersection within the subdivision, and along each subdivision street at a maximum spacing of 250 ft. placed along one side or alternating sides.
- B. Each required street light shall be a full cutoff fixture.
- C. In Dwelling and Mixed-Use districts, each required street light fixture shall have a color rendering index of 70 or above.
- D. All street lighting fixtures shall produce at least 80 lumens per watt of energy consumed, as documented by manufacturer's specifications or the results of an independent testing laboratory.<sup>2107</sup>

### Section 02. Exterior Lighting Applicability

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#### A. General

All exterior lighting for development in any district after the first day of the month that is six months after the date of adoption shall comply with the standards of this Chapter 744 Article VI unless excepted in Section 744-602.B below. This includes, but is not limited to, new lighting or replacement equipment exclusive of lamp replacement, whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

#### B. Exceptions

The following types of lighting are not subject to the requirements of this Chapter 744, Article VI Street and Exterior Lighting:

1. Lighting of public monuments and statuary;
2. Lighting required and regulated by the FAA or another agency of the state or federal government with authority to regulate that type of lighting;
3. Temporary lighting for emergency or nighttime work and construction;
4. Temporary lighting for theatrical, television and performance areas, or for special public events;
5. Lighting for a special area designated for special lighting standards in an adopted plan or ordinance, such as Regional Center or an IHPC district plan; and
6. Temporary decorative seasonal lighting.

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<sup>2105</sup> Revised section incorporating existing and new material as noted.

<sup>2106</sup> New standard. Former Section 731-323(j) was a placeholder with no standards.

<sup>2107</sup> Revised to require full cutoff fixtures, intersection lights, mid-block lighting, and to establish color rendering index, and energy efficiency standard.

### Section 03. Required Lighting<sup>2108</sup>

- A. Each pedestrian entrance, excluding exits for emergency use only, shall have a full cutoff light fixture and be controlled with a photoelectric switch, motion sensor control, or astronomic time switch.<sup>2109</sup>
- B. For all uses except single-family detached dwellings, single-family attached dwellings, two-family dwellings, triplexes, and fourplexes, exterior lighting devices shall be provided for all parking areas, walkways, exterior automatic teller machines, and automobile fueling stations.<sup>2110</sup>

### Section 04. Lighting Standards

- A. Where exterior lighting is provided, lighting levels for all areas and shall be designed and located so that the illumination measured in foot-candles at grade level shall comply with the standards in the following table unless the applicant requests an alternative lighting level for a specific area and supports that request with information that the requested lighting level is consistent with recommended levels in the Illuminating Engineers Society of North America (IESNA) Lighting Handbook.<sup>2111</sup>

<b>Table 744-604-1: Light Level Standards (in foot-candles)</b>					
<b>Use</b>	<b>Minimum at Entrances</b>	<b>Minimum for Walkways &amp; Parking Areas</b>	<b>Maximum Average for Walkways &amp; Parking Areas</b>	<b>Maximum at Non-Right-of-Way Property Line</b>	<b>Maximum at Right-of-Way</b>
Residential Uses	2.0	0.8	1.5	1.0	1.0
Automobile Fueling Station; Financial and Insurance Services; Food, Beverage, and Indoor Recreation & Entertainment; Retail, Light General; Grocery Store; Liquor Store; Pawn Shop; or Commercial Parking Garage Uses	4.0	2.0	4.5	1.0	2.0
All Other Uses (including Mixed-Use Development)	3.0	1.0	2.5	1.0	2.0

<sup>2108</sup> Carried forward from former Sec. 731-221.f.4. except as noted. Vague and difficult to enforce parking lot lighting standards from former Sec. 732-211(i) and loading area lighting standards from former Sec. 732-212(g) were replaced with objective standards, and cross-references to parking lot lighting level standards in "Architectural Graphic Standards" were replaced with levels based on the IESNA Lighting Handbook in order to avoid having applicants have to refer to two different reference documents.

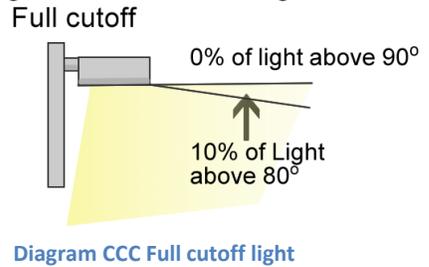
<sup>2109</sup> New standard to promote safety.

<sup>2110</sup> Phrase "to adequately illuminate the area" was deleted as difficult to enforce.

<sup>2111</sup> Text replaces cross-reference to the IESNA Lighting Handbook, which is not currently being enforced, and instead establishes minimum standards unless the applicant provides justification for an alternative under that handbook.

**B.** All light sources or lamps that emit more than 900 lumens (13 watt compact fluorescent or 60 watt incandescent) shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cutoff light fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property.<sup>2112</sup>

**C.** Private street or pedestrian lighting devices for nonresidential uses and multifamily uses may be mounted at heights between ground level to 42 inches above grade level or from 10 to 20 feet above grade level.<sup>2113</sup>



**D.** The maximum height of any lighting pole serving a residential use is 20 feet. The maximum height serving all other types of use is 35 feet, except that in the I-3 and I-4 districts the maximum pole height is 50 feet and in the C-5 and C-7 districts for active recreational areas and uses the maximum pole height is 80 feet.<sup>2114</sup>

**E.** Lighting devices for active recreational areas and uses, such as ball diamonds, playing fields, and tennis courts, shall be equipped with switching devices that allow lighting levels to be changed when the active recreational use ceases and a lower lighting level is sufficient, shall be extinguished no later than 11:00 p.m., shall have a maximum illumination at the property line that is no greater than 2 foot-candles, and light poles shall not be more than 80 feet tall.<sup>2115</sup>

**F.** In order to accommodate wind energy conversion systems or solar energy collectors on lighting poles, the pole height may be increased to 55 feet, but the lighting fixture height shall remain as stated in subsection D above.<sup>2116</sup>

**G.** Lighting on automobile service station, convenience store and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

**H.** High pressure sodium lighting and all lighting devices with a color rendering index of 70 or below are prohibited in Dwelling and Mixed-Use districts.<sup>2117</sup>

<sup>2112</sup> New standard.

<sup>2113</sup> Phrase "Spacing of all lighting devices must be determined by the height above street grade level and maximum footcandles of each device in conjunction with their capacity to provide an adequate lighting level for the required area and use" was deleted as difficult to enforce.

<sup>2114</sup> New standard. Added 80' height for recreational uses like ball fields.

<sup>2115</sup> New standard.

<sup>2116</sup> Exception added for renewable energy option.

<sup>2117</sup> New standard. Revised to cover all lighting with low color rendering indices.

- I. All exterior lighting fixtures shall produce at least 80 lumens per watt of energy consumed, as documented by manufacturer's specifications or the results of an independent testing laboratory.<sup>2118</sup>

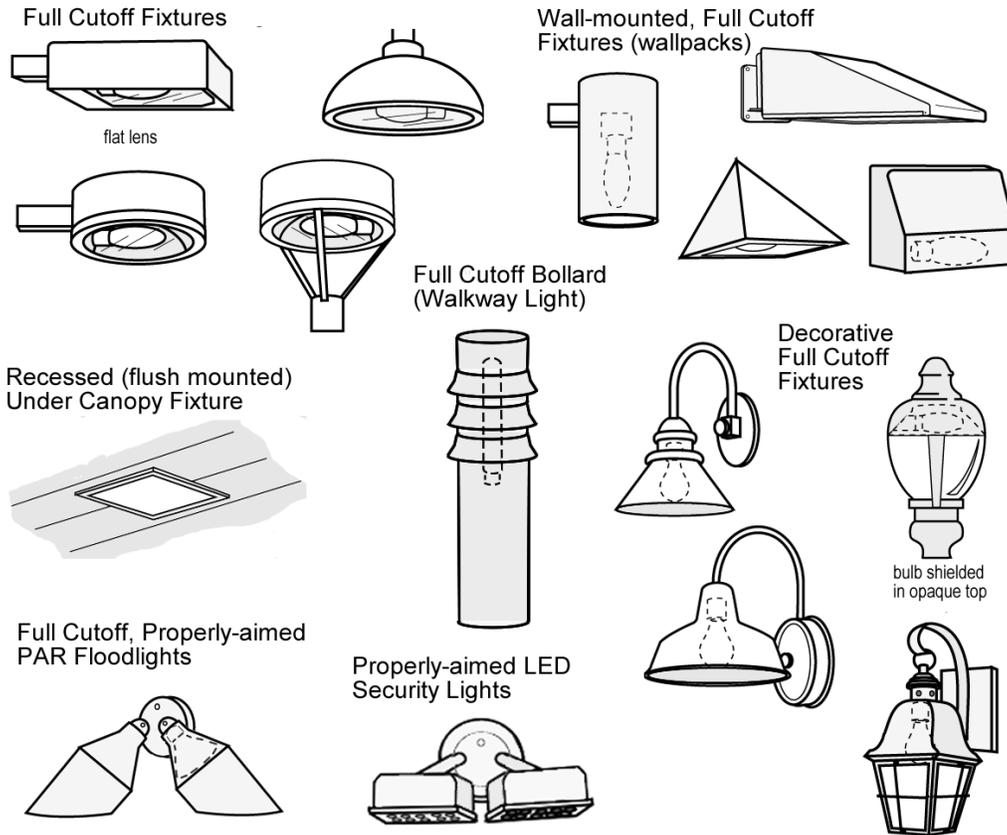


Diagram DDD Full cutoff light fixture examples

## Article VII. DESIGN STANDARDS<sup>2119</sup>

[Reserved]

<sup>2118</sup> New standard for energy efficiency, since outdoor lighting is a major source of site energy consumption. Revised graphic.

<sup>2119</sup> Placeholder for any design standards not covered in individual zoning district chapters.

## Article VIII. UNDERGROUND UTILITIES<sup>2120</sup>

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### Section 01. Applicability<sup>2121</sup>

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All utility lines installed after January 1, 1973, within all Dwelling districts, or any Mixed-Use district, or C-1 Commercial district, shall be located underground. Provided, however, nothing contained in this article shall prohibit:

- A. The temporary aboveground location of utility lines during construction or emergency conditions.
- B. Renewal, reinstallation, relocation, replacement, repair or maintenance of existing aboveground utility lines; or installation of aboveground utility lines in location predominantly served by existing aboveground utility lines.
- C. Aboveground utility lines where underground location would not be feasible due to soil conditions, physical obstructions or terrain.
- D. The at- or above-grade level location of transformers, service or meter pedestals and similar accessory installations, including all aboveground utility lines necessarily or customarily extending above-grade level in an underground utility line system.

Further provided, however, adequate access for such underground installation shall be provided at no cost to the utility.

### Section 02. Exceptions<sup>2122</sup>

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- A. The Administrator shall make a determination of exception to the above underground utility line regulations as applied to any specific land area, upon sufficient evidence that the underground location of utility lines therein would be undesirable, infeasible, unnecessary or inappropriate because of the size, design, number of units or character of the proposed development, its relationship to existing or planned adjacent uses, or other relevant planning considerations of land use, location, site design, physical or environmental conditions, aesthetics, economics or technology.
- B. Such determination of exception shall be made upon petition by the owners of 50% or more of the subject land area or by the utility. The Administrator shall furnish notice of his determination or denial of exception to the petitioners and the utility.

### Section 03. Improvement Location Permit Required<sup>2123</sup>

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After January 1, 1973, as a prerequisite to the issuance of an Improvement Location Permit for any structure to be served by utility lines required by this article to be located underground, the applicant shall provide a copy of an agreement with the utility (or other evidence satisfactory to the Administrator) that all utility lines required by this article to be located underground will be installed in compliance with the requirements of this Chapter 744, Article VIII.

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<sup>2120</sup> Carried forward from 730-400.

<sup>2121</sup> Carried forward from Sec. 730-400. Added MU districts and eliminated reference to 1973 adoption date and redundancy of exceptions in the next section; eliminated reference to C-2

<sup>2122</sup> Carried forward from Sec. 730-401. Eliminated redundancy of the appeal process (in the Rules of Procedure)

<sup>2123</sup> Carried forward from 730-402.

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## Article IX. SIGN REGULATIONS<sup>2124</sup>

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### Section 01. In General

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#### A. Statement of purpose

1. This Chapter 744 Article IX creates the legal framework for sign regulations that are intended to facilitate an easy and agreeable communication between people. It is recognized that signs serve an important function and, therefore, reasonable and adequate display of signs is permitted under the provisions of this Chapter 744 Article IX. This Chapter 744 Article IX recognizes that aesthetics and design quality cannot be satisfactorily legislated, as individual opinions vary and generally public opinions vary from one to another. It is recognized, however, that a great percentage of that which is unattractive can be eliminated by sensible quality control, through adequate maintenance and inspection and by reasonable guidelines formulated to minimize clutter.
2. The purpose of the sign regulations set forth in this Chapter 744 Article IX shall be to eliminate potential hazards to motorists and pedestrians; to encourage signs that, by their good design, are integrated with and harmonious to the buildings and sites they occupy; to eliminate excessive and confusing sign displays; to retain current residents and attract new residents to the city; to preserve and improve the appearance of the city as a place in which to live and work and act as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed and the plan set forth under the Comprehensive Plan for Marion County; and to promote the public health, safety, morals and general welfare.

#### B. Application of regulations.

1. The regulations of this Chapter 744 Article IX shall apply to the location, erection, and maintenance of signs in all zoning districts within Marion County, Indiana.
2. Noncommercial messages may be displayed on any sign authorized to display commercial messages.<sup>2125</sup>

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<sup>2124</sup> Sign regulations were carried forward from Chapter 734. These provisions have not yet been amended to reflect the new zoning districts MU-3 and MU-4 or the removal of the D-12 district. The C-2 and C-3C districts have been renamed MU-1 and MU-2, the C-6 district was consolidated with the C-4 district, and the C-ID district was consolidated with the C-7 district.

<sup>2125</sup> Added with adoption of 2015-AO-04

## Section 02. General Regulations

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### A. General regulations.

The requirements, conditions, prohibitions and exceptions specified in Chapter 740 of the Zoning Ordinance shall apply to all signs and sign structures in all zoning districts in Marion County, Indiana.

### B. Exemptions.

1. The following signs are permitted in any zoning district unless specifically limited to certain zoning districts in this section and are exempt from other provisions of this chapter, except the provisions to not encroach into clear sight triangular area as described in Section 740-304. The area of such signs shall not be included in the calculation of the area of signs permitted for any parcel or use. The requirements for Improvement Location Permits (ILPs) shall not apply to certain of the signs specifically referenced in this section:
2. **Building marker signs.** An ILP shall not be required if all standards are satisfied.<sup>2126</sup>
3. **Building outline lighting.** Outlining of structural/architectural elements of buildings such as roof lines, doors, windows or wall edges using neon, incandescent, similar type of lighting in any commercial and industrial district shall not be considered a sign, nor regulated by this Chapter 744 Article IX. Outlining of structural/architectural elements of buildings using neon, incandescent or similar type of lighting is prohibited in any protected district, and in no case shall it be permitted within 600 feet of a protected district. (See also 744-902.C. for restrictions on other types of outline lighting.) In no case, however, shall such building outlining flash or be animated.<sup>2127</sup>
4. **Bus shelter signs.**
  - a. In all zoning districts, 2 signs shall be permitted on the walls of a municipal bus shelter that is located within a public right-of-way.
    1. One sign, being no larger than 20 square feet, may be located on the walls of the municipal bus shelter subject to the following:
      - i. Sign may be double-faced;
      - ii. Sign shall not be internally illuminated;
      - iii. Sign shall not move or rotate, shall not include an EVMS component, and shall not flash or otherwise turn any illumination on and off repeatedly;
      - iv. Sign shall not be an advertising sign;
      - v. Sign shall not be less than 18 inches above grade level; and
      - vi. An ILP shall not be required if all standards are satisfied.
    2. One sign, being no larger than 4 square feet, may be located on the walls or inside the municipal bus shelter subject to the following:

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<sup>2126</sup> Added with adoption of 2015-AO-04.

<sup>2127</sup> Relocated and modified with adoption of 2015-AO-04.

- i. Sign may be double-faced;
  - ii. Sign may be internally illuminated;
  - iii. Sign may be an EVMS;
  - iv. Sign shall not be an advertising sign; and
  - v. An ILP shall not be required if the provisions noted above are satisfied.
- b. One sign, with a maximum horizontal dimension of 3.5 feet and a maximum vertical dimension of 5.5 feet (Refer to Sign Diagram 41), shall be permitted in addition to the signs indicated above in Section 744-902.B.4.a, subject to the following:
  1. Sign shall only be located in the following zoning districts:
    - i. Commercial zoning districts;
    - ii. Industrial zoning districts;
    - iii. Central business district zoning districts;
    - iv. HD-1, UQ-1, SZ-1 and SZ-2 zoning districts;
    - v. D-6, D-6II, D-7, D-9, D-10 and D-11 zoning districts;
    - vi. Airport Special Use zoning districts; or
    - vii. Special use zoning district, except SU-1, SU-2, SU-3, SU-10, SU-37, and SU-38.
  2. Sign shall not be located:
    - i. Within 200 feet from a D-S, D-1, D-2, D-3, D-4, D-5, D-5II, or D-8 dwelling district measured along the centerline of the adjoining public right-of-way, or
    - ii. Adjacent to a lot improved with a legally-established single-family residence.
  3. Sign shall only be located on the far-side wall of a municipal bus shelter that is located either:
    - i. At a far-side municipal bus stop, or
    - ii. At least 150 feet from a street intersection (measured from the centerline of the intersecting street) (Refer to Diagrams 38 and 39).
  4. Sign shall only be located on a municipal bus shelter that enables an occupant of the shelter to see around the sign, such as a shelter provided with a convex mirror, or a shelter with a clear area along the side of the sign.
  5. Sign shall not be less than 18 inches above grade level.
  6. Sign shall not include an EVMS component; and the sign shall not consist of rotating panels, commonly known as Tri-vision.
  7. Sign may be an advertising sign.
  8. Sign may be internally illuminated and may be double-faced.

9. If located within the Mile Square or in a Central Business District, sign size may be a maximum of 32 square feet with a maximum horizontal dimension of 4 feet and a maximum vertical dimension of 8 feet.
  10. Sign is subject to all requirements of any secondary zoning district that may apply.
  11. Sign shall not be considered as or subject to the regulations for Off-premise (outdoor advertising) signs, as regulated in this Chapter 744 Article IX.
  12. An ILP shall be required and an encroachment license, as regulated in Chapter 645, Article V, shall be required for the sign.
5. **Bus bench signs.** One single-sided sign shall be permitted on a municipal bus bench that is located within a public right-of-way and located within 12 feet of a municipal bus stop without a municipal bus shelter (Refer to Diagram 40) subject to the following:
- a. Sign shall only be located in the following zoning districts:
    1. Any commercial zoning district;
    2. Any industrial zoning district;
    3. Any central business district zoning district;
    4. HD-1, UQ-1, SZ-1 and SZ-2 zoning district;
    5. D-6, D-6II, D-7, D-9, D-10 and D-11 zoning district;
    6. Airport Special Use zoning district; or
    7. Any special use zoning district, except SU-1, SU-2, SU-3, SU-10, SU-37, and SU-38.
  - b. Only one municipal bus bench with a sign shall be permitted at any one municipal bus stop.
  - c. Sign shall not be located adjacent to a lot improved with a legally-established single-family residence.
  - d. Sign shall only be located on a municipal bus bench located either:
    1. At a far-side municipal bus stop; or
    2. At least 150 feet from a street intersection (measured from the centerline of the intersecting street) (Refer to Sign Diagrams 38 and 39).
  - e. Maximum horizontal dimension of the sign shall not exceed 81 inches and the maximum vertical dimension of the sign shall not exceed 24 inches. Maximum height of the sign shall be 42 inches (Refer to Sign Diagram 41).
  - f. Sign shall not be internally illuminated.
  - g. Sign shall not move or rotate, shall not include an EVMS component, and shall not flash or otherwise turn any illumination on and off repeatedly.
  - h. Sign may be an advertising sign.
  - i. Sign shall not be considered as or subject to the regulations for Off-premise (outdoor advertising) signs, as regulated by this Chapter 744 Article IX.

- j. An ILP shall be required, and an encroachment license, as regulated in Chapter 645, Article V, shall be required for the sign.
6. **Election-period Exemption for Yard signs.** During the 45-day period that precedes a national, state, or local government election, there shall be no limit on the number of yard signs permitted in any district, provided however, the maximum size of any yard sign shall be 4 sq. ft. and no sign shall be in the right-of-way. An ILP shall not be required if all standards are satisfied.<sup>2128</sup>
7. **Flags, emblems, or insignia of any nation, state or political subdivision** shall be permitted, provided the setback requirements for signs in the applicable district are met. An Improvement Location Permit (ILP) shall not be required if all standards are satisfied.<sup>2129</sup>
8. **Governmental banners.** Temporary banners, located on permanent banner poles in the right-of-way or on street light standards structurally modified to accommodate banners, erected by the City of Indianapolis, shall be permitted in the CBD-1, CBD-2, CBD-3 and CBD-S Districts. Banners shall not exceed 30 inches wide and 85 inches long. An ILP shall not be required if all standards are satisfied.<sup>2130</sup>
9. **Government Signs and Official signs authorized by a government or governmental subdivision** designed for control of, or to provide information to, traffic, directional, or warning information, and signs of public service companies indicating danger and aids to service or safety that are erected by, or on the order of, a public officer in the performance of their public duty. An ILP shall not be required.
10. **Incidental signs.** An ILP shall not be required if all standards are satisfied.<sup>2131</sup>
11. **Interior signs.** Signs located:
- a. Within the interior of any building, or within an enclosed lobby or court of any building;
  - b. Located within the inner or outer lobby, court or entrance of any theater that are not viewable or intended to be viewable from the public right-of-way and do not qualify as “window signs” as herein defined, are permitted.
- An ILP shall not be required if all standards are satisfied.<sup>2132</sup>
12. **Public notices.** Official notices posted by public officers, employees or their agents in the performance of their duties, or as directed by such officers, employees or agents. An ILP shall not be required.
13. **Public signs.** Signs required or specifically authorized for a public purpose by any law, statute or ordinance, or Administrator’s approval. The sign may be of any type, number, area, height above grade level, location or illumination required by the law, statute or ordinance under which the signs are erected.
- Signs authorized by Administrator's approval shall:
- a. Not be applicable in any "protected district;"

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<sup>2128</sup> Added with adoption of 2015-AO-04

<sup>2129</sup> Modified with adoption of 2015-AO-04

<sup>2130</sup> Relocated and modified with adoption of 2015-AO-04

<sup>2131</sup> Relocated and modified with adoption of 2015-AO-04

<sup>2132</sup> Relocated and modified with adoption of 2015-AO-04

- b. Be preceded by a petition for approval to the hearing examiner of the Metropolitan Development Commission with notice given to each neighborhood organization whose boundaries include all or some part of the subject request, and, including with respect to any petitions within the regional center, notice to all registered neighborhood organizations whose boundaries include all or part of the regional center.

Provided, the Administrator may approve public signs to be located temporarily, for a period not to exceed 60 days, within the Central Business District.

An ILP shall not be required.

14. **Tombstones.** An ILP shall not be required.
15. **Works of art.** Three-dimensional works of art (statuary, sculptures) and two-dimensional works of art (i.e., murals) that are clearly artistic in nature and which do not promote commercial interests are exempt from regulation under this Chapter 744 Article IX. An ILP shall not be required if the provisions noted above are satisfied.
16. **Yard sign.** An ILP shall not be required if all standards are satisfied.<sup>2133</sup>

### C. **Prohibited signs.**

The following signs are prohibited in all zoning districts:

1. **Signs in the public right-of-way.** No sign or sign structure may be placed on or in the right-of-way of an alley or a street, with the exception of governmental and public signs and signs associated with an approved outdoor cafe within the Regional Center (as noted in Section 744-902.E.11), or projecting signs permitted by this Chapter 744 Article IX and having obtained an encroachment license from the proper governmental agency.
2. **Signs which interfere with official signs/traffic devices.**
  - a. No sign or sign structure shall be permitted which attempts or appears to attempt to direct the movement of traffic or which interferes with or obstructs the view of, or can be confused with, imitates, or resembles any official traffic sign, signal, or device. No rotating beam, beacon or flashing illumination resembling any emergency light shall be used in connection with any sign display.
  - b. No sign shall be permitted which prevents the driver of a vehicle from having a clear and unobstructed view, from an adequate and safe distance, of any official sign and approaching or merging traffic. (See Clear Sight Triangular Area)
3. **Interference with street intersections.** No sign or sign structure shall be located in such a manner as to materially impede the view of any street or highway intersection or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing. (See Clear Sight Triangular Area)
4. **Prohibition of signs affixed to utility poles, etc.** No sign or sign structure shall be affixed to, displayed, or located upon any utility pole, light standard, tree, public transportation or school bus passenger shelter or bench, traffic control device, or similar structure, equipment, or appurtenance located upon any public right-of-way,

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<sup>2133</sup> Added with adoption of 2015-AO-04

utility easement, or other public or private property unless authorized under Section 744-902.B.13 Public signs.

5. **Signs on natural features.** No signs shall be permitted to be painted on, attached to, or maintained upon trees, rocks or other natural features.
6. **Pennants.** Pennants shall not be permitted.  
Exception: Temporary exception to this stipulation is noted in Section 744-904.G One-time event signs.
7. **Banners.** Banners shall not be permitted.  
Exceptions:
  - a. Temporary exception to this stipulation is noted in Section 744-904.G One-time event signs.
  - b. Banners that are attached securely to the wall of a building on all 4 corners shall be considered and regulated as wall signs.<sup>2134</sup>
8. **Wind signs.** Wind signs shall not be permitted. Temporary exception to this stipulation is noted in Section 744-904.G One-time event signs.
9. **Portable signs.** Portable signs including but not limited to signs on trailer frames whether or not the trailer wheels have been removed, are prohibited. No person shall park any vehicle or trailer or truck trailer on a public right-of-way, public property or on private property which is visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity. This section is not intended to apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to business or commercial vehicles such as buses or cabs.
10. **Outline lighting.** Outlining of property lines or open sales areas, whether flashing or constant, is prohibited.
11. **Balloon signs.** Lighter-than-air or gas-filled balloons or other similar devices used to advertise or define a fixed location are prohibited.

#### D. Computations.

1. **Computation of area of individual signs.** The area of a sign face (that is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, rectangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Code regulations and is clearly incidental to the display itself. (Refer to Sign Diagram 1 for illustrative guides to computation methods.)
2. **Computation of area of multi-faced signs.** The sign area for a sign with more than one face shall be computed by adding together the sign area of all sign faces from

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<sup>2134</sup> Modified with adoption of 2015-AO-04

any one point. When 2 identical sign faces are placed back to back, or at no greater than 15 degrees from one another, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces. (Refer to Sign Diagrams 1 and 2 for illustrative guides to computation methods.)

3. **Computation of height.** The height of a sign shall be computed as the distance from the base of the sign or sign structure at grade level to the top of the highest attached component of the sign. Grade level shall be construed to be the lower of either (1) existing grade prior to construction; or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the grade level cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the grade level at the base of the sign is equal to the elevation of the established street grade or the grade level of the land at the principal entrance to the principal structure on the lot, whichever is lower. (Refer to Sign Diagram 3 for illustrative guides to computation methods.)

## E. General provisions.

1. **Applicability of regulations.** No sign or sign structure, or part thereof, shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations.
2. **Consent of property owner.** No sign or sign structure shall be placed on private or public property without the expressed written consent of the owner or the owner's representative.
3. **Maintenance of signs.** All signs and sign structures shall be kept in good repair and in proper state of maintenance.
4. **Maintenance and restoration of legally established nonconforming signs and sign structures.** Any legally established nonconforming sign shall be permitted without alteration in size or location. Maintenance of such signs shall not include any changes made to the size, height or bulk of the sign or the temporary or permanent removal of the sign. If such sign is damaged exceeding two-thirds (2/3) of its replacement value, it shall not be rebuilt except in conformance with the provisions of this chapter; provided, however, that nothing herein shall prevent maintenance, repainting, or posting of legally established nonconforming signs.
5. **Number of faces permitted on a freestanding identification sign.** Unless specifically restricted by these sign regulations, a sign may contain more than one sign face, and may be two-sided, provided all other requirements of these regulations are met.
6. **Discontinuation of nonconformity.** Within 30 days after any lawful nonconforming sign or sign structure is no longer functional or is abandoned, the sign and sign structure shall be removed.
7. **Grade mounding.** Earth mounding, inconsistent with the ground level of the land surrounding the sign structure, which increases the elevation of the sign, shall be included in the measurement of the sign height. (Refer also to Section 744-902.D.3, computation of height and Sign Diagram 4.)

8. **Flashing or animated signs.** No flashing or animated sign shall be used in any dwelling, special use, C-1 and C-3 commercial, MU-1 mixed-use, or central business district and inside, or within 600 feet of, any protected district. The method of measurement from a protected district shall be from the leading edge of the sign to the zoning line of the protected district. (Refer to Sign Diagram 7.)

Exceptions to this provision are the following:

- a. This provision shall not apply if it can be determined that a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district.
  - b. This provision shall not apply if it can be determined that the flashing or animated sign is visibly obstructed from the protected district.
9. **Lighting of signs.** No lighting shall be permitted to be used in any way in connection with a sign unless:
- a. It is effectively shielded so as to prevent beams or rays of light from being directed at vehicles travelling on a street; or
  - b. Is of such low intensity or brilliance so as not to cause glare or to impair the vision of the driver of any motor vehicle, or to otherwise interfere with any driver's operation of a motor vehicle. Sign light reflectors must be within twelve (12) feet of a sign facing.
10. **Clear Sight Triangular Area.** No sign or sign structure shall be located within a clear sight triangular area as described in Section 740-304.<sup>2135</sup>

#### **F. Sign height exception, tall signs.**

1. If a street elevation to which the sign is oriented is more than 10 feet greater than the grade level elevation at the base of the sign structure, the street elevation may be used as the grade level elevation in determining the permitted sign and sign structure height; however:
  - a. in no case shall the height of the sign or sign structure above the actual grade level elevation at its base exceed 80 feet; and
  - b. the height of the sign and sign structure at the street's elevation shall not exceed the maximum noted for the sign in the applicable district (See "maximum sign height" provision in the applicable district).
2. Tall signs are permitted only in relation to interchanges on I-465 and the freeways between I-465 and the Marion County boundary lines.
3. Tall signs shall be located only on the premises of the referred use or activity.
4. The use to which the tall sign refers shall be located within 1,320 feet of the intersection of the centerline of the freeway or expressway to which it is oriented and the intersecting street. In no event shall the tall sign be closer to the right-of-way of the main-travelled way of the freeway or expressway than the minimum setback specified in Section 744-904.D.3.b.2.iii (refer to Sign Diagram 28).

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<sup>2135</sup> Consolidates terms; Reference now to Chapter 740, Article II Definitions and Construction of Language.

5. The sign surface area for a tall sign shall not exceed the maximum sign area permitted for a freestanding sign in the applicable district.
6. Only one tall sign shall be permitted for any one use. Such sign shall constitute the only pole or pylon sign permitted on the premises of the referred use.
7. Tall signs shall not be permitted within 600 feet of any protected district, measured from the leading edge of the sign to the zoning line of the protected district.
8. Exception: This provision shall not apply if it can be determined that a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district.

Refer to Sign Diagrams 6 and 7 for illustrative guides to these provisions.

**G. Front sign setback exception.**

Unless otherwise stated in this Chapter 744 Article IX, no part of any freestanding business sign shall be located closer to a street right-of-way line than 15 feet, except that if an established building setback line along such right-of-way within 200 feet of the base of such sign, and not beyond the limits of the nearest street intersection in each direction, is less than 15 feet from the right-of-way, the sign may be located so that no part of the sign is closer to the right-of-way than such building's setback line.

**H. Required permits.**

Any sign not exempted from the requirements of obtaining an Improvement Location Permit (ILP) as noted in Section 744-902.B Exemptions, or identified as a prohibited sign type shall be required to obtain an ILP as stated in Chapter 740 Article VIII of the Zoning Ordinance. Furthermore, any sign not identified as a permitted sign type in the tables in Section 744-905.A is prohibited.

This provision shall not be construed to require an ILP for the routine maintenance or changing of the parts or copy of a sign for which an ILP has previously been issued, including changing a sign face, provided that the maintenance or change of parts or copy of a sign does not alter the surface area, height, or otherwise render the sign nonconforming, or increase the existing degree of nonconformity, with the standards of this chapter.

## Section 03. Specific Provisions

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### A. Basic design elements for all on-premises signs.

1. **Pole sign.** At its lowest point, the sign face of a pole sign shall be located a minimum of 9 feet above grade level (refer to Sign Diagram 8).
2. **Wall sign.** A wall sign shall not extend outward more than eighteen (18) inches from the building or structure wall. A wall sign may extend to a maximum of 4 feet upward above a roof or parapet line, provided that at least 50% of the area of the wall sign shall be located below the roof or parapet line (refer to Sign Diagram 9).
3. **Roof-integral sign.** A roof-integral sign shall not exceed 6 feet in height and shall not project more than 18 inches outward from the level of the roof measured horizontally from the sign's closest point to the roof. A roof-integral sign may extend up to the roof level line and not above the roof line or the top of the building or structure (as viewed in the elevation), provided the maximum height of the extended sign does not exceed 26 feet measured from grade level perpendicularly to the sign's highest point (refer to Sign Diagram 10).
4. **Pylon sign.** A sign face of a pylon sign may extend up from grade level provided the clear sight triangle provision of Section 744-902.E.10 is maintained.
5. **Projecting sign.** A projecting sign or sign structure may extend up to, but not above, the roof level line or the top of the building or structure, as viewed in the elevation (refer to Sign Diagram 11).

### B. On-premises signs; dwelling districts.

1. Regulations for freestanding identification signs.
  - a. Where permitted.
    1. **Pole or pylon signs.** Pole or pylon signs shall not be permitted in any dwelling district, as noted in Table 744-905-2, Permitted sign types on-premises signs Dwelling districts.
    2. **Ground signs.** Ground signs shall be permitted if within a multifamily project or within a common area of a subdivision in the 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, and D-P Dwelling Districts.
  - b. **Maximum sign height, ground signs.** No part of the sign face or the sign support structure of a ground sign shall be more than 4 feet above grade level, subject to the provisions of Section 744-902.E.7 Grade mounding. If signs are attached to fences or walls, such fences or walls shall meet all height requirements outlined in Chapter 744, Article II Lot and Building Dimensions relative to structural barriers.
  - c. **Minimum setbacks, front.** The minimum setback for all freestanding signs shall be 15 feet from the existing street right-of-way line unless subject to the provisions of Section 744-902.G, front sign setback exception, provided, however, the following provisions shall also be met in the location of minimum front setbacks: No freestanding sign shall be erected within any area designated by the Official Thoroughfare Plan as required for right-of-way for a public street unless the owner of such sign provides a written commitment to the Department of Metropolitan Development to relocate such sign out of the right-of-way at

his/her expense upon the acquisition of the property by the applicable governmental agency for transportation purposes and shall waive all claims to damages or compensation by reason of the existence or relocation of the sign.

- d. Minimum setbacks, side and rear.
    1. If illuminated, no freestanding sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line. Exception: This provision shall not apply if it can be determined that the illuminated freestanding sign is visibly obstructed from the dwelling district.
    2. No freestanding sign shall be located closer than 5 feet to a side or rear property line.
  - e. *Maximum sign area.* The maximum sign area of a freestanding sign shall not exceed 40 square feet. If the sign is located on a fence or wall, only the area of the actual sign itself shall be calculated in determining the maximum sign area, not the fence or wall itself.
  - f. *Number of signs.* 2 freestanding ground signs shall be permitted at each entrance to a subdivision or project.
2. Regulations for building signs.
- a. Wall signs.
    1. *Maximum size for wall signs.* The maximum total sign area for a wall sign on a side of a building shall not exceed an amount equal to 3% of the building side or other architectural elevation to which the sign is oriented or 300 square feet, whichever is the lesser. The linear measurement of the sign shall not exceed 80% of the linear frontage of the facade of the building (refer to Sign Diagram 12).
    2. *Number of wall signs.* One wall sign shall be permitted for each building.
    3. *Wall signs on corner lots.* On buildings having more than one street frontage, the maximum allowable square footage of wall signs are permitted for each building's street frontage. Such maximum allowance, however, is not transferable either in whole or in part from one building frontage to another nor from one occupancy to another.
    4. *Distance from side or rear lot line when abutting a dwelling district.* If illuminated, wall signs facing the side or rear lot line of an abutting lot zoned as a dwelling district shall not be located within 50 feet of such side or rear lot line. Exceptions: This provision shall not apply if it can be determined that:
      - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district.
      - ii. The illuminated wall sign is visibly obstructed from the dwelling district.
  - b. *Roof signs.* Roof signs shall not be permitted in any dwelling district, as noted in Table 744-905-2 Permitted sign types on-premise signs Dwelling districts.
  - c. *Roof-integral signs.* Roof-integral signs shall not be permitted in any dwelling district, as noted in Table 744-905-2 Permitted sign types on-premise signs Dwelling districts.

- d. *Projecting signs.* Projecting signs shall not be permitted in any dwelling district, as noted in Table 744-905-2 Permitted sign types on-premise signs Dwelling districts.
- e. *Awning or canopy signs.* Awning or canopy signs shall be permitted in the D-6, D-6II, D-7, D-8 (multifamily), D-9, D-10, and D-P Dwelling districts and shall:
  - 1. Be nonilluminated; and
  - 2. Comply with the provisions of Section 744-904.A.1 and 4 through 7, Awning and canopy sign regulations.
- f. *Marquee signs.* Marquee signs shall be permitted in the D-6, D-6II, D-7, D-8 (multifamily), D-9, D-10, D-11 and D-P Dwelling Districts and shall:
  - 1. Be nonilluminated; and
  - 2. Comply with the provisions of Section 744-904.B.1 and 3 through 6, Marquee sign regulations.
- g. *Suspended signs.*
  - 1. *Where permitted.* Suspended signs shall be permitted in the D-6, D-6II, D-7, D-8 (multifamily), D-9, D-10, D-11 and D-P Districts.
  - 2. *Maximum sign area.* The maximum sign surface area for a suspended sign shall not exceed 5 square feet.
  - 3. *Number of signs.* One suspended sign shall be permitted per each building side.
  - 4. *Clearance from grade level.* All portions of any suspended sign or sign structure (except for the supporting building) shall be not less than 8 feet above grade level.

Refer to Sign Diagram 13 for illustrative guides to these provisions.

3. Regulations for other signs.<sup>2136</sup>

Other signs shall be permitted in the dwelling districts in accordance with the following development standards:

- a. *Vehicle Entry Point signs.*
  - 1. The maximum height of a vehicle entry point sign shall not exceed 2.5 feet.
  - 2. The maximum sign surface area of a vehicle entry point sign shall not exceed 6 square feet.
  - 3. The vehicle entry point sign shall be set back a minimum of 2 feet from the existing street right-of-way.
  - 4. 2 such vehicle entry point signs shall be permitted at each ingress or egress point on a lot.
- b. *Incidental signs.*
  - 1. The maximum height of any freestanding incidental sign shall not exceed 4 feet.

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<sup>2136</sup> Modified with adoption of 2015-AO-04

2. The maximum sign surface area of the sign shall not exceed 1.5 square feet.
3. The sign shall be set back a minimum of 10 feet from the existing street right-of-way.
- c. Ancillary signs.
  1. The ancillary signs may be either wall, ground or pylon signs.
  2. There shall not be more than one ancillary sign for each building.
  3. The aggregate gross surface area of an ancillary sign shall not exceed 16 square feet.
  4. The ancillary sign may be located within 2 feet of any right-of-way, provided the requirement of Section 744-902.E.10, Clear sight triangular area, is maintained.
  5. An ancillary sign shall not project higher than 10 feet, as measured from the base of the building or the ground to which the sign is to be affixed.
- d. Yard signs.<sup>2137</sup>
  1. Maximum height of a yard sign shall not exceed 4 feet.
  2. Maximum sign surface area of a yard sign shall not exceed 4 square feet.
  3. Yard signs shall not be located in any right-of-way.
  4. Yard signs shall not be illuminated.
- e. Building Marker signs.<sup>2138</sup>
  1. Maximum height of a freestanding building marker sign shall not exceed 4 feet.
  2. Maximum sign surface area of any building marker sign shall not exceed 2 square feet.
  3. Building marker signs shall not be located in any right-of-way.
  4. Maximum number of building marker signs shall be 3 per building.
  5. Building marker signs may be illuminated.
4. Regulations for window signs.
  - a. *Where permitted.* Window signs shall be permitted in any dwelling district as noted in Table 744-905-2 Permitted sign types--on-premise signs—Dwelling districts."
  - b. *Maximum sign copy area.* The sign copy area shall not exceed 20% of the window surface area on which it is placed or through which it is viewed. However, in no case shall the sign copy area exceed a maximum of 6 square feet.
  - c. *Number of window signs.* One window sign shall be permitted for each building.
  - d. *Illumination.* Window signs shall be non-illuminated.

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<sup>2137</sup> Added with adoption of 2015-AO-04

<sup>2138</sup> Added with adoption of 2015-AO-04

The sign surface area of window signs shall be calculated separately from the calculation of other signs and shall not be included in the total area of other signs permitted.

**C. On-premises signs; Signs in the Commercial, Mixed-Use and Industrial districts<sup>2139</sup>**

**1. Freestanding signs.**

a. Maximum sign height, pole and pylon signs.

1. *Single use.* The maximum height of a freestanding pole or pylon sign and its supporting structure shall not exceed the heights noted in Table 744-903-1. These signs shall be measured from grade level at the base of the sign structure.

Table 744-903-1: Maximum Sign Height, Pole and Pylon Signs, Single Use	
Zoning District	Permitted Maximum Height
C-1*, MU-1*, MU-2* [1]	25 feet [1]
C-3, C-4, C-5, C-7	40 feet
Any industrial district	40 feet
Note: [1] Pole or pylon signs shall not be permitted within 600 feet of a Protected District. The method of measurement shall be taken from the leading edge of the sign to the zoning line of the protected district (refer to Sign Diagram 7).	

\* Pole or pylon signs shall not be illuminated within 600 feet of a protected district. The method of measurement shall be taken from the leading edge of the sign to the zoning line of the Protected District (refer to Sign Diagram 7).

2. Exceptions: The provision prohibiting pole or pylon signs within 600 feet of a protected district shall not apply if it can be determined that:
    - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district; or
    - ii. The sign is visibly obstructed from the protected district.
  3. *Integrated centers.* The maximum height of a freestanding pole or pylon sign and its supporting structure identifying an integrated center shall not exceed 40 feet above grade level at the base of such structure.
- b. *Maximum sign height ground sign.* No part of the sign face and the sign support structure of a freestanding ground sign shall be more than 4 feet above grade level (refer to Sign Diagram 14).
- c. *Minimum setbacks, front.* The minimum setback for all freestanding signs shall be 15 feet from the existing street right-of-way line, unless subject to the

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2053 Revised to include Mixed-Use districts.

provisions of Section 744-902.G, front sign setback exception. Provided, however, the following provisions shall also be met in the location of minimum front setbacks: No freestanding sign shall be erected within any area designated by the Official Thoroughfare Plan as required for right-of-way for a public street unless the owner of such sign provides a written commitment to the Department of Metropolitan Development to relocate such sign out of the right-of-way at his/her expense upon the acquisition of the property by the applicable governmental agency for transportation purposes and shall waive all claims to damages or compensation by reason of the existence or relocation of the sign.

- d. Minimum setbacks, side or rear.
  - 1. No freestanding sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line. Exception: This provision shall not apply if it can be determined that a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district.
  - 2. No freestanding sign shall be located closer than 5 feet to a side or rear property line.
- e. Maximum sign area.
  - 1. Freestanding signs not a part of an integrated center.
    - i. The sign surface area of a freestanding sign shall not exceed that specified in Table 744-903-2.

<b>Table 744-903-2: Freestanding Sign Single Use</b>	
<b>Frontage (to which the sign oriented)</b>	<b>Maximum Sign Area</b>
a. Up to 50 linear feet	150 square feet
b. Between 50 and 110 linear feet	1.5 additional square feet of sign area per each additional linear foot of frontage over 50 feet to which the sign is oriented
c. Between 110 and 300 linear feet	No additional square feet of sign area than that allowed by b. above
d. Between 300 and 500 linear feet	0.75 additional square foot of sign area per each additional linear foot of frontage over 300 feet to which the sign is oriented. In no case shall the sign area exceed 390 square feet
e. Over 500 linear feet	390 square feet

- ii. On lots with a linear frontage oriented to the same street in excess of 300 linear feet, a second freestanding sign may be utilized (see Section 744-903.C.1.f below, number of signs, for additional provisions). If 2 freestanding signs are utilized, however, the combined area (in square feet) of both signs shall not exceed that allowed based upon the linear

street frontage to which the sign is oriented or 390 square feet, whichever is the lesser (refer to Sign Diagram 15).

2. Freestanding signs for integrated centers.
  - i. The sign surface area of a freestanding sign for an integrated center shall not exceed that specified in Table 744-903-3.

<b>Table 744-903-3: Freestanding Sign Integrated Centers</b>	
<b>Frontage (to which the sign is oriented)</b>	<b>Maximum Sign Area</b>
a. Up to 50 linear feet	200 sq. ft.
b. Between 50 and 350 linear ft.	One additional sq. ft. of sign area per each additional linear foot of frontage over 50 ft. to which the sign is oriented
c. Between 350 and 500 linear ft.	No additional sq. ft. of sign area than that allowed by b. above
d. Between 500 and 1,100 linear ft.	0.75 additional sq. ft. of sign area per each additional linear foot of frontage over 500 to which the sign is oriented. In no case shall the sign area exceed 900 sq. ft.
e. Over 1,100 linear ft.	900 sq. ft.

- ii. On lots with a linear frontage oriented to the same street in excess of 500 linear feet, a second freestanding sign for an integrated center may be utilized (see Section 744-903.C.1.f below, number of signs, for additional provisions). If 2 freestanding signs are utilized, however, the combined area (in square feet) of both signs shall not exceed that allowed based upon the linear street frontage to which the sign is oriented or 900 square feet, whichever is the lesser. Provided, however, the sign surface area of a freestanding sign for an integrated center shall not exceed a maximum of 500 square feet for a sign oriented to a secondary arterial, collector, local, marginal access or private streets.
- f. *Number of signs.* One freestanding sign shall be allowed on a lot for each frontage on a separate street.

Exceptions:

1. *Extensive frontage.* Where a lot has in excess of 300 linear feet of street frontage on the same street, one additional freestanding sign shall be allowed for each additional 300 linear feet of street frontage on that street. Such additional signs shall be subject to all other provisions of this chapter. In no event shall an additional freestanding sign as permitted in this section be located any closer than 300 feet to any other freestanding sign on the same lot (refer to Sign Diagram 15).
2. *Corner lots.* On corner lots the maximum number and square footage of freestanding signs shall be permitted for each street frontage. Such maximum allowances, however, shall not be transferable either in whole or in part from one street frontage to another.

## 2. Building signs.

- a. Maximum surface area for building signs.

1. The maximum sign surface area for building signs shall not exceed 20% of the area of the front facade, 15% of the area of the side of the building (each side shall be calculated separately) and 10% of the rear side of the building (refer to Sign Diagram 16).
  2. Any combination of building signs may be utilized, so long as the total surface area of signs on a particular building side does not exceed the percentage noted in Section 744-903.C.2.a.1 above, and subject to any additional provisions of Section 744-903.C.2, building signs.
- b. Wall signs.
1. *Maximum size for wall signs.* In addition to Section 744-903.C.2.a above, the linear measurement of the sign shall not exceed 80% of the linear frontage of the facade of the structure or tenant space (see Sign Diagram 16).
  2. *Number of wall signs.* There shall be no limit on the number of wall signs allowed, provided the provisions of Section 744-903.C.2.a above are not exceeded on the side of the building on which the signs are located.
  3. *Wall signs on corner lots.* On buildings having more than one street frontage, the maximum allowable square footage of wall signs are permitted for each building frontage or occupancy. Such maximum allowance, however, is not transferable either in whole or in part from one building frontage to another nor from one occupancy to another occupancy.
  4. *Distance from side or rear lot line when abutting a dwelling district.* An illuminated wall sign shall not be permitted within 50 feet of a side or rear lot line of an abutting lot line zoned as a dwelling district when such sign faces such side or rear lot line.
  5. Exceptions: This provision shall not apply if it can be determined that:
    - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as dwelling district; or
    - ii. The illuminated wall sign is visibly obstructed from the dwelling district.
- c. *Roof signs.* Roof signs shall not be permitted.
- d. Roof-integral signs.
1. *Where permitted.* Roof-integral signs shall be permitted in any commercial or industrial districts.
  2. *Maximum sign area.* Same as Section 744-903.C.2.a.
  3. *Number of signs.* One roof-integral sign shall be permitted per each building side (if a single use) or tenant space (if an integrated center), subject to the provisions of Section 744-903.C.2.a.2.
  4. *Distance from side or rear lot line when abutting a dwelling district.* An illuminated roof-integral sign shall not be permitted within 50 feet of a side or rear lot line of an abutting lot line zoned as a dwelling district when such sign faces such side or rear lot line.
  5. Exceptions: This provision shall not apply if it can be determined that:

- i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as dwelling district; or
    - ii. The illuminated roof-integral sign is visibly obstructed from the dwelling district.
  - e. Projecting signs.
    1. *Where permitted.* Projecting signs shall be permitted in any commercial or industrial districts.
    2. *Maximum sign area.* Same as Section 744-903.C.2.a.
    3. *Number of signs.* One projecting sign shall be permitted per each building side (if a single use) or grade level tenant space (if an integrated center), subject to the provisions of Section 744-903.C.2.a.2.
    4. *Maximum projection from a building.* No projecting sign or sign structure shall extend more than 8 feet from or beyond its supporting building.
    5. *Clearance from grade level.* All portions of any projecting sign or sign structure shall be not less than 8 feet above grade level (see Sign Diagram 11).
    6. *Minimum setback, front.* The horizontal projection of any projecting sign may extend to a point not closer than 2 feet from an imaginary perpendicular vertical plane at the street pavement line, curb or outside edge of the sidewalk.
  - f. Suspended signs.
    1. *Where permitted.* Suspended signs shall be permitted in any commercial or industrial districts.
    2. *Maximum sign area.* The maximum sign surface area for a suspended sign shall not exceed 5 square feet. In addition, the provisions of Section 744-903.C.2.a shall apply.
    3. *Number of signs.* One suspended sign shall be permitted per each building side (if a single use) or grade level tenant space (if an integrated center).
    4. *Clearance from grade level.* All portions of any suspended sign or sign structure shall be not less than 8 feet above grade level.

Refer to Sign Diagram 13 for illustrative guides to these provisions.
  - g. *Awning and canopy signs.* See Section 744-904.A Awning and canopy sign regulations.
  - h. *Marquee signs.* See Section 744-904.B Marquee sign regulations.

### 3. **Other signs.**

Other signs shall be permitted by sign type in those districts identified in Table 744-905-1 in accordance with the following development standards:

- a. Vehicle Entry Point signs.
  1. The maximum height of a vehicle entry point sign shall not exceed 2.5 feet.

2. The maximum sign surface area of a vehicle entry point sign shall not exceed 6 square feet.
  3. The vehicle entry point sign shall be set back a minimum of 2 feet from the existing street right-of-way.
  4. Two such vehicle entry point signs shall be permitted at each ingress or egress point on a lot.
- b. *Incidental signs.*
1. The maximum height of any freestanding incidental sign shall not exceed 4 feet.
  2. The maximum sign surface area of the sign shall not exceed 1.5 square feet.
  3. The sign shall be set back a minimum of 10 feet from the existing street right-of-way.
- c. *Ancillary signs.*
1. The ancillary signs may be either wall, ground or pylon signs.
  2. There shall not be more than one ancillary sign for each office, industrial, and institutional building.
  3. The aggregate gross surface area of an ancillary sign shall not exceed 16 square feet.
  4. The ancillary sign may be located within 2 feet of any right-of-way, provided the requirement of Section 744-902.E.10 Clear sight triangular area, is maintained.
  5. An ancillary sign shall not project higher than 10 feet, as measured from the base of the building or the ground to which the sign is to be affixed.
- d. *Building Marker signs.*<sup>2140</sup>
1. Maximum height of a freestanding building marker sign shall not exceed 4 feet.
  2. Maximum sign surface area of any building marker sign shall not exceed 4 square feet.
  3. Building marker signs shall not be located in any right-of-way.
  4. Maximum number of building marker signs shall be 1 per pedestrian entrance.
  5. Building marker signs may be illuminated.

#### **4. Window signs.**

The sign copy area shall not exceed 25% of the window surface area on which it is placed or through which it is viewed, however, in no case shall the sign copy area exceed 100 square feet. The sign surface area of window signs shall be calculated separately from the calculation of other signs and shall not be included in the total area of other signs permitted.

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<sup>2140</sup> Added with adoption of 2015-AO-04

**D. On-premises signs; special zoning districts.**

The following regulations shall pertain to on-premises business signs in all special zoning districts where permitted by Table 744-905-3 and this Section 744-903.D. Off-premises (outdoor advertising) signs shall not be permitted in any special zoning district.

**1. Regulations for freestanding signs.**

a. Where permitted.

1. Pole or pylon signs. Pole or pylon signs shall be permitted in any special use (SU) district, the HD-1 and HD-2 Districts (Hospital District One and Two), the PK-2 District (Park District Two), and UQ-1 District (University Quarter One). Provided, however, pole or pylon signs shall not be permitted within 600 feet of a Dwelling district. The method of measurement shall be taken from the leading edge of the sign to the zoning line of the dwelling district (refer to Sign Diagram 7).

Exceptions: The provision prohibiting pole or pylon signs within 600 feet of a dwelling district shall not apply if it can be determined that:

- i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district; or
- ii. The sign is visibly obstructed from the protected district.

2. *Ground signs.* Ground signs shall be permitted in any special use (SU) district, the HD-1 and HD-2 Districts (Hospital District One and Two), the PK-1 and PK-2 Districts (Park District One and Two) and the UQ-1 and UQ-2 Districts (University Quarter District One and Two).

b. Maximum sign height.

1. *Pole or pylon signs.* The maximum height of a freestanding pole or pylon sign and its supporting structure shall not exceed 25 feet above grade level at the base of the structure.
2. *Ground signs.* No part of the sign face or the sign support structure of a ground sign shall be more than 4 feet above grade level, subject to the provisions of Section 744-902.E.7 Grade mounding (refer to Sign Diagram 14).

c. *Minimum setbacks, front.* Subject to the provision of Section 744-902.E.10, Clear sight triangular area, the minimum setback for all freestanding signs shall be 15 feet from the existing street right-of-way line unless subject to the provisions of Section 744-902.G, front sign setback exception, provided, however, the following provisions shall also be met for the location of the minimum front setbacks: No freestanding sign shall be erected within any area designated by the Official Thoroughfare Plan as required for right-of-way for a public street unless the owner of such sign provides a written commitment to the Department of Metropolitan Development to relocate such sign out of the right-of-way at his/her expense upon the acquisition of the property by the applicable governmental agency for transportation purposes and shall waive all claims to damages or compensation by reason of the existence or relocation of the sign.

d. Minimum setbacks, side and rear.

1. If illuminated, no freestanding sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line.

Exceptions: This provision shall not apply if it can be determined that:

- i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district.
  - ii. The illuminated freestanding sign is visibly obstructed from the dwelling district.
2. No freestanding sign shall be located closer than 5 feet to a side or rear property line.
- e. *Maximum sign area.* The maximum sign area of a freestanding sign shall not exceed an amount equal to 3% of the building side or other architectural elevation to which the sign is oriented, or 240 square feet, whichever is the lesser.
  - f. *Number of signs.* One freestanding sign shall be allowed for each frontage on a separate street.

Exceptions:

1. *Extensive frontage.* Where a lot has in excess of 300 feet of street frontage on the same street, one additional freestanding sign shall be allowed for each additional 300 feet of street frontage on that street. Such additional signs shall be subject to all other provisions of this chapter. In no event shall an additional freestanding sign, as permitted in this section, be located any closer than 300 feet to any other freestanding sign on the same lot (refer to Sign Diagram 15).
2. *Corner lots.* On corner lots, the maximum number and square footage of freestanding signs shall be permitted for each street frontage. Such maximum allowances, however, shall not be transferable either in whole or in part from one street to another.

## 2. Regulations for building signs.

- a. Maximum surface area for all building signs.
  1. The maximum sign surface area for building signs shall not exceed an amount equal to 3% of the building side or other architectural elevation to which the sign is oriented. The linear measurement of the sign shall not exceed 80% of the linear frontage of the facade of the structure or tenant space (refer to Sign Diagram 12).
  2. Any combination of building signs permitted in this section may be utilized, so long as the total surface area of signs on a particular side of the building does not exceed the percentage noted in subsection 1 above, and subject to any additional provision of this section.
- b. Wall signs.

1. *Number of wall signs.* There shall be no limit on the number of wall signs allowed, provided the provisions of Section 744-903.D.2.a above are not exceeded on the side of the building on which the signs are located.
2. *Wall signs on corner lots.* On buildings having more than one street frontage, the maximum allowable square footage of wall signs are permitted for each building frontage or occupancy. Such maximum allowance, however, is not transferable either in whole or in part from one building frontage to another nor from one occupancy to another occupancy.
3. *Distance from side or rear lot line when abutting a dwelling district.* If illuminated, no wall sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line.  
Exceptions: This provision shall not apply if it can be determined that:
  - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district; or
  - ii. The illuminated wall sign is visibly obstructed from the dwelling district.
- c. *Roof signs.* Roof signs shall not be permitted in any special zoning district, as noted in Table 744-905-3, Permitted sign types on-premise signs, development plan and special use districts.
- d. *Roof-integral signs.*
  1. *Where permitted.* Roof-integral signs shall be permitted in the HD-2 District, and in the PK-2 District for all but residential uses.
  2. *Maximum sign area.* Same as Section 744-903.D.2.a above.
  3. *Number of signs.* One roof-integral sign shall be permitted per each building side (if a single use) or grade level tenant space (if an integrated center), subject to the provisions of Section 744-903.D.2.a.2 above.
- e. *Projecting signs.*
  1. *Where permitted.* Projecting signs shall be permitted in any special use (SU) district.
  2. *Maximum sign area.* Same as Section 744-903.D.2.a above.
  3. *Number of signs.* One projecting sign shall be permitted per each building side (if a single use) or grade level tenant space (if an integrated center), subject to the provisions of Section 744-903.D.2.a.2 above.
  4. *Maximum projection from a building.* No projecting sign or sign structure shall extend more than 8 feet from or beyond its supporting building.
  5. *Clearance from grade level.* All portions of any projecting sign or sign structure shall be not less than 8 feet above grade level.
  6. *Minimum setbacks, front.* The horizontal projection of any projecting sign may extend to a point no closer than 2 feet to an imaginary perpendicular vertical plane at the street pavement line, curb or outside edge of the sidewalk. Refer to Sign Diagram 11 for illustrative guides to these provisions.

- f. *Awning or canopy signs.* Awning or canopy signs shall be permitted in any special use (SU) district, the HD-1 and HD-2 Districts (Hospital District One and Two), and the PK-2 District (Park District Two), and shall:
  - 1. Be nonilluminated; and
  - 2. Comply with the provisions of Section 744-904.A.1 and 4 through 7, Awning and canopy sign regulations, and the provisions of Section 744-903.D.2.a.2 above.
- g. *Marquee signs.* Marquee signs shall be permitted in any special use (SU) district, the HD-1 and HD-2 Districts (Hospital District One and Two), and the PK-2 District (Park District Two), and shall:
  - 1. Be nonilluminated; and
  - 2. Comply with the provisions of Section 744-904.B.1 and 4 through 7, Awning and canopy sign regulations, and the provisions of Section 744-903.D.2.a.2 above.
- h. *Suspended signs.*
  - 1. *Where permitted.* Suspended signs shall be permitted in any special zoning district as noted in Table 744-905-3 Permitted sign types on-premise signs, development plan and special use districts.
  - 2. *Maximum sign area.* The maximum sign surface area for a suspended sign shall not exceed 5 square feet.
  - 3. *Number of signs.* One suspended sign shall be permitted per each building side (if a single use) or grade level tenant space (if an integrated center).
  - 4. *Clearance from grade level.* All portions of any suspended sign or sign structure shall be not less than 8 feet above grade level. Refer to Sign Diagram 13 for illustrative guides to these provisions.

### 3. **Regulations for other signs.**

Other signs shall be permitted in any special zoning district subject to the regulations of Section 744-903.C.3 Other signs.

### 4. **Window signs.**

- a. *Where permitted.* Window signs shall be permitted in any special zoning district as noted in Table 744-905-3.
- b. *Maximum sign area.* The sign copy area of window signs shall not exceed 25 percent of the window surface area on which it is placed or through which it is viewed, however, in no case shall the sign copy area exceed 100 square feet.
- c. The sign surface area of window signs shall be calculated separately from the calculation of other signs and shall not be included in the total area of other signs permitted.

## **E. On-premises signs; central business districts (CBD-1, CBD-2, CBD-3, CBD-S)**

The following regulations shall pertain to on-premises business signs in all CBD districts where permitted by Table 744-905-4, and this section. Off-premises (outdoor

advertising) signs in the CBD districts also shall follow the regulations of Section 744-903.F. Any on-premises business sign erected on a building or lot located within a locally designated historic preservation area as established by, and under the jurisdiction of, the Indianapolis Historic Preservation Commission (IHPC) shall be exempt from the provisions of this section of this chapter. The type, number, area, height, illumination and location of such signs located within such historic preservation areas shall be as determined by the IHPC. The specific standards and requirements for on-premises business signs shall be as set forth in and specified by the grant of a certificate of appropriateness following all procedures set forth by the IHPC.

### **1. Regulations for freestanding signs.**

#### **a. Where permitted.**

##### **1. Pole or pylon signs:**

- i. Shall be permitted only for surface parking lots in the CBD-1 and CBD-2 Districts.
- ii. Shall be permitted in the CBD-3 District only for surface parking lots. In no case, however, shall pole or pylon signs be permitted on the street frontage of any lot abutting American Legion Mall, Veterans Memorial Plaza, the Indiana War Memorial or University Park.
- iii. Shall be permitted in the CBD-S District.

##### **2. Ground signs shall be permitted in all CBD districts.**

#### **b. Maximum sign height.**

1. *Pole or pylon signs:* The maximum height of a pole or pylon sign and its supporting structure shall not exceed 20 feet above grade level at the base of such structure, subject to the provisions of Section 744-902.E.7 Grade mounding.
2. *Ground signs:* No part of the sign face or the sign support structure of a ground sign shall be more than 4 feet above grade level, subject to the provisions of Section 744-902.E.7 Grade mounding.

#### **c. Minimum setbacks, front.**

1. The minimum setback for freestanding pole or pylon signs shall be 10 feet from the existing street right-of-way line, provided, however, the provisions of Section 744-903.E.1.c.3 below shall also be met.
2. The maximum setback for freestanding ground signs shall be zero feet from the existing street right-of-way line, provided, however, the provisions of Section 744-903.E.1.c.3 below shall also be met.
3. No freestanding sign shall be erected within any area designated by the Official Thoroughfare Plan as required for right-of-way for a public street unless the owner of such sign provides a written commitment to the Department of Metropolitan Development to relocate such sign out of the right-of-way at his or her expense upon the acquisition of the property by the applicable governmental agency for transportation purposes and shall waive all claims to damages or compensation by reason of the existence or relocation of the sign.

- d. Minimum setbacks, side and rear. If illuminated, no freestanding sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line. Exception: This provision shall not apply if it can be determined that:
  1. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district.
  2. The illuminated sign is visibly obstructed from the dwelling district.
- e. **Maximum sign area.** The sign surface area of a freestanding sign shall not exceed one square foot in sign surface area for each lineal foot of that lot's street frontage (to which the sign is oriented). In no case, however, shall the maximum sign surface area exceed 100 square feet.
- f. **Number of signs.** One freestanding sign shall be allowed for each frontage on a separate street.

Exceptions:

1. *Extensive frontage.* Where a lot has in excess of 300 feet of street frontage on the same street, one additional freestanding sign shall be allowed for each additional 300 feet of street frontage on that street. Such additional signs shall be subject to all other provisions of this chapter. In no event shall an additional freestanding sign, as permitted in this section, be located any closer than 300 feet to any other freestanding sign on the same lot (refer to Sign Diagram 15).
2. *Corner lots.* On corner lots, the maximum number and square footage of freestanding signs shall be permitted for each street frontage. Such maximum allowances, however, shall not be transferable either in whole or in part from one street to another.

## 2. Regulations for building signs.

### a. Lower level building signs.

1. Lower level building signs are signs located on:
  - i. The first 26 feet of building height; or
  - ii. The actual building height, whichever is lesser (measured from grade level), shall be considered lower level building signs and shall conform to the following regulations.
2. *Maximum size for lower level building signs.* The maximum sign surface area for lower level building signs shall not exceed 20% of the side of the building as noted in the formula below:

Maximum permitted sign surface area = 20% (A × B)

A = 26 feet or the height of the building, whichever is lesser.

B = Width of the side of the building (measured in feet) on which the sign is to be placed.

(The application of this provision is illustrated in Sign Diagram 17).

3. *Number of lower level building signs.* One sign for each basement, grade level or second story occupant of the building shall be permitted. *Exception:* Buildings in which a single tenant occupies the entire basement, grade level or second story leasable space, or a leasable space with 200 or more linear feet of street frontage, may have an additional lower level building sign on that street frontage only. Provided, the maximum sign surface area permitted for that side of the building, as noted in Section 744-903.E.2.a.2 above shall not be exceeded for the total number of lower level building signs.
  4. *Location of lower level building signs.* Lower level wall signs shall be located only on facades that front on a street.
  5. *Lower level building signs on corner lots or lots that have multiple street frontages.* On buildings having more than one street frontage, the maximum allowable square footage of lower level building signs shall be permitted for each building frontage. Such maximum allowance, however, is not transferable either in whole or in part from one building to another nor from one occupancy to another occupancy.
  6. *Distance from side or rear lot line when abutting a dwelling district.* If illuminated, no building sign facing the side or rear lot line of an abutting lot zoned as a dwelling district shall be located within 50 feet of such side or rear lot line. *Exception:* This provision shall not apply if it can be determined that:
    - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a dwelling district; or
    - ii. The illuminated sign is visibly obstructed from the dwelling district.
- b. **Upper level building signs.** Signs located on a building side above 26 feet in height, measured from grade level, shall be considered upper level building signs and shall conform to the following regulations:
1. *Placement.* Upper level building signs shall be located on a side of the building above a height of 26 feet, measured from the grade level.
  2. *Maximum size for upper level building signs.* The maximum sign surface area for upper level building signs shall not exceed 10% of the side of the building as noted in the formula below:

Maximum permitted sign surface area = 10% (A × B).

A = height of building (measured from grade level, in feet). This figure shall be reduced by subtracting the first 26 feet in height of the building, measured from grade level.

B = width of the side of the building (measured in feet) on which the sign is to be placed.

(The application of this provision is illustrated in Sign Diagram 17).
  3. *Number of upper level building signs.* One sign for each side of the building shall be permitted, provided the maximum sign surface area permitted for that side of the building, as noted in Section 744-903.E.2.b.2 above is not exceeded.

4. *Location of upper level building signs.* Upper level building signs shall be located on any side or architectural elevation of the building. Provided, however, that on buildings having upper level building signs on more than one side of the building, the maximum allowance for a side is not transferable either in whole or in part from one building to another nor from one occupancy to another occupancy.
- c. **Wall signs.** Wall signs shall be of individual letter construction in the CBD-1 and CBD-3 Districts. Where construction materials/methods of buildings would pose practical difficulties for the erection of individual letter wall signs, raceways can be used on which the individual letters can be mounted.
- d. **Roof signs.** Roof signs shall not be permitted in any CBD district. *Exception:* Signs that are painted on, or otherwise attached flat and directly to, the roof structure, and that do not extend vertically from the roof structure, shall be permitted on public buildings (those buildings owned, operated, controlled or under some jurisdiction of a unit of federal, state or local government). Signs permitted under this exception shall be regulated as upper level business signs for purposes of sign surface area and number.
- e. **Roof-integral signs.**
  1. *Where permitted.* Roof integral signs shall be permitted in the CBD-2, CBD-3 and CBD-S Districts.
  2. *Maximum sign area.* Same as Section 744-903.C.2.a.
  3. *Number of signs.* One roof-integral sign shall be permitted per each building side of the building (if a single use) or tenant space (if an integrated center), subject to the provisions of Section 744-903.C.2.a.2.
  4. *Distance from side or rear lot line when abutting a dwelling district.* An illuminated roof-integral sign shall not be permitted within 50 feet of a side or rear lot line of an abutting lot line zoned as a dwelling district when such sign faces such side or rear lot line. *Exception:* This provision shall not apply if it can be determined that:
    - i. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as dwelling district.
    - ii. The illuminated roof-integral sign is visibly obstructed from the dwelling district.
- f. **Projecting signs.**
  1. *Where permitted.* Projecting signs shall be permitted in any CBD district, except in the CBD-1 District on lots that front Monument Circle. Projecting signs shall be permitted as lower level signs only for basement, grade level or second story occupants of the building.
  2. *Maximum sign area.* The sign surface area of a projecting sign shall not exceed 24 square feet.
  3. *Number of signs and placement.* One projecting sign shall be permitted per tenant space, to be placed on the building facade from which the tenant gains direct access into their business.

4. Maximum projection from a building and minimum front setback.
  - i. No projecting sign or sign structure shall extend more than 8 feet from or beyond its supporting building. *Exception:* A projecting sign or sign structure shall not extend more than 3 feet from or beyond its supporting building when such sign or structure is located on and oriented toward East or West Market Street between Capitol Avenue and Alabama Street.
  - ii. The horizontal projection of any projecting sign may extend to a point not closer than 2 feet from an imaginary perpendicular vertical plane at the street pavement line, curb or outside edge of the sidewalk. Refer to Sign Diagram 11 for illustrative guides to these provisions.
5. *Clearance from grade level.* All portions of a projecting sign or sign structure shall be not less than 8 feet above grade level.
- g. ***Awning or canopy signs.*** Awning or canopy signs shall be permitted in any CBD district subject to the regulations of Section 744-904.A Awning and canopy sign regulations. *Exception:* An awning or canopy sign or sign structure shall not extend more than 3 feet from or beyond its supporting building when such sign or structure is located on and oriented toward East or West Market Street between Capitol Avenue and Alabama Street.
- h. ***Marquee signs.*** Marquee signs shall be permitted in any CBD district subject to the regulations of Section 744-904.B Marquee sign regulations. *Exception:* A marquee sign or sign structure shall not extend more than 3 feet from or beyond its supporting building when such sign or structure is located on and oriented toward East or West Market Street between Capitol Avenue and Alabama Street.
- i. ***Suspended signs.***
  1. *Where permitted.* Suspended signs shall be permitted in any CBD district.
  2. *Maximum sign area.* The maximum sign surface area for a suspended sign shall not exceed 5 square feet.
  3. *Number of signs.* One suspended sign shall be permitted per each building side of the building (if a single use) or grade level tenant space (if an integrated center).
  4. *Clearance from grade level.* All portions of any suspended sign or sign structure shall be not less than 8 feet above grade level.

Refer to Sign Diagram 13 for illustrative guides to these provisions.

### 3. **Regulations for other signs.**

Other signs shall be permitted in any CBD district subject to the regulations of Section 744-903.C.3 Other signs.

### 4. **Window signs.**

- a. *Where permitted.* Window signs shall be permitted in any CBD District.
- b. *Maximum sign area.* The sign copy area of window signs shall not exceed 20% of the window surface area on which it is placed or through which it is viewed, however, in no case shall the sign copy area exceed 100 square feet.

1. The sign surface area of window signs shall be calculated separately from the calculation of other signs and shall not be included in the total area of other signs permitted.
2. The administrator, upon request by the applicant, shall have the power to modify the requirements of this provision and approve alternatives for those requirements as long as the alternative plan is appropriate for the site and its surroundings and is compatible and consistent with the intent of the stated standards. Such modification shall be noted on the alternative plan, stamped approved by the administrator and become a part of the requirements for the Improvement Location Permit. Under no circumstances, however, shall the administrator modify the content of a sign.

2141

**F. Off-premises (outdoor advertising) signs.**

**General regulations.** The following regulations shall pertain to off-premises signs (also known as outdoor advertising signs) in all districts where permitted by this Section 744-903.F, Table 744-903-7. Also, refer to Section 744-904.D Signs on freeways and expressways, for additional requirements.

1. **Proportional regulations.** The size of an outdoor advertising sign on a lot shall not exceed the size specified in Table 744-903-4:

TABLE 744-903-4 Proportional Regulations	
Lot Size (in square feet)	Maximum Sign Dimensions (vertical by horizontal)
Up to 10,000	6 ft. by 12 ft.
10,000+--20,000	12 ft. by 12 ft.
20,000+--43,560	12 ft. by 25 ft.
43,560+	10.5 ft. by 36 ft. plus extensions or 12 ft. by 50 ft. or 14 ft. by 48 ft. plus extensions

**Extensions.** Elements of an outdoor advertising sign may be permitted to extend beyond the horizontal or vertical sign edge. The maximum length of an extension shall not be greater than four feet beyond the top edge of the sign and one foot along all other sign edges. The maximum width of an extension shall not be greater than 45% of the linear length of the horizontal or vertical dimension of the outdoor advertising sign (See Table 744-903-5 below and refer to Extension Sign Diagram 35).

Table 744-903-5: Extensions				
Sign Size (Feet)	Maximum Extension Length (Top)(Feet)	Maximum Extension Length (Sides and Bottom) (Feet)	Sign Dimension (Feet)	Extension Width (Feet)
10.5 by 36	4	1	10.5 by 36	4.725 by 16.2
14 by 48	4	1	14 by 48	6.3 by 21.6

<sup>2141</sup> The section on special regulations for promotional banners was deleted with the adoption of 2015-AO-04.

2. **Outdoor advertising sign size.** The face of an outdoor advertising sign shall not be greater than 14 feet in vertical dimension nor greater than 50 feet in horizontal dimension, except where specifically regulated by Section 744-904.D and shall not contain more than 2 advertising signs per facing.
3. **Flashing, intermittent or moving lights.** No advertising sign shall be permitted which contains, includes, or is illuminated by a flashing, intermittent or moving light or lights.
4. **Animation.** No advertising sign shall be permitted which has animated or moving images.
5. **[Advertising sign].** Advertising sign faces consisting of three or less panels that rotate to present a single fixed display at a time, commonly known as Tri-vision signs, are permitted, provided that the rotation of one display to another is no more frequent than every 15 seconds.
6. **Video, LED, (light emitting diode), LCD (liquid crystal display) or electrically powered.** No advertising sign shall be permitted which displays video or emitting graphics.
7. **Distance between outdoor advertising signs.** Except as otherwise provided for signs in the protected areas along highways, freeways and expressways (see Section 744-904.D), the minimum distance between outdoor advertising signs shall be as specified below. The applications of these provisions are illustrated in Sign Diagrams 18 and 19:

**Radial spacing between outdoor advertising signs.** In no event shall any point of an outdoor advertising sign or sign structure be closer than 1,000 feet from any point of any other outdoor advertising sign or sign structure.

8. **Outdoor advertising signs adjacent to protected districts.** In no event shall any point of an outdoor advertising sign be closer than 300 feet from a protected district. For the purposes of this section, a protected district shall include any dwelling district, parks district, university quarter district, SU-1 (church) district or SU-2 (school) district. (The applications of these provisions are illustrated in Sign Diagram 20.)
9. **Outdoor advertising signs inside I-465.** No portion of an outdoor advertising sign shall be erected or otherwise located within 660 feet of the right-of-way of a freeway or expressway, as herein defined, located within the entire area circumscribed by the interior right-of-way line of the Outer Belt Freeway commonly identified as I-465. (The application of these provisions is illustrated in Sign Diagram 21.)
10. **Signs on freeways and expressways.** In addition to the requirements of this section, outdoor advertising signs shall further comply with Section 744-904.D when located on freeways and expressways.
11. **Roof top outdoor advertising signs.** Roof top outdoor advertising signs shall not be permitted in any zoning district.
12. **Advertising sign on or appurtenant to buildings.** Advertising signs shall not be located on, above or below any portion of primary buildings.
13. **Outdoor advertising sign setback.** Signs or sign structures shall be set back in accordance with the building setback lines required by the applicable zoning district.

Advertising signs shall not be eligible for setback averaging exceptions. (See Table 744-903-6 below).

<b>Table 744-903-6: Setbacks</b>			
<b>Zoning District</b>	<b>Freeways</b>	<b>Primary/Secondary</b>	<b>Collector/Local Streets</b>
Commercial Districts	60 feet	10 feet from proposed R.O.W.	10 feet from proposed R.O.W.
Industrial Districts - Compact Context Area	60 feet	30 feet from proposed R.O.W.	20 feet from proposed R.O.W.
Industrial Districts - Metro Context Area	60 feet	30 feet from proposed R.O.W.	50 feet from proposed R.O.W.

**14. Maximum and minimum height** of outdoor advertising signs and sign structures.

- a. The maximum height of signs and sign structures shall not exceed 40 feet above grade level at the base of such sign or sign structure.
- b. No outdoor advertising sign or sign structure (except for the supports, building, structure or column) shall be at its lowest point less than 9 feet above grade level. Ground signs, where permitted, shall not exceed 4 feet in height above grade level.

**15. Construction of outdoor advertising signs.** The supports, uprights, bracing and framework of an outdoor advertising sign shall be of steel construction.

**16. Districts permitted and allowable square footage.** (Refer to Table 744-903-7 below)

<b>Table 744-903-7: Districts Permitted</b>								
<b>Zoning Classification</b>	<b>Dwelling</b>	<b>Commercial and Mixed-Use</b>				<b>Industrial</b>	<b>Special Use</b>	<b>CBD/RC</b>
District	All Districts	C-1, MU-1	C-3, MU-2	C-4, C-5, C-7	C-S	All Districts	All Districts	All Districts
Maximum Square Footage	NP	NP	378*	672*	NP	672*	NP	NP
Key/Note: NP: Not Permitted •Extensions available if requirements met •Advertising signs shall not be permitted in HP-C Districts								

## **Section 04. Special Provisions**

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### **A. Awning and canopy sign regulations**

Awnings and canopies on which signs are placed, both nonilluminated and illuminated, shall comply with the requirements of this Section 744-904 in addition to all other provisions of this Chapter 744 Article IX.

1. Awning or canopy signs shall be permitted as specified in the permitted sign types lists, Tables 744-905-1 through 4.
2. Illuminated awning or canopy signs shall be located at least 600 feet from a Protected District. The method of measurement shall be taken from the leading edge of the sign to the zoning line of the protected district (refer to Sign Diagram 7).  
Exceptions: This provision shall not apply if it can be determined that:
  - a. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a Protected District; or
  - b. The illuminated awning or canopy is visibly obstructed from the protected district.
3. The total area of an awning or canopy on which sign content or copy is placed shall not exceed the maximum surface area limits as set forth for wall signs as noted in Section 744-903.C.2.a.1.
4. The total sign content or copy area of awning or canopy signs shall not exceed 45% of the area of the awning or canopy on which it is placed (refer to Sign Diagram 22).
5. The computation of the sign copy area of the awning or canopy sign shall be limited only to the area of the awning or canopy which contains the graphics or sign (refer to Sign Diagram 22).
6. Awnings and canopies on which signs have been placed shall further comply with the following:
  - a. Awnings:
    1. When the width of all awnings along the direction of a particular building side is 10 feet or less, the horizontal projection of such awnings shall not exceed 6 feet from the wall of any supporting building (refer to Sign Diagram 22). The vertical distance from the top to the bottom of such awnings shall not exceed 6 feet, including any valance (refer to Sign Diagram 22).
    2. When the width of all awnings along the direction of a particular building side exceeds 10 feet, the horizontal projection of such awnings shall not exceed 4 feet from the wall of any supporting building (refer to Sign Diagram 22). The vertical distance from the top to the bottom of such awnings shall not exceed 4 feet, including any valance (refer to Sign Diagram 22).
    3. The horizontal projection of any awning may extend to a point not closer than 2 feet from any street curb, pavement edge, or edge of an interior access drive.
  - b. Canopies:
    1. The maximum width of any canopy shall be 10 feet (refer to Sign Diagram 23).

2. The horizontal projection of any canopy may extend to a point not closer than 2 feet from any street curb, pavement edge, or edge of an interior access drive (refer to Sign Diagram 23).
3. The outer column support shall be located in the outer one-third (1/3) of the walk area (refer to Sign Diagram 23).
4. In no case shall the minimum distance between the entry and the column support be less than 4 feet.
5. The vertical distance from the top to the bottom of the canopy shall not exceed an average of 4 feet, including any valance. The highest point of the canopy shall not be higher than 4 feet above the door opening or 16 feet above grade level, whichever is less (refer to Sign Diagram 23).
6. Canopies shall not be spaced closer than 20 feet from each other, measured from centerline to centerline (refer to Sign Diagram 23).
7. All portions of any awning or canopy, excluding the column supports for a canopy, shall be not less than 9 feet above grade level (refer to Sign Diagram 22 and 23).  
Exception: An awning or canopy valance shall be not less than 8 feet above grade level.

## **B. Marquee sign regulations**

Marquees on which signs are placed, both nonilluminated and illuminated, shall comply with the following regulations:

1. Marquee signs shall be permitted as specified in the permitted sign types lists, Tables 744-905-1 through 4.
2. Illuminated marquee signs shall be located at least 600 feet from a Protected District. The method of measurement shall be taken from the leading edge of the sign to the zoning line of the protected district (refer to Sign Diagram 7). Exceptions: This provision shall not apply if it can be determined that:
  - a. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district; or
  - b. The illuminated awning or canopy is visibly obstructed from the protected district.
3. The total combined area of signs on a marquee shall not exceed the square footage limits as set forth for wall signs.
4. The total sign area of marquee signs shall not exceed 75% of the area of the marquee on which it is placed.
5. The computation of the sign copy area of the marquee sign shall be limited to the area of the marquee which contains the graphics or sign.
6. Marquees on which signs have been placed shall further comply with the following:
  - a. When the width of a marquee along the direction of a particular building side is 10 feet or less, the horizontal projection of such marquees shall not exceed 6 feet from the wall of any supporting building (refer to Sign Diagram 24).

- b. When the width of a marquee along the direction of a particular building side exceeds 10 feet, the horizontal projection of such marquees shall not exceed 4 feet from the wall of any supporting building (refer to Sign Diagram 24).
- c. The vertical distance from the top to the bottom of such marquees shall not exceed 6 feet, including any valance (refer to Sign Diagram 24).
- d. The horizontal projection of any marquee may extend to a point not closer than 2 feet from any street curb, pavement edge, or edge of an interior access drive (refer to Sign Diagram 24).

### **C. Automobile Fueling Station/convenience market signs**

The following additional signs and standards shall apply to Automobile Fueling Stations and those convenience markets selling fuel.

1. *Pole or pylon sign.* One pole or pylon sign shall be permitted per street frontage. The maximum height and area of such signs is regulated by Tables 744-903-1 and 2. However, no pole or pylon sign shall be permitted where a ground sign exists on a particular frontage.
2. *Ground sign.* One ground sign, not to exceed 20 square feet per each street frontage, shall be permitted in the required landscape area of the property. Such signs are to be installed as stationary, fixed structures, not subject to being dislodged by high winds, and not as portable or temporary structures. However, no ground sign shall be permitted where a pole or pylon sign exists on a particular frontage.
3. *Wall signs.* Wall signs shall be permitted on a lot as specified in Section 744-903.C.2.
4. *Pump island canopy signs.* Signs shall not exceed 25% of the particular side area of the canopy on which it is located. This calculation shall not include the open area beneath the face of the pump island canopy (refer to Sign Diagram 25).
5. *Pump island signs.* Signs on pump islands shall not exceed 16 square feet. The calculation of the sign area for pump island signs shall be the calculation of the area of a single face of the sign. Pump island signs shall be permitted only if spandrel signs are not used on site.
6. *Spandrel signs.* Signs shall be permitted on spandrels if there are no pump island signs on site. The spandrel sign area shall not exceed 25% of the spandrel's structural area (refer to Sign Diagram 25).
7. *Other signs*
  - a. No pennants or other similar attracting or advertising devices shall be permitted except as noted in Section 744-904.G. One-time Event Signs.<sup>2142</sup>
  - b. Signs on fences. Where a fence is required to be installed to screen the use from a protected district, no signs shall be permitted to be attached to or form an integral part of such fence.
  - c. Perimeter pole signs. Signs placed on perimeter light poles or other structures or that are not expressly permitted in this section shall be strictly prohibited.

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<sup>2142</sup> Editors Note: Reference corrected after adoption of 2015-AO-04.

8. *Window signs.* Window signs shall be permitted provided they do not exceed 25% of the window area on which it is placed or through which it is viewed. The sign surface area of window signs shall be calculated separately from the calculation of other signs and shall not be included in the total area of other signs permitted.

**D. Signs on freeways and expressways.**

All signs within 660 feet of the right-of-way of freeways and expressways, as shown on the Official Thoroughfare Plan shall comply with the requirements of this section in addition to all other provisions of this Chapter 744 Article IX.

1. *Permitted signs.* Unless prohibited by local, state or federal law, erection or maintenance of the following signs shall be permitted in Protected Areas.
  - a. *Official signs.* Directional or other official signs or notices erected and maintained by public officers or agencies pursuant to and in accordance with direction or authorization contained in local, state, or federal law, for the purpose of carrying out an official duty or responsibility.
  - b. *On-premises (business) signs.* However, not more than one freestanding identification sign shall be permitted to be located on each premises.
  - c. *Off-premises (advertising) signs.*
2. *General provisions.* No off-premises signs shall be permitted to be erected or maintained in any manner inconsistent with the following:
  - a. *Flashing, intermittent or moving lights.* No sign shall be permitted which contains, includes, or is illuminated by a flashing, intermittent or moving light or lights.
  - b. *Animation .* No sign shall be permitted which moves or has any animated or moving parts.
  - c. *Rotating, louvered (Vertical and or Horizontally), moving or other elements.* Advertising signs with rotating, louvered (vertical and/or horizontally), moving parts or elements shall not be permitted.
  - d. *Video, LED (light emitting diode), LCD (liquid crystal display) or electrically powered.* No sign shall be permitted which displays video or emitting graphics.
  - e. *Measurement of distance.*
    1. The distance from the edge of a right-of-way shall be measured horizontally along a line normal or perpendicular to the centerline of the freeway or expressway.
    2. All dimensions parallel to the alignment of the freeway or expressway shall be measured along the centerline of the freeway or expressway between 2 vertical planes which are normal or perpendicular to and intersect the centerline of the freeway or expressway, and which pass through the termini of the measured distance.
3. Regulations for off-premises (advertising) signs.
  - a. *Off-premises signs within informational sites.* If the Indiana Department of Transportation (IDOT) constructs an Informational Site, on the freeway system in Marion County, control over off-premises signs within such site shall be the responsibility of that Department.

b. *Off-premises signs outside of informational sites.*

1. The erection or maintenance of the following signs shall be permitted within protected areas outside of informational sites: off-premises signs which are located within 660 feet of a freeway or expressway, as herein defined.
2. The erection or maintenance of off-premises signs permitted under Section 744-904.D.3.a shall not be permitted in any manner inconsistent with the following:
  - i. *Sign spacing:* Subject to the other provisions of this Section 744-904.D.3, within protected areas adjacent to freeway or expressway rights-of-way, no part of any off-premise sign structure shall be located within 1,500 feet of any other off-premises sign structure located adjacent to said freeway or expressway. Said 1,500 feet distance shall be measured linearly along the centerline of the freeway or expressway. (The application of this provision is illustrated in Sign Diagrams 26 and 27).
  - ii. *Maximum sign dimensions:* The maximum size of any sign shall not exceed 14 feet in vertical dimension and 48 feet in horizontal dimension, plus extensions as defined in Section 744-903.F.
  - iii. *Sign setback:* Signs shall not be located closer than 60 feet to the right-of-way of the freeway or expressway.
  - iv. *Sign clearance:* Signs shall not be less than 9 feet above grade level at the lowest point, except for the supporting structure.
  - v. *Maximum sign height:* The maximum height of signs and sign structures shall not exceed 40 feet above grade level at the base of such sign structure.
  - vi. *Entrance or exit roadway limitation:* Signs shall not be permitted in protected areas adjacent to any freeway or expressway right-of-way upon any part of the width of which is constructed an entrance or exit roadway. No sign shall be permitted within 500 feet from the point of intersection between the traveled way of such entrance or exit roadway and the main traveled way of the freeway or expressway. Said 500 feet distance shall be measured to the nearest point of the intersection of the traveled way of the entrance or exit roadway and the main-traveled way of the freeway or expressway (Refer to Sign Diagram 26).

**E. Rotating signs.**

Rotating signs shall comply with the requirements of this Section 744-904.E in addition to all other provisions of this Chapter 744 Article IX.

1. *Districts permitted.* Rotating signs shall be permitted as a freestanding pole or pylon sign in the C-4, C-5, C-7, and C-S Commercial districts, as well as any industrial district.
2. Additional development standards for rotating signs in permitted commercial and industrial districts.
  - a. A rotating sign shall be permitted on corner lots only and shall be the only freestanding sign permitted on the lot.

- b. A rotating sign shall be located at least 600 feet from a Protected District. This method of measurement shall be taken from the leading edge of the sign to the zoning line of the protected district (refer to Sign Diagram 7). Exceptions: This provision shall not apply if it can be determined that:
  1. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district; or
  2. The rotating sign is visibly obstructed from the protected district.
- c. A rotating sign shall not rotate at a rate of more than 6 revolutions per minute.

**F. Electronic variable message signs (EVMS).**

Electronic variable message signs (EVMS) shall comply with the requirements of this Section 744-904.F in addition to all other provisions of this Chapter 744 Article IX.

1. *Districts permitted.* Electronic variable message signs shall be permitted as a component of a sign in the C-4, C-5, C-7, and C-S Commercial Districts, as well as in any industrial district.
2. Additional development standards for EVMS in permitted commercial and industrial districts.
  - a. *Where permitted.* EVMS shall be permitted as a component of a sign for any freestanding use or integrated center.
  - b. *Permitted sign types.* EVMS shall be permitted as a component of any pole, ground or pylon sign for freestanding uses or integrated centers. In addition, freestanding uses shall also be permitted EVMS as a component of wall signs.
  - c. *Amount of a sign that can contain an EVMS.* The portion of a sign dedicated for an EVMS shall not exceed 40% of the sign size.
  - d. *Distance separation from a protected district.* No sign containing an EVMS as a component shall be located within 600 feet of any protected district, measured from the leading edge of the sign to the zoning line of the protected district (refer to Sign Diagram 7). Exceptions: This provision shall not apply if it can be determined that:
    - e. A commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon adjoining property or abutting frontage property, although zoned as a protected district; or
    - f. The EVMS is visibly obstructed from the protected district.
  - g. *Distance separation from a signalized intersection of a street designated as a thoroughfare in the Official Thoroughfare Plan for Marion County, Indiana.* No sign containing an EVMS as a component shall be located within 125 feet of any signalized intersection of 2 or more streets if any of these streets is designated as a thoroughfare in the Official Thoroughfare Plan for Marion County, Indiana. The distance shall be measured from the point where the existing right-of-way lines of the intersecting streets meet. In a case where a round or cut property corner exists, this measurement shall be taken from the point of the intersection of the existing rights-of-way lines, as extended. The distance shall be measured along the right-of-way line from the point of intersection (refer to Sign Diagram 29).

3. Performance standards for EVMS.
  - a. EVMS shall not display any copy or message that moves, appears to move or flashes or otherwise turn any illumination on and off more frequently than 15 seconds.
  - b. Display of copy or message shall last at least 15 seconds.
  - c. EVMS shall contain a default design that freezes the sign in a dark or blank position if a malfunction occurs.
  - d. Light intensity of the EVMS shall not cause glare. The sign shall be equipped with adjustable light sensors capable of adjusting light intensity according to ambient light levels (i.e., day and night). If the light intensity of the EVMS is glaring, the Department shall notify the owner or owner’s representative and the light intensity shall be corrected within 24 hours of notification to the owner or owner’s representative. Owner shall maintain at all times current notification contact information with the City of Indianapolis’ Department of Metropolitan Development, Department of Code Enforcement, and their successors.

**G. One-time Event signs.<sup>2143</sup>**

1. If permitted, one-time event signs are subject to the following additional regulations in addition to all other provisions of this Chapter 744 Article IX:
  - a. Must display an authorization indicator as provided by City of Indianapolis. Failure to display authorization indicator is prima facia evidence of a violation and subject to immediate removal of the sign.
  - b. Must not be located in any right-of-way.
  - c. Must be securely fastened to withstand displacement by the wind. Signs that have been displaced by the wind or located in the right-of-way are subject to immediate removal.
  - d. Must not block any sidewalk, walkway, pedestrian ramp or any driveway.
  - e. Subject to all requirements of any secondary zoning district that may apply.
  - f. No portion of the sign may be higher than 2.5 feet above grade level of the roadway if located in the clear sight triangular area.
  - g. Must not be illuminated; must not be electronic variable message (EVMS).
  - h. In dwelling districts, one-time event signs may be an off-premise sign.
2. In D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8 (on single- or two-family lots) districts, the following sign types are permitted as One-time Event signs in accordance with the following and are exempt from the authorization requirement of Section 744-904.G.1.a:

<b>TABLE 744-904-1: One-time signs in D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8 districts</b>					
	<b>Sign Type</b>				
<b>Standards</b>	<b>Yard</b>	<b>Yard (large)</b>	<b>Air-filled</b>	<b>Pennants</b>	<b>Flags</b>
Maximum Number	1 per frontage	1	1	50 linear ft. maximum	No limit

<sup>2143</sup> Added with adoption of 2015-AO-04

<b>TABLE 744-904-1: One-time signs in D-S, D-1, D-2, D-3, D-4, D-5, D-5II, D-8 districts</b>					
	<b>Sign Type</b>				
<b>Standards</b>	<b>Yard</b>	<b>Yard (large)</b>	<b>Air-filled</b>	<b>Pennants</b>	<b>Flags</b>
Maximum Duration	3-day	3-day	3-day	3-day	No limit
Maximum Size	4 sq. ft.	32 sq. ft.	20 ft. in height	50 linear ft. maximum	No limit
Location limitations	Within the yard	Yard; minimum 5 ft. setback from all lot lines and at least 25 ft. from any intersection	Must be setback equal distance as the height of the sign	2 ft.	2 ft.
Frequency allowed	Once a month	Once a calendar year	Once a calendar year	Once a calendar year	No limit

3. In D-A, D-6, D-6II, D-7, D-8 (non-single-family lots) D-9, D-10, D-11 districts, the following sign types are permitted as One-time Event signs in accordance with the following:

<b>TABLE 744-904-2: One-time signs in D-A, D-6, D-6II, D-7, D-8 (non-single-family lots) D-9, D-10, D-11 districts</b>					
	<b>Sign Type</b>				
<b>Standards</b>	<b>Yard</b>	<b>Yard (large)</b>	<b>Air-filled</b>	<b>Pennants</b>	<b>Flags</b>
Maximum Number	1 per frontage	2	Not permitted	Not permitted	4
Maximum Duration	3-day	3-day			10-day
Maximum Size	4 sq. ft.	32 sq. ft.			20 ft. in height
Location limitations	Within the yard	minimum 5 ft. setback from all lot lines			minimum 5 ft. setback from all lot lines
Frequency allowed	Once a month	Once a calendar year			Twice a calendar year

4. In commercial and industrial districts, the following sign types are permitted as One-time Event signs in accordance with the following:

<b>TABLE 744-904-3: One-time signs in commercial, mixed-use, industrial and central business districts</b>					
	<b>Sign Type</b>				
<b>Standards</b>	<b>Yard</b>	<b>Banner</b>	<b>Air-filled</b>	<b>Pennants</b>	<b>Flags</b>
Maximum Number	Not permitted	1 per frontage	Not permitted	Not permitted	Not permitted
Maximum Duration		10-day			
Maximum Size		9 sq. ft.			
Location limitations		Must be fastened on all corners to a permanent structure			
Frequency allowed		Once a calendar year			

5. In SU-1, SU-2, SU-7 and SU-16 districts, the following sign types are permitted as One-time Event signs in accordance with the following:

<b>TABLE 744-904-4: One-time signs in SU-1, SU-2, SU-7 and SU-16 districts</b>					
	<b>Sign Type</b>				
<b>Standards</b>	Yard	Banner	Air-filled	Pennants	Flags
Maximum Number	1 per frontage	1 per frontage	1	50 linear ft. maximum	3
Maximum Duration	3-day	10-day	3-day	3-day	3-day
Maximum Size	4 sq. ft	9 sq. ft	20 ft. in height	50 linear ft. maximum	20 ft. in height
Location limitations	Within the yard	Within the yard; may be on a fence or wall	Must be setback equal distance as the height of the sign	2 ft.setback	2 ft. setback
Frequency allowed	Once a month	Once a month	Once a month	Once a month	Once a month

**H. Pedestrian signs.** <sup>2144</sup>

Pedestrian signs shall comply with the requirements of this Section 744-904.H in addition to all other provisions of this Chapter 744 Article IX.

1. Must be located within 20 feet of a pedestrian entrance.
2. Must not be located in any vehicle area, street or pedestrian ramp.
3. If located on a walkway, must provide for a minimum walkway width of 5 feet.
4. Must be removed when the pedestrian entrance is not open to the public.
5. Must be weighted or anchored to prevent the wind from moving the sign.

**Section 05. Tables**

All signs shall comply with the provisions of this Section 744-905

**A. Tables**

<b>Table 744-905-1: Permitted Sign Types – On-premises Signs Commercial, Mixed-Use, Central Business, and Industrial Districts</b>								
<b>Sign Types</b>	<b>Sign Structures</b>	<b>C-1, MU-1</b>	<b>C-3,4,5,7</b>	<b>MU-2</b>	<b>CBD-1, CBD-2</b>	<b>CBD-3</b>	<b>CBD-S</b>	<b>All Industrial Districts</b>
<b>FREESTANDING:</b>								
	1. Pole	P*	P	P*	P1	P2	P	P
	2. Pylon	P*	P	P*	P1	P2	P	P
	3. Ground	P	P	P	P	P	P	P

<sup>2144</sup> Added with adoption of 2015-AO-04

Table 744-905-1: Permitted Sign Types – On-premises Signs Commercial, Mixed-Use, Central Business, and Industrial Districts								
Sign Types	Sign Structures	C-1, MU-1	C-3,4,5,7	MU-2	CBD-1, CBD-2	CBD-3	CBD-S	All Industrial Districts
<b>IDENTIFICATION</b>								
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Roof	NP	NP	NP	NP	NP	NP	NP
	3. Roof-Integral	P	P	P	NP1	P	P	P
	4. Projecting	P	P	P	P3	P	P	P
	5. Awning	P	P	P	P	P	P	P
	6. Canopy	P	P	P	P	P	P	P
	7. Marquee	P	P	P	P	P	P	NP
	8. Suspended	P	P	P	P	P	P	P
	9. Window	P	P	P	P	P	P	P
<b>FREESTANDING:</b>								
	1. Pole	P*	P*	P*	P1	P2	P	P*
	2. Pylon	P*	P*	P*	P1	P2	P	P*
	3. Ground	P	P	P	P	P	P	P
<b>INCIDENTAL</b>								
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Roof	NP	NP	NP	NP	NP	NP	NP
	3. Roof-Integral	NP	NP	NP	NP	NP	NP	NP
	4. Projecting	NP	NP	NP	NP	NP	NP	NP
	5. Awning	NP	NP	NP	NP	NP	NP	NP
	6. Canopy	NP	NP	NP	NP	NP	NP	NP
	7. Marquee	NP	NP	NP	NP	NP	NP	NP
	8. Suspended	P	P	P	P	P	P	P
	9. Window	P	P	P	P	P	P	P
<b>FREESTANDING:</b>								
	1. Pole	P*	P*	P*	P1	P2	P	P*
	2. Pylon	P*	P*	P*	P1	P2	P	P*
	3. Ground	P	P	P	P	P	P	P
<b>TEMPORARY</b>								
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Suspended	P	P	P	P	P	P	P
	3. Window	P	P	P	P	P	P	P
<b>OTHER:</b>								
	1. Flags	P	P	P	P	P	P	P
	2. Building	P	P	P	P	P	P	P

<b>Table 744-905-1: Permitted Sign Types – On-premises Signs Commercial, Mixed-Use, Central Business, and Industrial Districts</b>								
<b>Sign Types</b>	<b>Sign Structures</b>	<b>C-1, MU-1</b>	<b>C-3,4,5,7</b>	<b>MU-2</b>	<b>CBD-1, CBD-2</b>	<b>CBD-3</b>	<b>CBD-S</b>	<b>All Industrial Districts</b>
	Marker							
	3. Fuel Pricing	NP	P	NP	NP1	NP	NP	NP
	4. Pump Island	NP	P	NP	NP1	NP	NP	NP

**Key/Notes**  
P = Permitted NP = Not Permitted NP1 = Permitted only in CBD-2 district  
1 = Surface parking lots only 2 = Surface parking lots only (not fronting on plaza)  
3 = Not permitted on lots fronting Monument Circle \* = Height limitation

<b>Table 744-905-2: Permitted Sign Types – On-premises Signs Dwelling Districts</b>				
<b>Sign Types</b>	<b>Sign Structures</b>	<b>D-A</b>	<b>D-5-D-5II, D-8(SF)</b>	<b>D-6, D-6II, D-7, D-8(MF) D- 9, D-10, D-11, D-P</b>
<b>FREESTANDING:</b>				
	1. Pole	NP	NP	NP
	2. Pylon	NP	NP	NP
	3. Ground	P3	P3	P3
<b>IDENTIFICATION</b>				
<b>BUILDING:</b>				
	1. Wall	P	P	P
	2. Roof	NP	NP	NP
	3. Roof-Integral	NP	NP	NP
	4. Projecting	NP	NP	NP
	5. Awning	NP	NP	P1
	6. Canopy	NP	NP	P1
	7. Marquee	NP	NP	P1
	8. Suspended	NP	NP	P2
	9. Window	P	P	P
<b>FREESTANDING:</b>				
	1. Pole	NP	NP	P*
	2. Pylon	NP	NP	P*
	3. Ground	P	P	P
<b>INCIDENTAL</b>				
<b>BUILDING:</b>				
	1. Wall	NP	NP	P
	2. Roof	NP	NP	NP
	3. Roof-Integral	NP	NP	NP
	4. Projecting	NP	NP	NP

<b>Table 744-905-2: Permitted Sign Types – On-premises Signs</b>				
<b>Dwelling Districts</b>				
<b>Sign Types</b>	<b>Sign Structures</b>	<b>D-A</b>	<b>D-5-D-5II, D-8(SF)</b>	<b>D-6, D-6II, D-7, D-8(MF) D-9, D-10, D-11, D-P</b>
	5. Awning	NP	NP	NP
	6. Canopy	NP	NP	NP
	7. Marquee	NP	NP	NP
	8. Suspended	NP	NP	P
	9. Window	NP	NP	P
<b>FREESTANDING</b>				
	1. Pole	P*	P*	P*
	2. Pylon	P*	P*	P*
	3. Ground	P	P	P
<b>TEMPORARY</b>				
<b>BUILDING:</b>				
	1. Wall	P	P	P
	2. Suspended	P	P	P
	3. Window	P	P	P
<b>OTHER:</b>				
	1. Flags	P	P	P
	2. Building Marker	P	P	P
Key/Notes P = Permitted P1 = Permitted, Not illuminated P2 = Not permitted in D-11 P3 = Permitted only for Project or Subdivision Identification Signs NP = Not Permitted * = Height limitation				

Table 744-905-3 Permitted Sign Types – On-premises Signs Development Plan and Special Use Districts								
Sign Types	Sign Structures	All SU	HD-1	HD-2	PK-1, UQ-2	PK-2	UQ-1	Any Other Districts
<b>FREESTANDING:</b>								
	1. Pole	P*	P*	P*	NP	P*	P*	P*
	2. Pylon	P*	P*	P*	NP	P*	P*	P*
	3. Ground	P	P	P	P	P	P	P
<b>IDENTIFICATION</b>								
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Roof	NP	NP	NP	NP	NP	NP	NP
	3. Roof-Integral	NP	NP	P	NP	P	NP	NP
	4. Projecting	P	NP	NP	NP	NP	NP	NP
	5. Awning	P1	P1	P1	NP	P1	NP	NP
	6. Canopy	P1	P1	P1	NP	P1	NP	NP
	7. Marquee	P1	P1	P1	NP	P1	NP	NP
	8. Suspended	P	P	P	P	P	P	P
	9. Window	P	P	P	P	P	P	P
<b>FREESTANDING:</b>								
	1. Pole	P*	P*	P*	NP	P*	NP	NP
	2. Pylon	P*	P*	P*	NP	P*	NP	NP
	3. Ground	P	P	P	P	P	P	P
<b>INCIDENTAL</b>								
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Roof	NP	NP	NP	NP	NP	NP	NP
	3. Roof-Integral	NP	NP	NP	NP	NP	NP	NP
	4. Projecting	NP	NP	NP	NP	NP	NP	NP
	5. Awning	NP	NP	NP	NP	NP	NP	NP
	6. Canopy	NP	NP	NP	NP	NP	NP	NP
	7. Marquee	NP	NP	NP	NP	NP	NP	NP
	8. Suspended	P	P	P	P	P	P	P
	9. Window	P	P	P	P	P	P	P
<b>FREESTANDING:</b>								
	1. Pole	P*	P*	P*	P*	P*	P*	P*
	2. Pylon	P*	P*	P*	P*	P*	P*	P*
	3. Ground	P	P	P	P	P	P	P
<b>TEMPORARY</b>								

Table 744-905-3 Permitted Sign Types – On-premises Signs Development Plan and Special Use Districts								
Sign Types	Sign Structures	All SU	HD-1	HD-2	PK-1, UQ-2	PK-2	UQ-1	Any Other Districts
<b>BUILDING:</b>								
	1. Wall	P	P	P	P	P	P	P
	2. Suspended	P	P	P	P	P	P	P
	3. Window	P	P	P	P	P	P	P
<b>OTHER</b>								
	1. Flags	P	P	P	P	P	P	P
	2. Building Marker	P	P	P	P	P	P	P
	3. Fuel Pricing	NP	NP	NP	NP	P*	NP	NP
	4. Pump Island	NP	NP	NP	NP	P*	NP	NP
Key/Notes P = Permitted    P1 = Permitted, Not illuminated    NP = Not Permitted    * = Height Limitation								

## Section 06. Referenced Sign Diagrams

<b>Sign Diagram 1</b>	Sign Area <sup>2145</sup>	<b>Sign Diagram 22</b>	Awning Signs
<b>Sign Diagram 2</b>	Computation of Area of Multifaced Signs	<b>Sign Diagram 23</b>	Canopy Signs
<b>Sign Diagram 3</b>	Computation of Sign Height <sup>2146</sup>	<b>Sign Diagram 24</b>	Marquee Signs
<b>Sign Diagram 4</b>	Grade Mounding	<b>Sign Diagram 25</b>	Pump Island Canopy/Automobile Fueling Station/Convenience Market Signs
<b>Sign Diagram 5</b>	Reserved	<b>Sign Diagram 26</b>	Signs on Interstate Freeways and Expressways - Measurement of Separation for Off-Premise Signs
<b>Sign Diagram 6</b>	Sign Height Exception	<b>Sign Diagram 27</b>	Signs on Interstate Freeways and Expressways - Entrance Roadway Limitation
<b>Sign Diagram 7</b>	Sign Separation From a Protected District	<b>Sign Diagram 28</b>	Tall Signs at Freeway and Expressway Interchanges
<b>Sign Diagram 8</b>	Pole Sign Clearance <sup>2147</sup>	<b>Sign Diagram 29</b>	Distance From Signalized Intersections – for EVMS
<b>Sign Diagram 9</b>	Wall Sign	<b>Sign Diagram 30</b>	Sign Types I: a. A-frame Sign b. Fixed Balloon Sign c. Banner d. Pennant e. T-frame Sign f. Wind Sign
<b>Sign Diagram 10</b>	Roof-Integral Sign	<b>Sign Diagram 31</b>	Sign Types II: a. Ground Sign b. Pole Sign c. Projecting Sign d. Pylon Sign e. Roof Sign f. Roof-Integral Sign
<b>Sign Diagram 11</b>	Projecting Sign	<b>Sign Diagram 32</b>	Sign Types III: a. Suspended Sign b. Wall Sign c. Window Sign
<b>Sign Diagram 12</b>	Wall Sign/Maximum Sign Area (Dwelling and Special Zoning Districts)	<b>Sign Diagram 33</b>	Sign Clearance <sup>2148</sup>
<b>Sign Diagram 13</b>	Suspended Sign -Clearance from grade <sup>2149</sup>	<b>Sign Diagram 34</b>	Reserved
<b>Sign Diagram 14</b>	Ground Sign -Maximum Sign Height	<b>Sign Diagram 35</b>	Advertising Sign Size Parameters & Extension
<b>Sign Diagram 15</b>	Number of Freestanding Signs - Extensive Frontage	<b>Sign Diagram 36</b>	Reserved
<b>Sign Diagram 16</b>	Maximum Surface Area for Wall Signs and Maximum Size for Wall Signs (Commercial, Mixed-Use and Industrial Districts)	<b>Sign Diagram 37</b>	Reserved
<b>Sign Diagram 17</b>	Lower and Upper Level Wall Signs (CBD Districts)	<b>Sign Diagram 38</b>	Eligible Locations for Bus Bench with Sign <sup>2150</sup>
<b>Sign Diagram 18</b>	Linear Spacing Between Outdoor Advertising Signs	<b>Sign Diagram 39</b>	Eligible Locations for Bus Shelters & Benches with Advertising Sign
<b>Sign Diagram 19</b>	Radial Spacing Between Outdoor Advertising Signs	<b>Sign Diagram 40</b>	Sign Distance from Bus Stop Sign
<b>Sign Diagram 20</b>	Outdoor Advertising Signs Adjacent to Protected Districts	<b>Sign Diagram 41</b>	Municipal Bus Stop Bench & Shelter Sign
<b>Sign Diagram 21</b>	Outdoor Advertising Signs Inside I-465 <sup>2151</sup>		

<sup>2145</sup> Graphic updated.

<sup>2146</sup> Graphic updated.

<sup>2147</sup> Graphic updated.

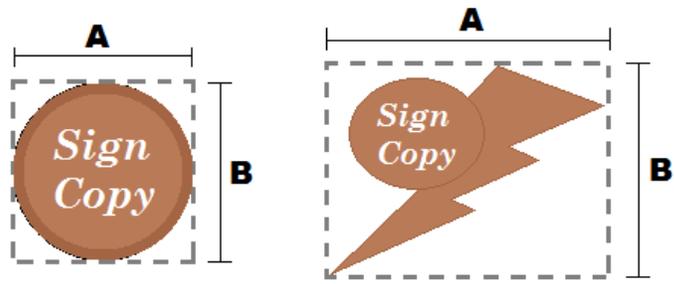
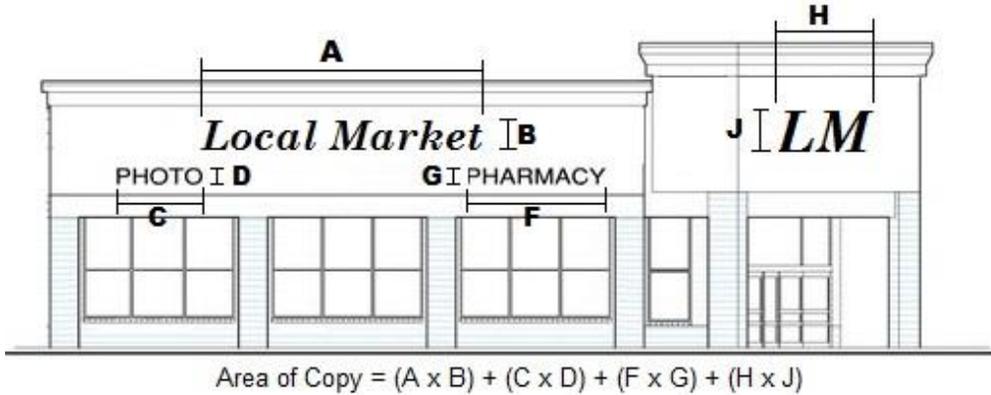
<sup>2148</sup> Graphic updated.

<sup>2149</sup> Graphic updated.

<sup>2150</sup> These and the following diagrams (38-41) were not previously included in the table of diagrams.

<sup>2151</sup> Graphic updated.

**Sign Diagram 1. Sign Area**



**Sign Area = A x B**

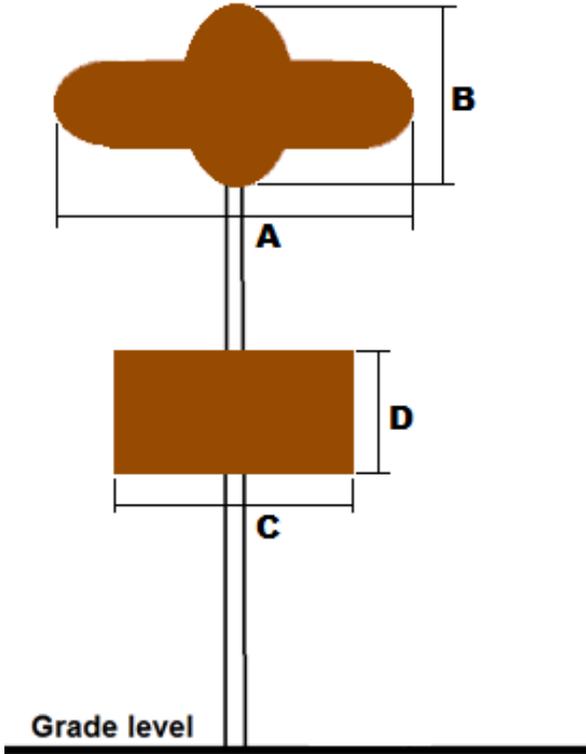
**Area of Copy**

The entire area within a single, continuous perimeter composed of squares or rectangles, which enclose the extreme limits of the advertising message, announcement or decoration on a fascia or wall sign

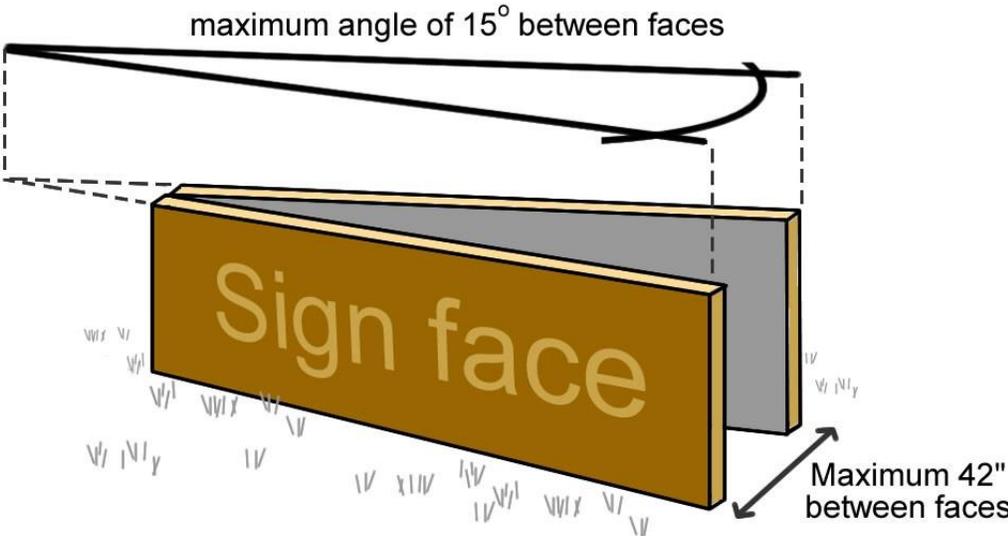
**Area of Sign**

The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame, forms an integral part of the display, but excluding the necessary supports or uprights on the sign may be placed. If the sign consists of more than one section or module, all areas will be calculated.

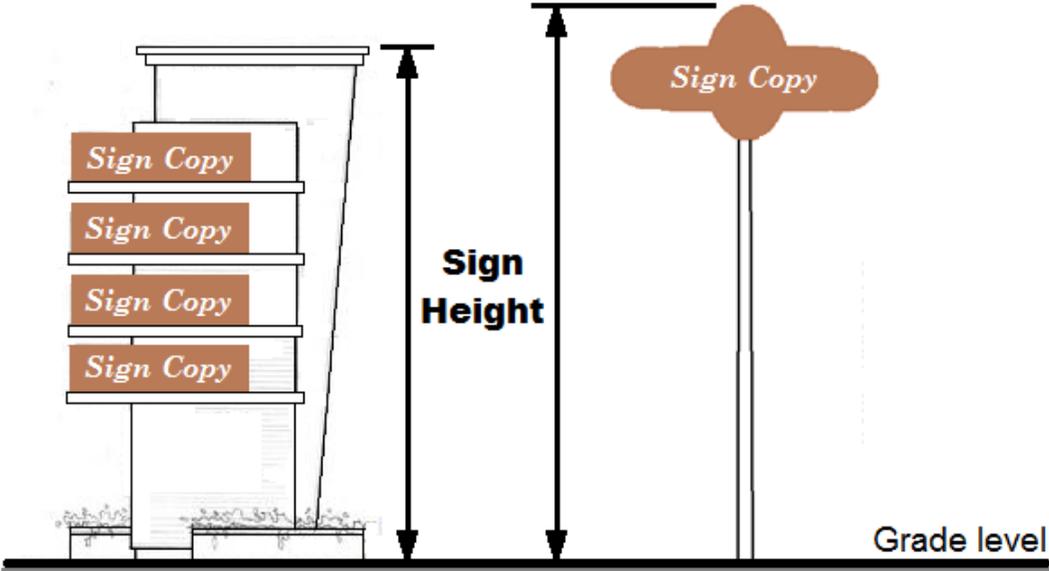
**Sign Diagram 2. Computation of Area of Multifaced Signs**



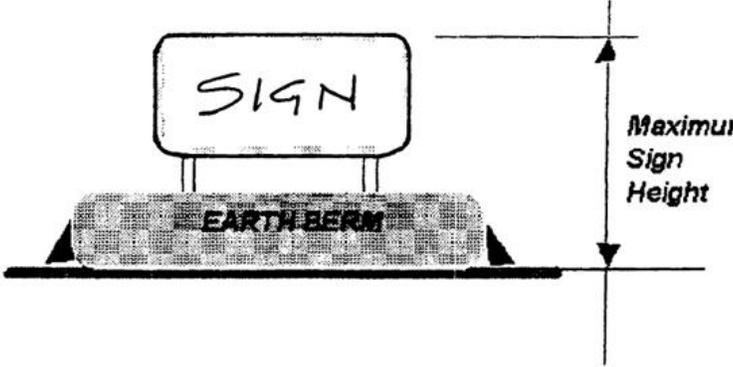
$(A \times B) + (C \times D) = \text{Sign Area}$



**Sign Diagram 3. Computation of Sign Height**

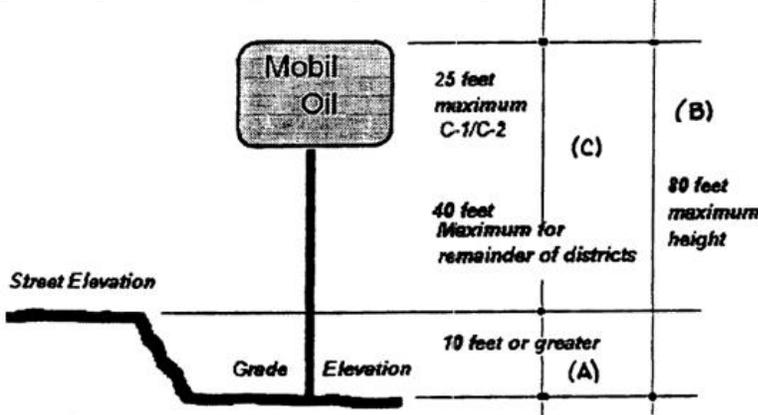


**Sign Diagram 4. Grade Mounding**



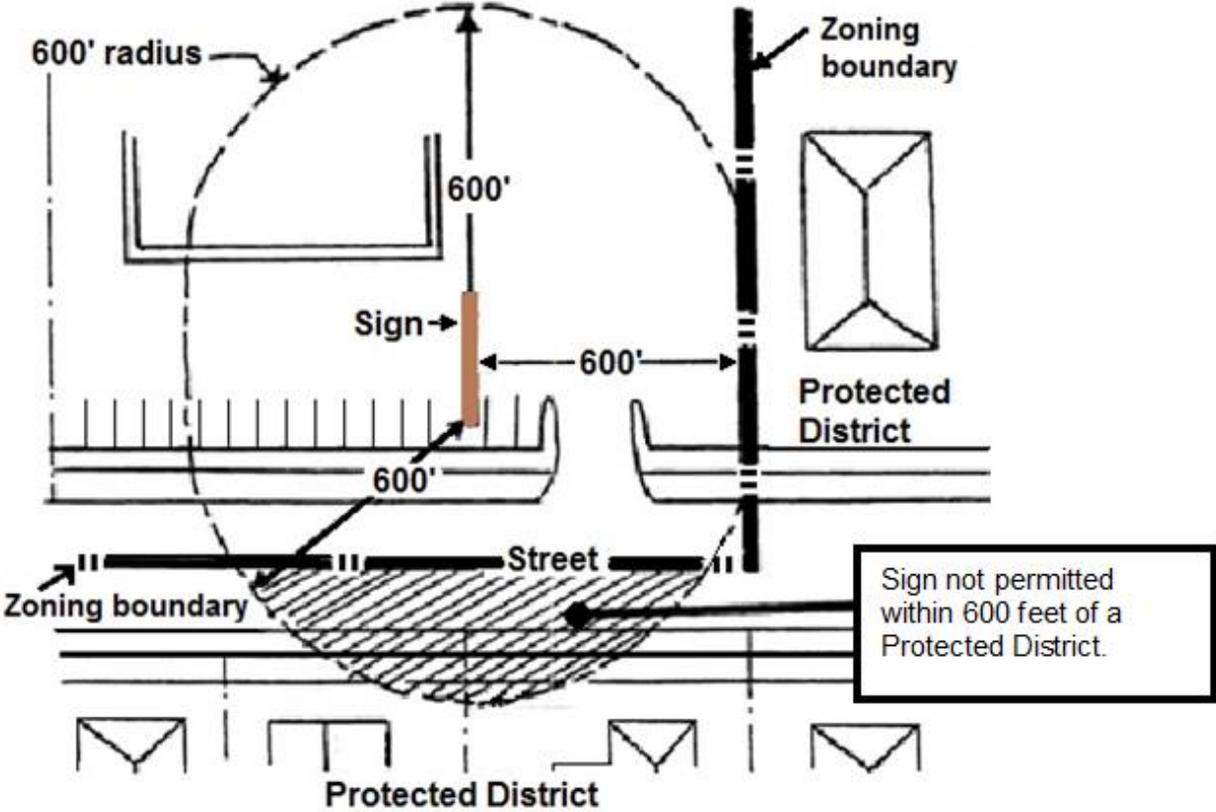
**Sign Diagram 5. (Reserved)**

**Sign Diagram 6. Sign Height Exception**

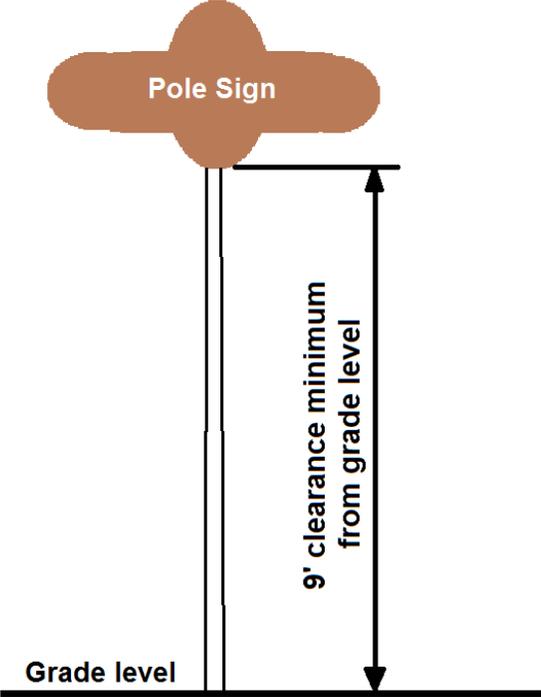


- (A) Must be 10' or greater
- (B) Cannot exceed 80'
- (C) Cannot exceed heights specified.

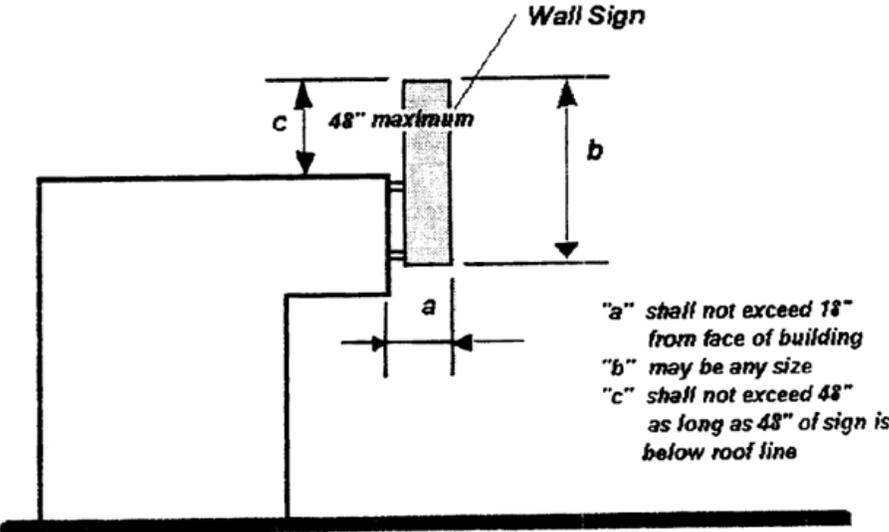
**Sign Diagram 7. Sign Separation From a Protected District**



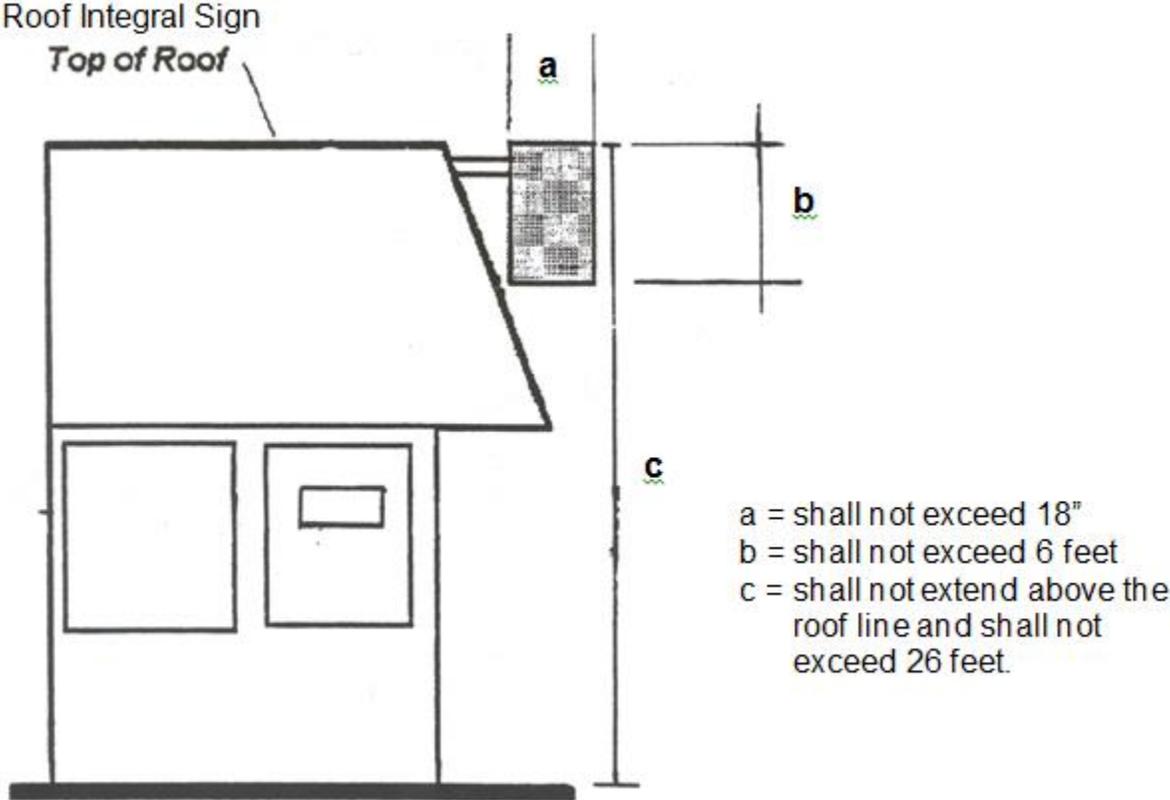
**Sign Diagram 8. Pole Sign**



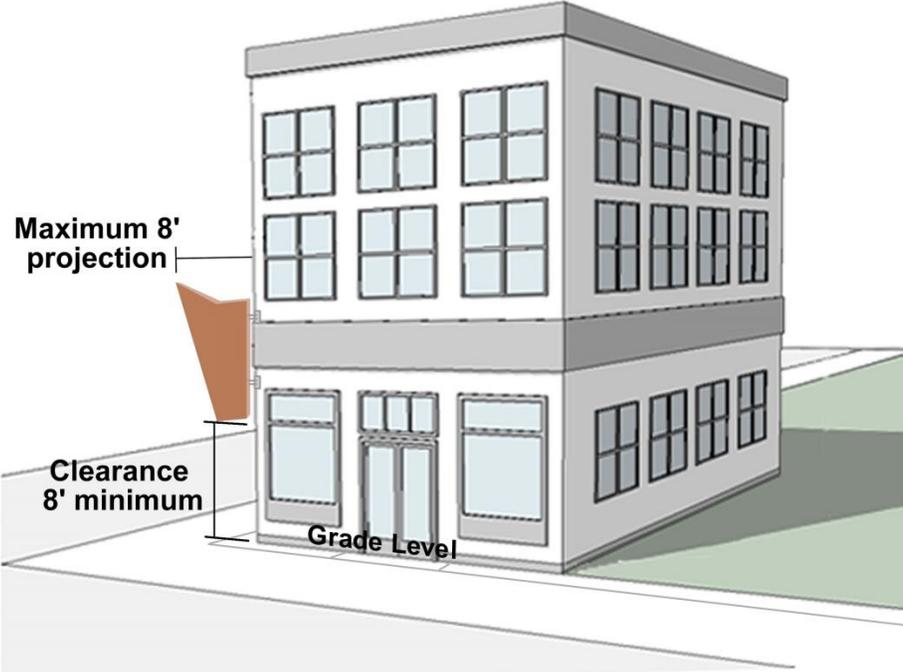
**Sign Diagram 9. Wall Sign**



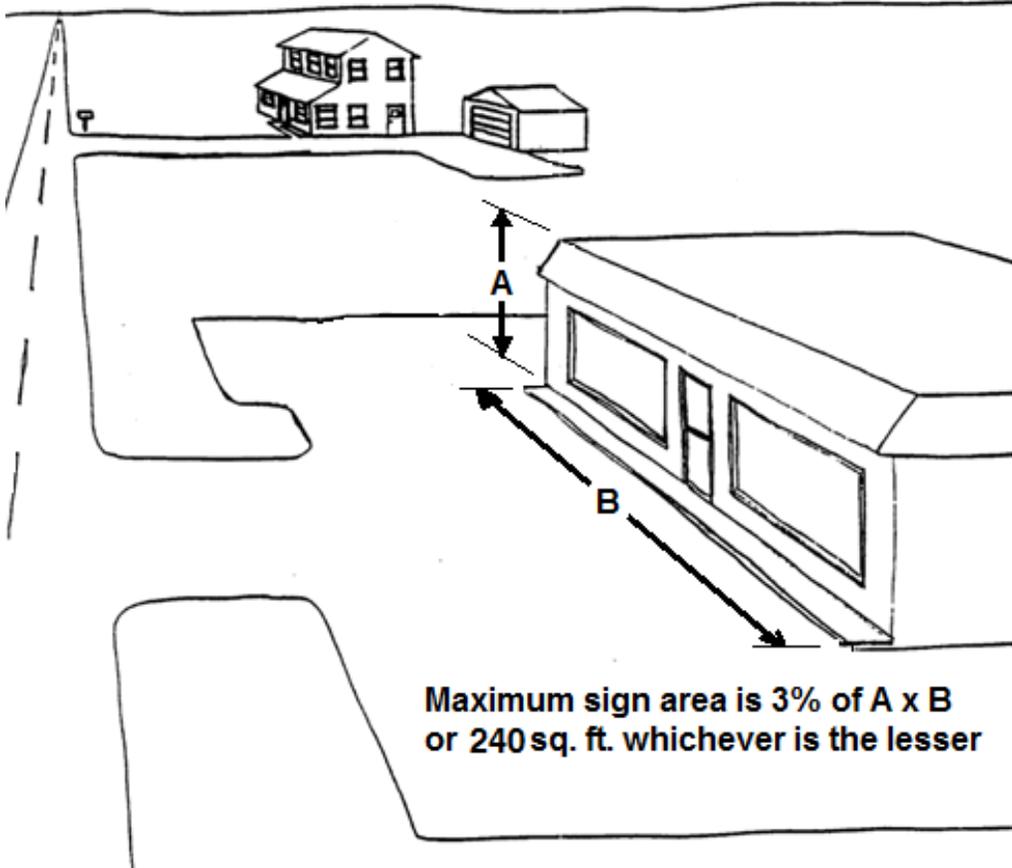
**Sign Diagram 10. Roof Integral Sign**



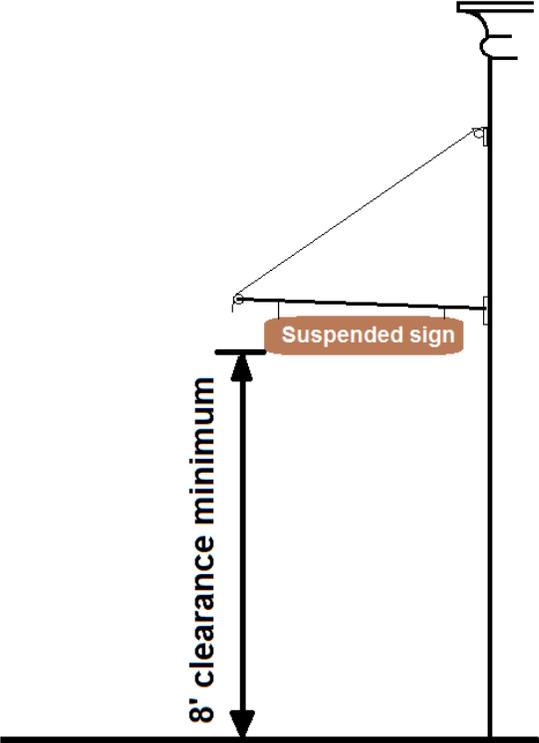
**Sign Diagram 11. Projecting Sign**



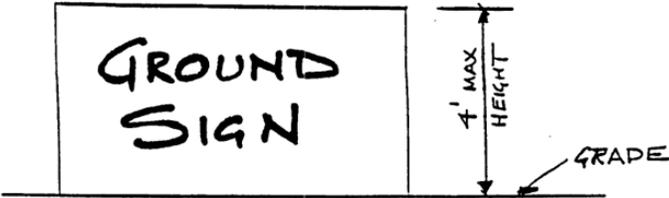
**Sign Diagram 12. Wall Signs: Maximum Surface Area in Dwelling and Special Districts**



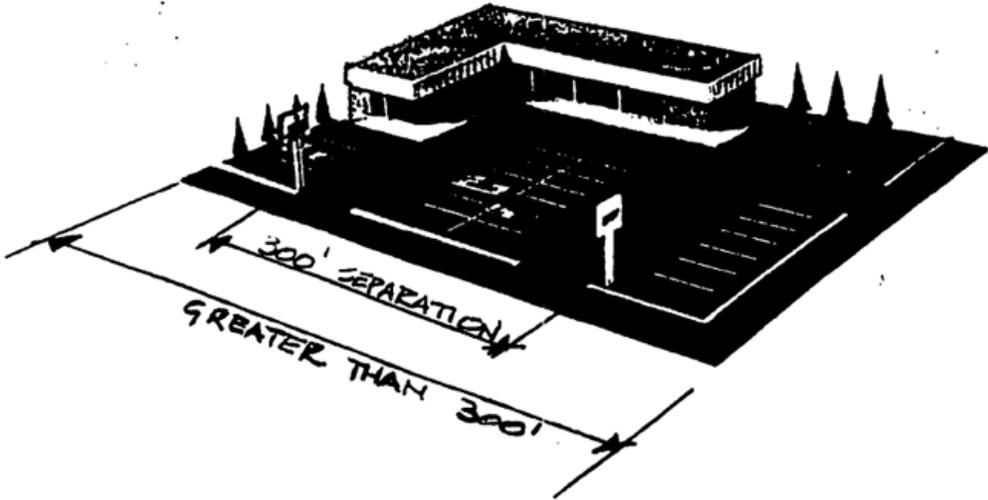
**Sign Diagram 13. Suspended Sign –Clearance from Grade**



**Sign Diagram 14. Ground Sign – Maximum Sign Height**

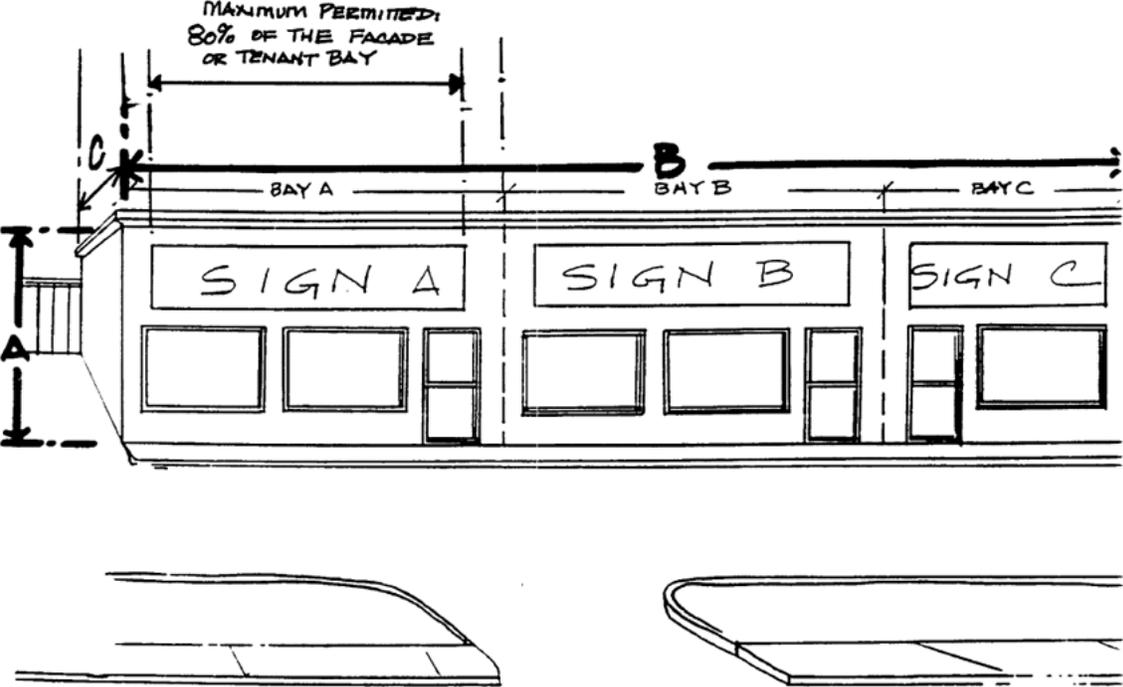


**Sign Diagram 15. Number of Freestanding Identification Signs  
(Extensive Frontage)**



Where a parcel has in excess of 300 feet of frontage, one additional free-standing sign may be erected for each additional 300 feet of street frontage in excess of the first 300 feet of street frontage abutting the developed portion of said parcel.

**Sign Diagram 16. Wall Signs: Maximum Surface Area (Commercial Mixed-Use and Industrial Districts)**



**Maximum Sign Permitted Surface Area**

Front Façade = 20% (A x B)

Side Façade = 15% (A x C)

Rear Façade = 10% (A x B)

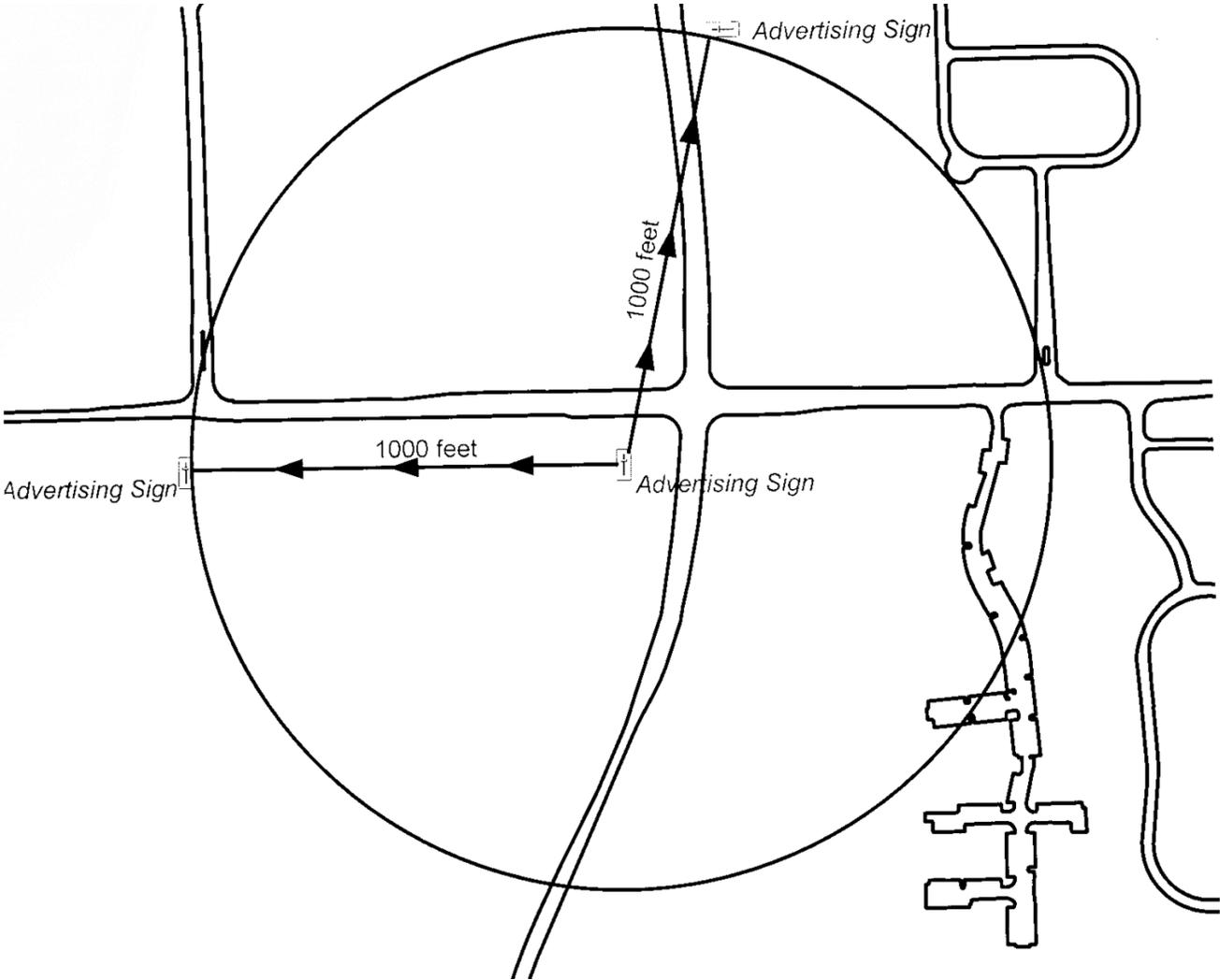
**Sign Diagram 17. Upper and Lower Level Wall Signs in CBD Districts**



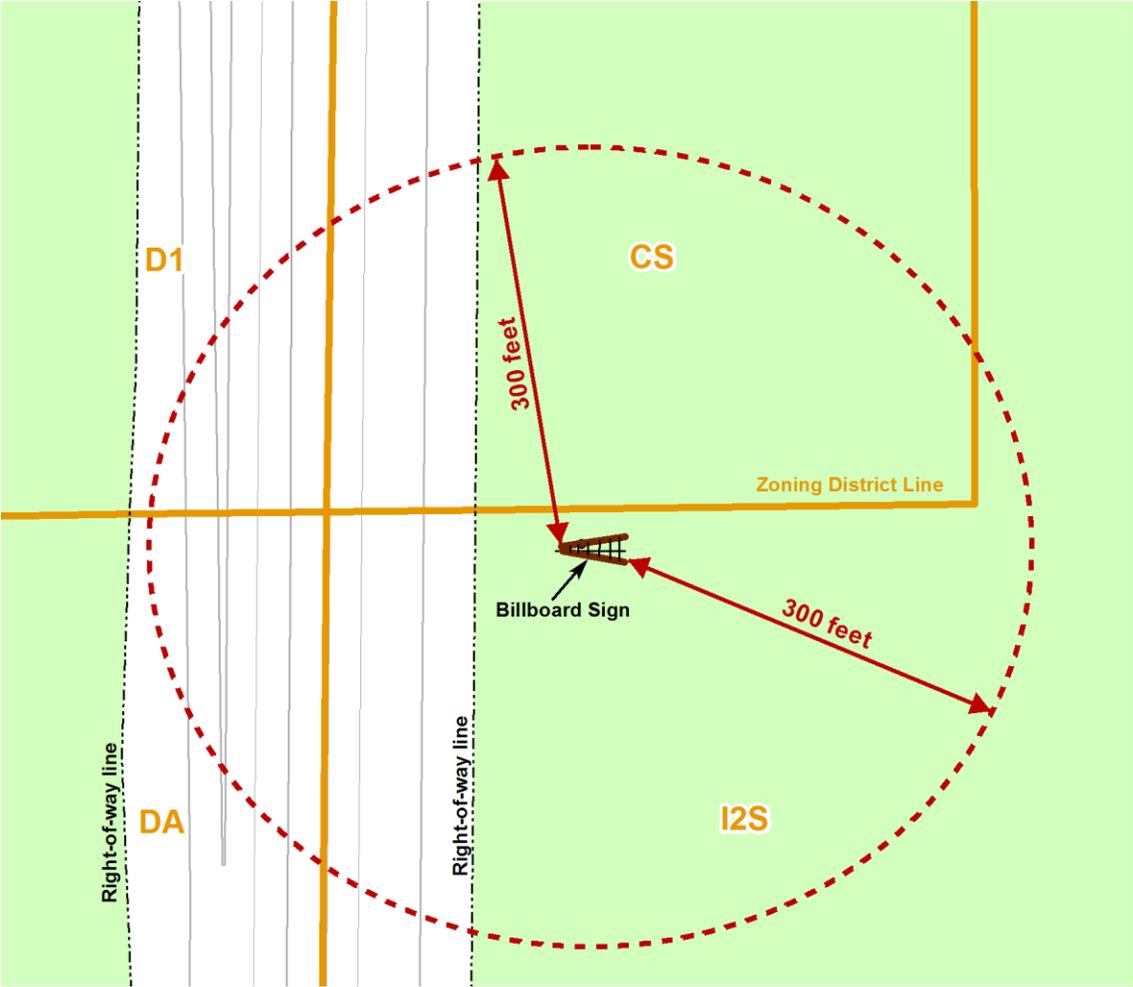
Upper Level = 44'(A) x 50'(B) or 2,200 sq. ft x 10% = 220 Sq. Ft. Sign Surface Area  
Sign shown is 220 Sq. ft.

Lower Level = 26'(C) x 50'(B) or 1,300 sq. ft x 20% = 260 Sq. Ft. Sign Surface Area  
Sign shown total 260 Sq. ft.

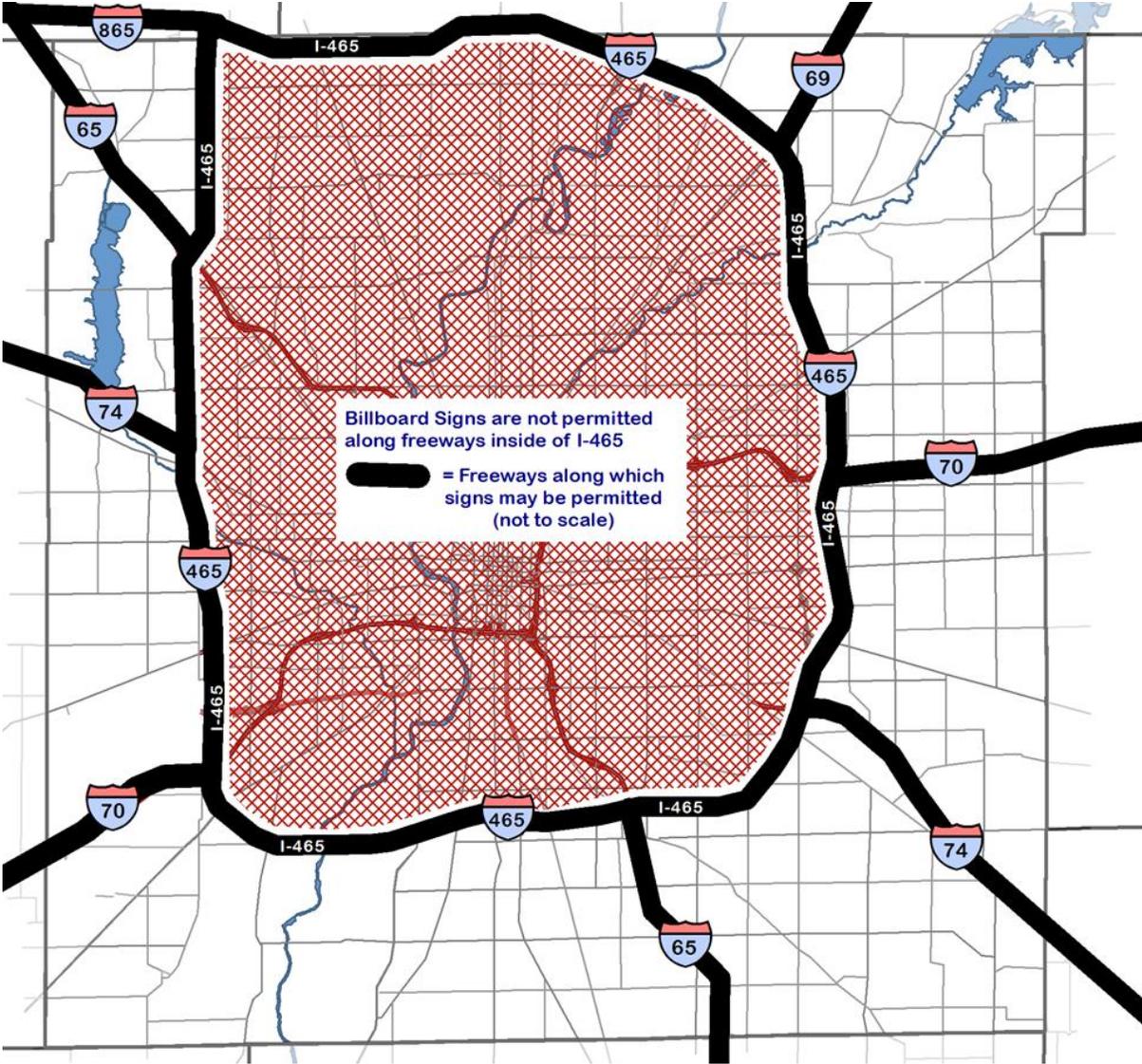
**Sign Diagrams 18 and 19. Measurement of Distance between Advertising Signs**



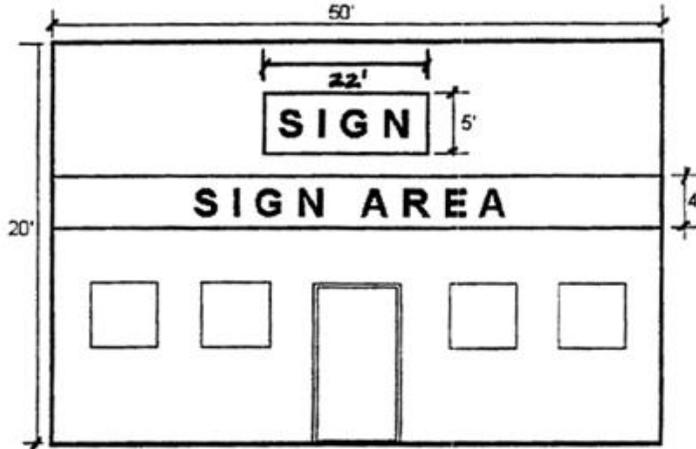
**Sign Diagram 20. Measurement of Distance between Advertising Signs and Protected Districts**



**Sign Diagram 21. Outdoor Advertising Signs Inside I-465**

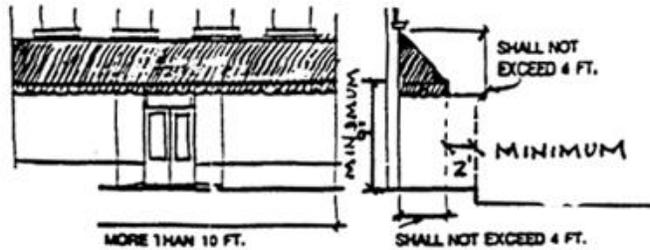
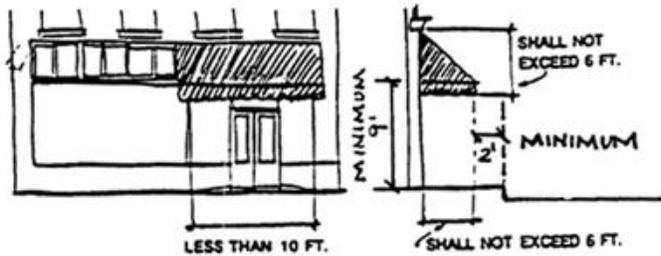
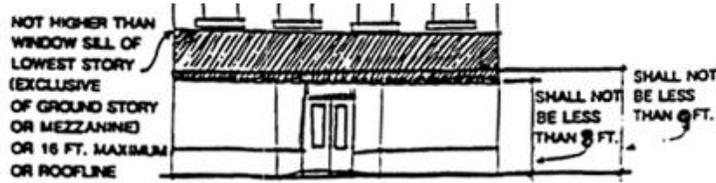


**Sign Diagram 22. Awning Sign Calculation**

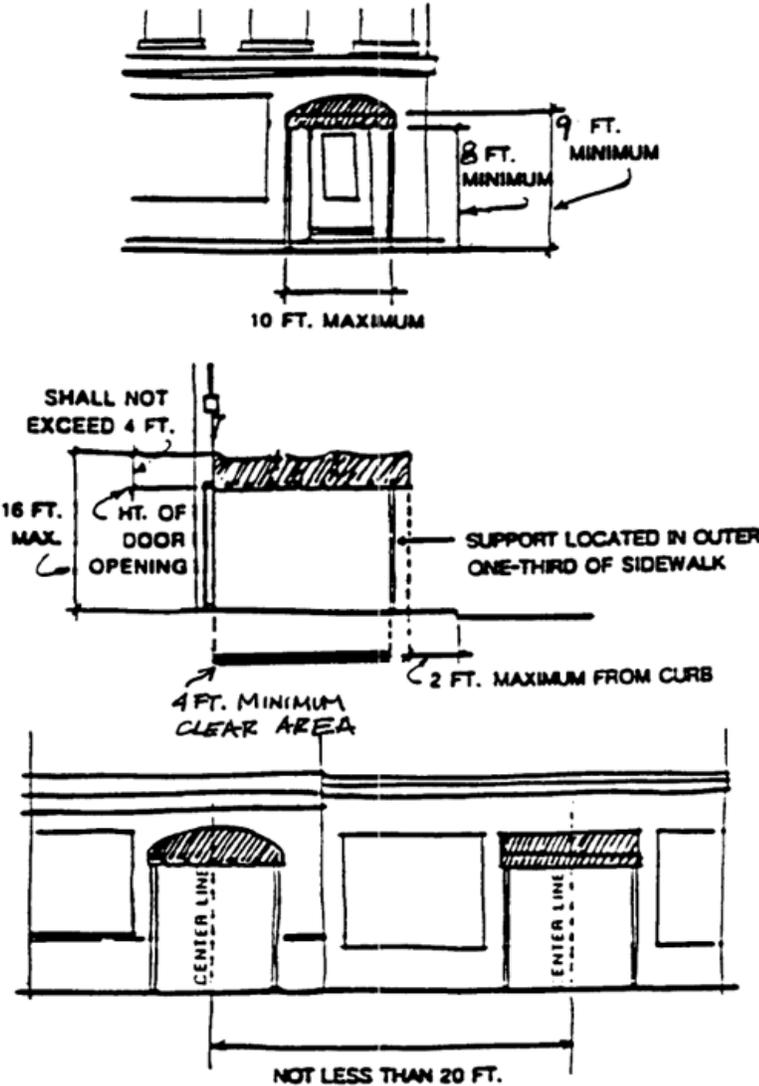


1000 sq. ft. Façade (20 feet x 50 feet)  
 20% of Façade = 200 sq. ft. (Awning is 50' x 4') or 200 sq. ft.  
 45% of Awning can be copy = 90 sq. ft.  
 Remaining sq. ft. for wall sign copy = 110 sq. ft.  
 Wall sign above awning = 22' x 5' = 110 sq. ft.

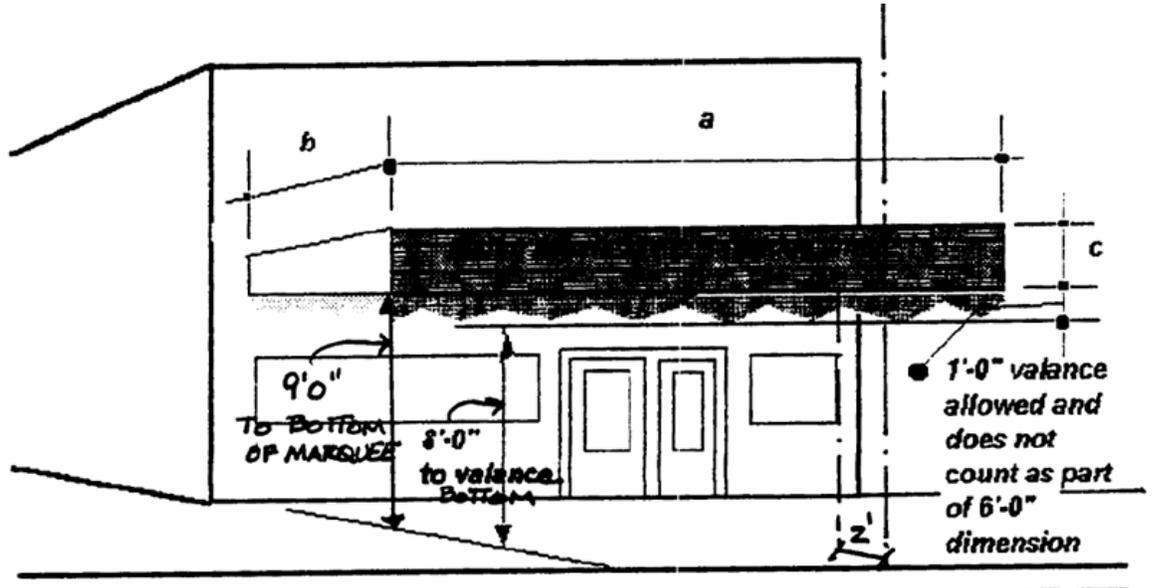
**Total Sign Copy Area = 200 sq. ft. (20% of facade)**



### Sign Diagram 23. Canopy Signs

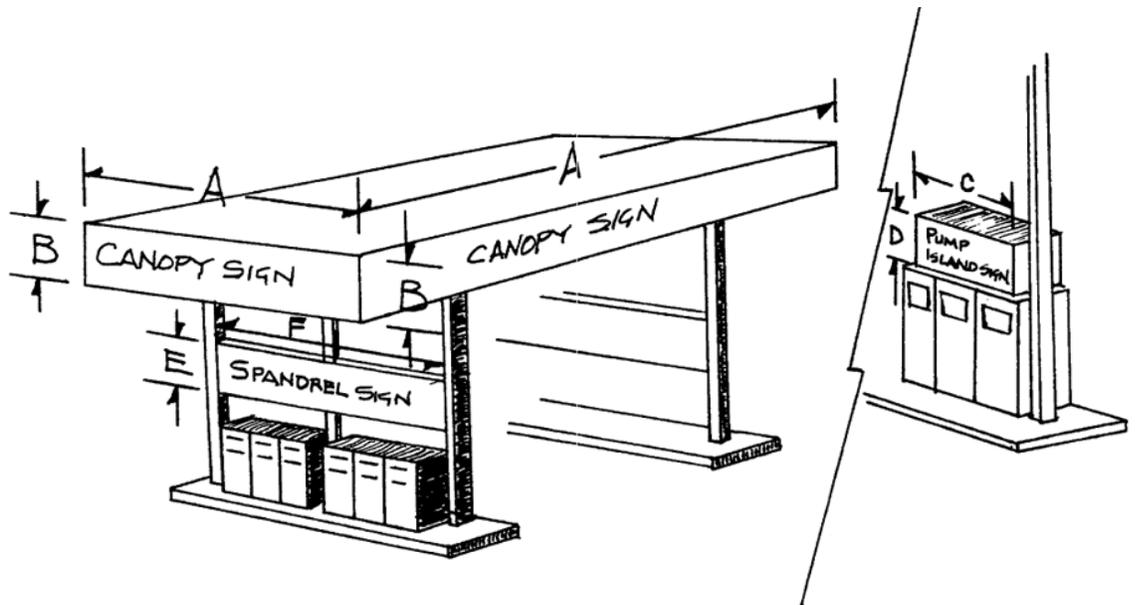


### Sign Diagram 24. Marquee Signs

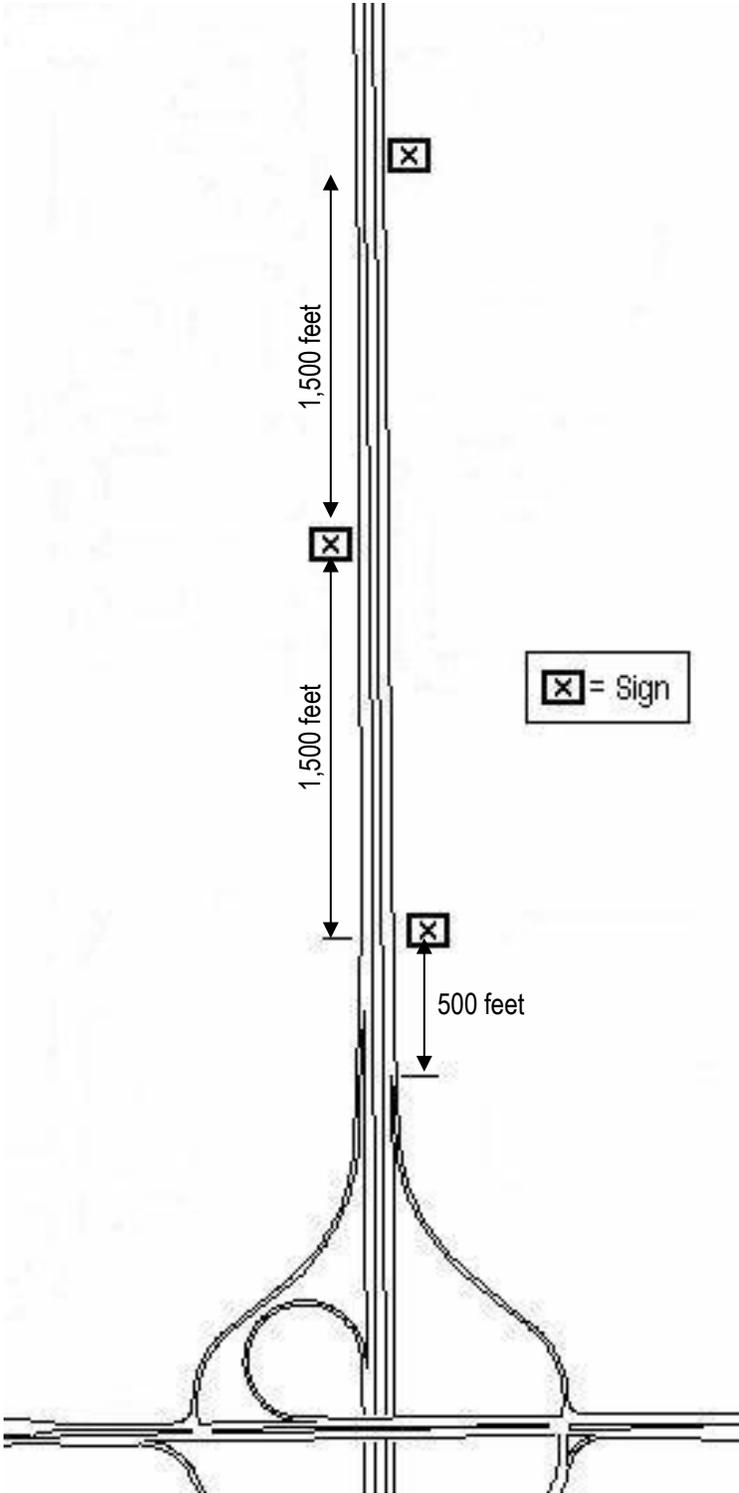


**When (a) is 10'-0" or less (b) shall not exceed 6'-0".  
(c) shall not exceed 6'-0".**

### Sign Diagram 25. Pump Island Canopy / Automobile Fueling Station / Convenience Market Signs (Canopy Signs; Pump Island Signs; Spandrel Signs)

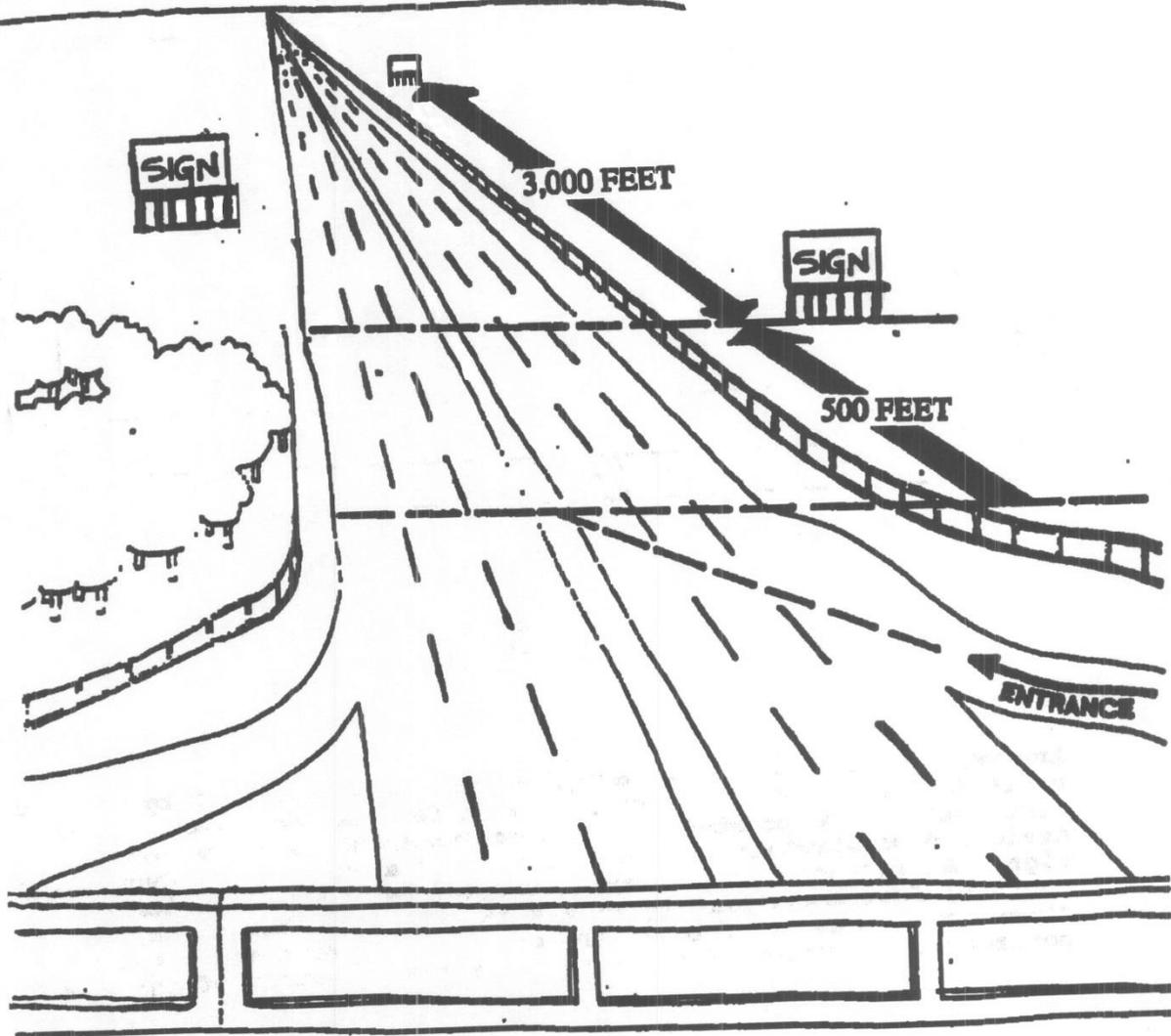


**Sign Diagram 26. Signs on Interstate Freeways and Expressways:  
Measurement of Separation for Off-Premise Signs**

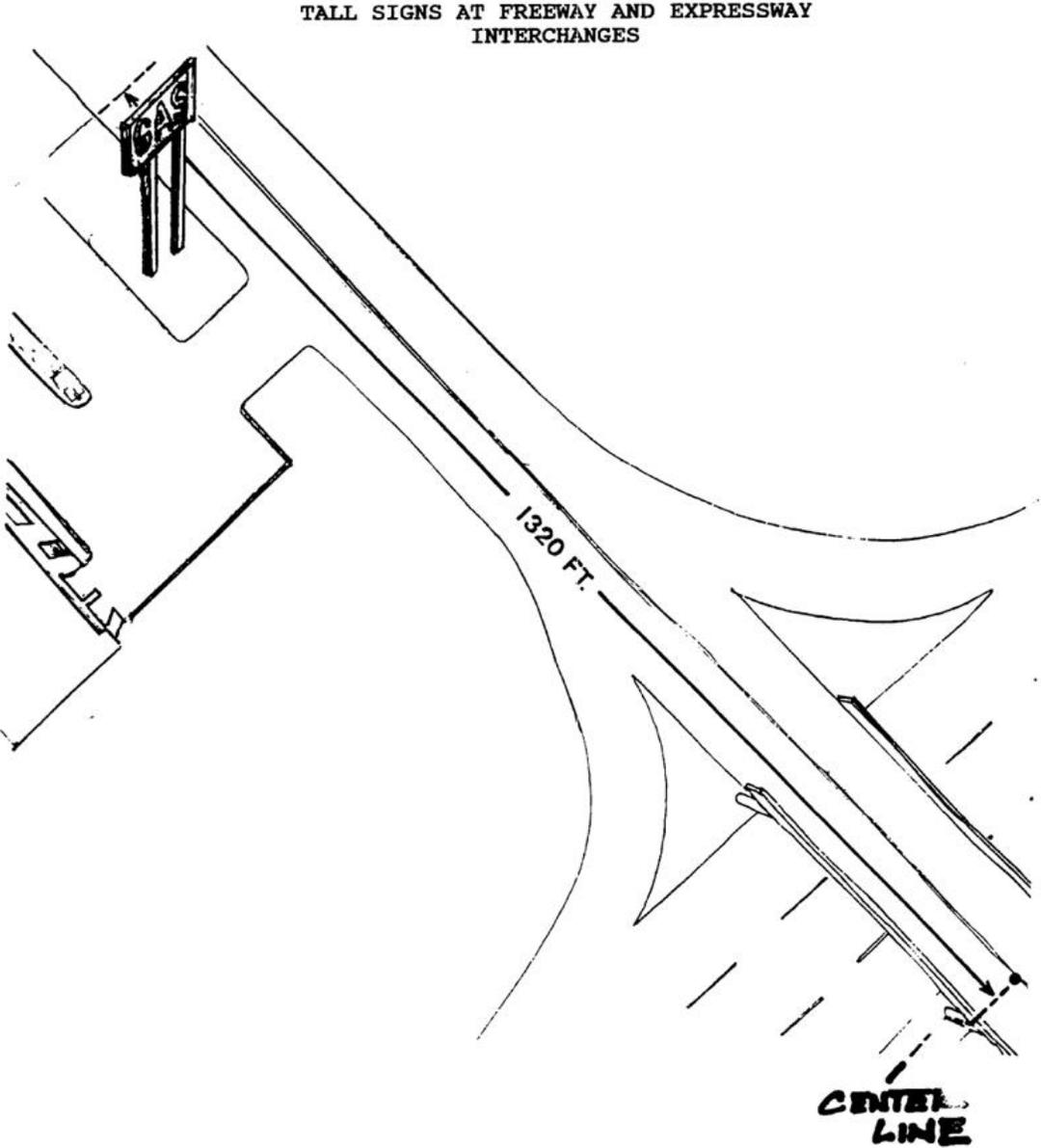


The specified distances shall be measured to the nearest point of the intersection of the traveled way of the exit roadway and the main-traveled way of the Interstate Freeway or Expressway.

**Sign Diagram 27. Signs on Interstate Freeways and Expressways:  
Entrance Roadway Limitation**



**Sign Diagram 28. Tall Signs at Freeway and Expressway Interchanges**

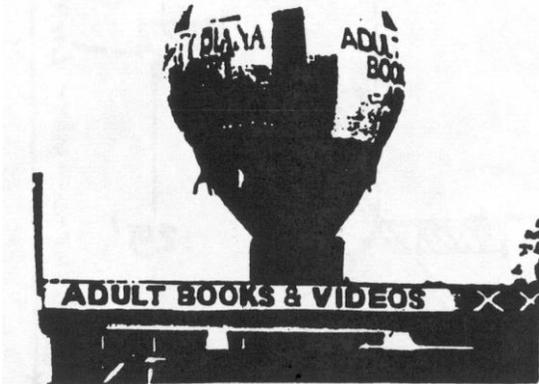




**Sign Diagram 30. Sign Types I**



**A. A-frame Sign**



**B. Balloon Sign**



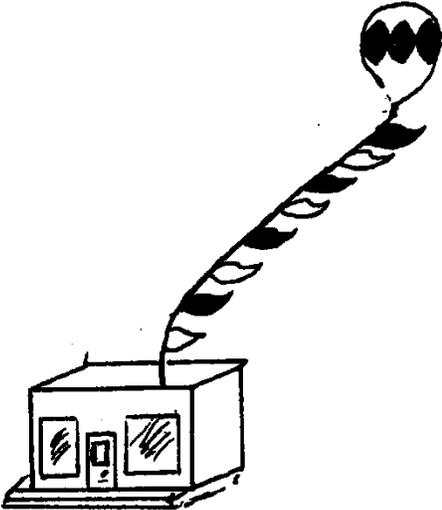
**C. Pennants**



**D. Banner Sign**

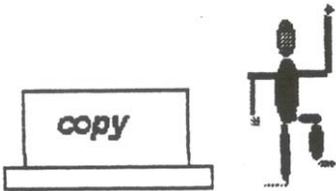


**E. T-frame Sign**



**F. Wind Sign**

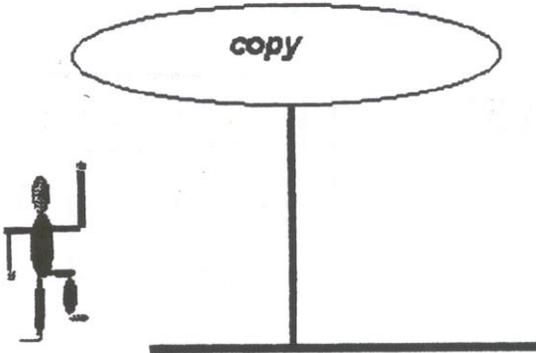
**Sign Diagram 31. Sign Types II**



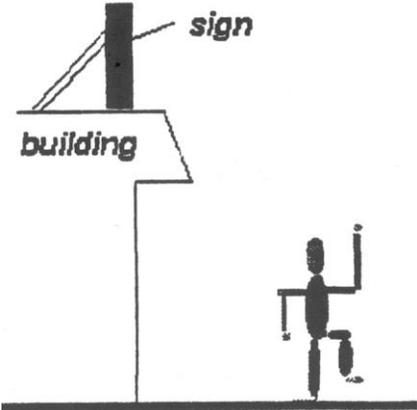
**A. Ground Sign**



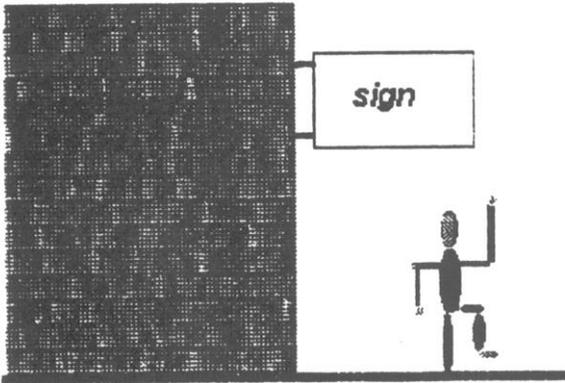
**D. Pylon Sign**



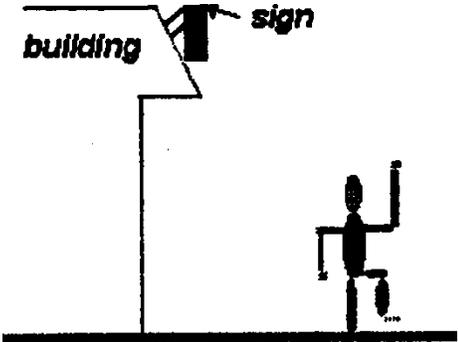
**B. Pole Sign**



**E. Roof Sign**

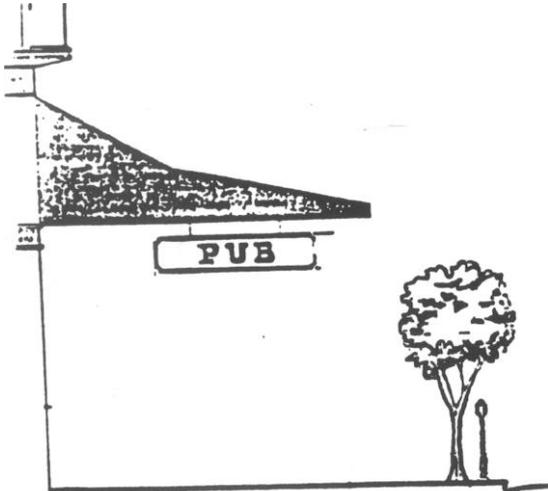


**C. Projecting Sign**

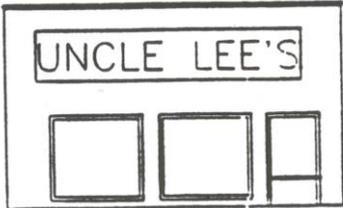


**F. Roof-Integral Sign**

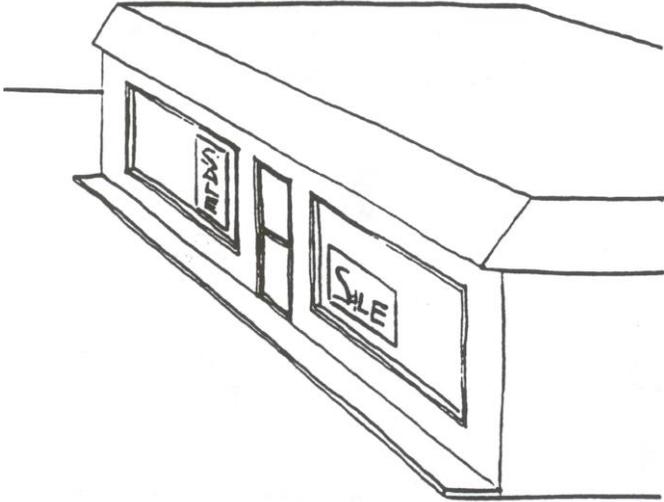
**Sign Diagram 32. Sign Types III**



A. Suspended Sign

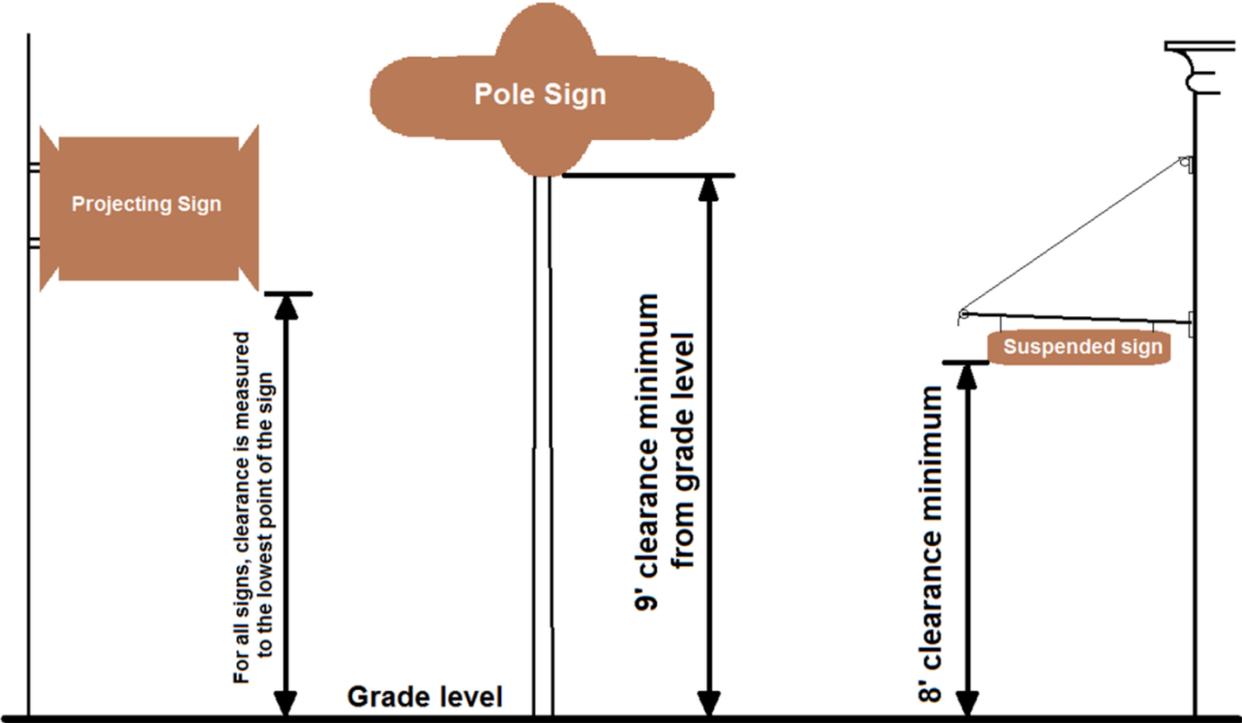


B. Wall Sign



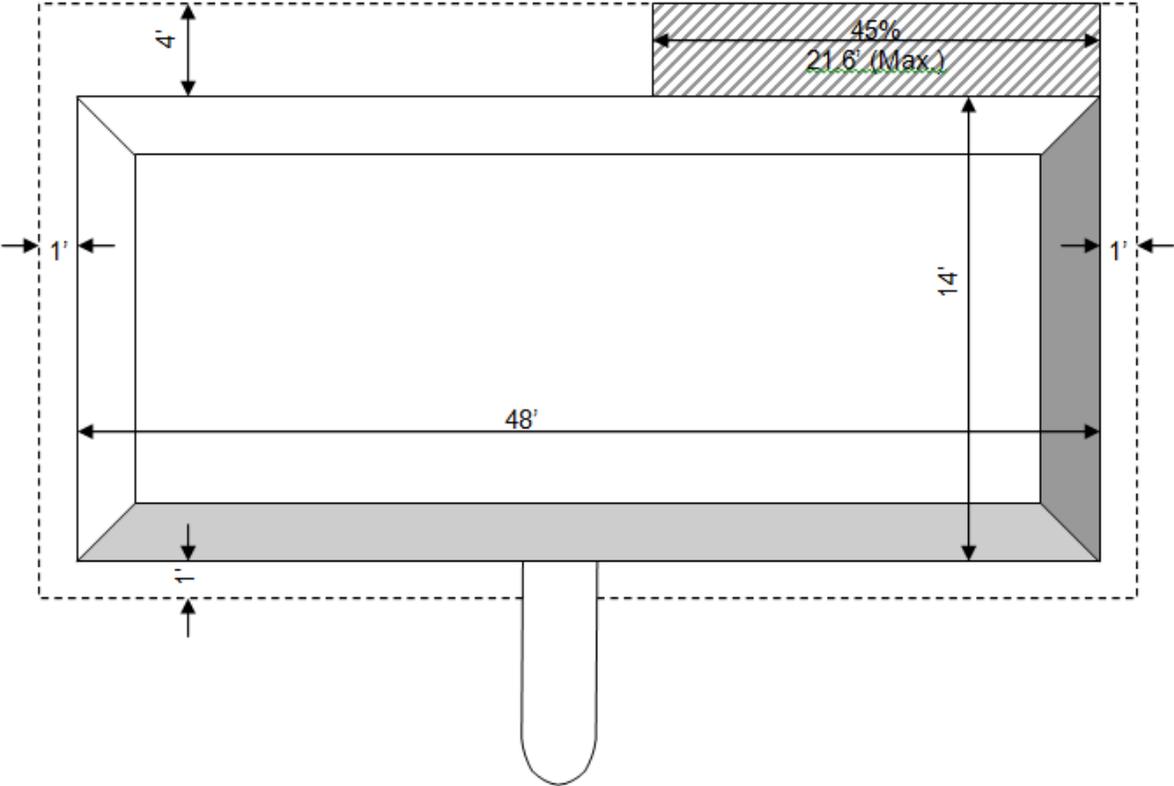
C. Window Sign

**Sign Diagram 33. Sign Clearance**



**Sign Diagram 34. (Reserved)**

**Sign Diagram 35. Advertising Sign Parameters & Extension**

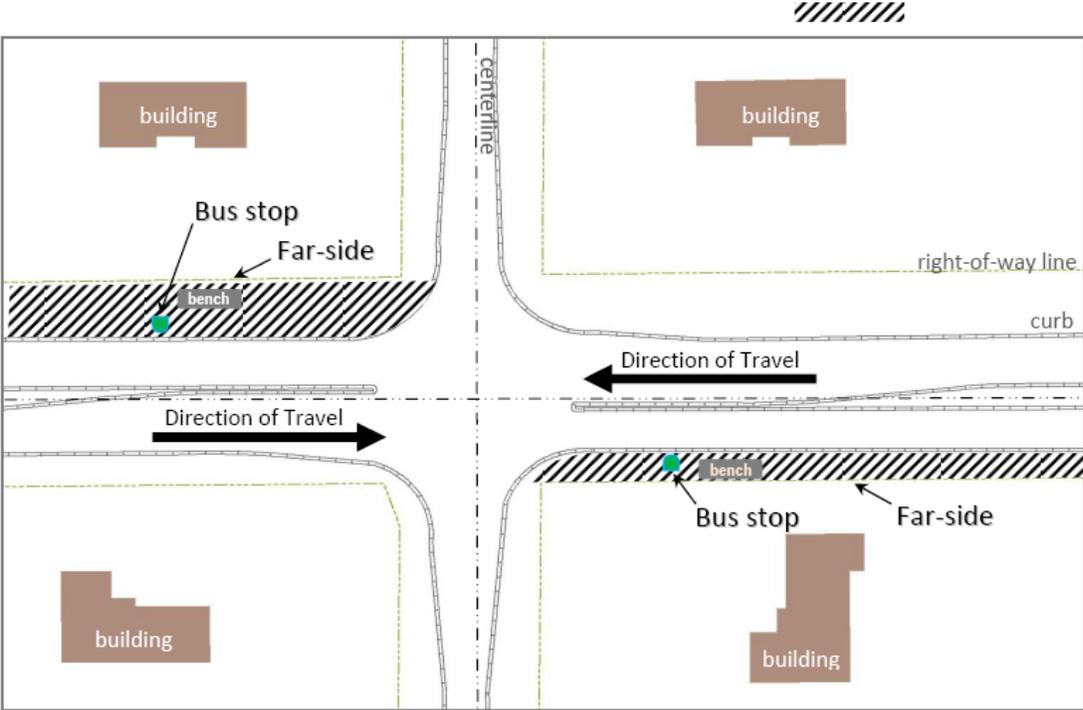


Any vertical or horizontal embellishment to a 10.5 foot by 36 foot or 14 foot by 48 foot advertising sign designed as a part of and integrally incorporated into the announcement, declaration, device, demonstration or insignia used as a part of an advertising sign. An extension shall have a maximum vertical dimension of four (4) feet above the top of a sign, a maximum horizontal dimension of one (1) foot to the sides of the sign and a maximum horizontal dimension of one (1) foot to the bottom of the sign.

**Sign Diagram 36. (Reserved)**

**Sign Diagram 37. (Reserved)**

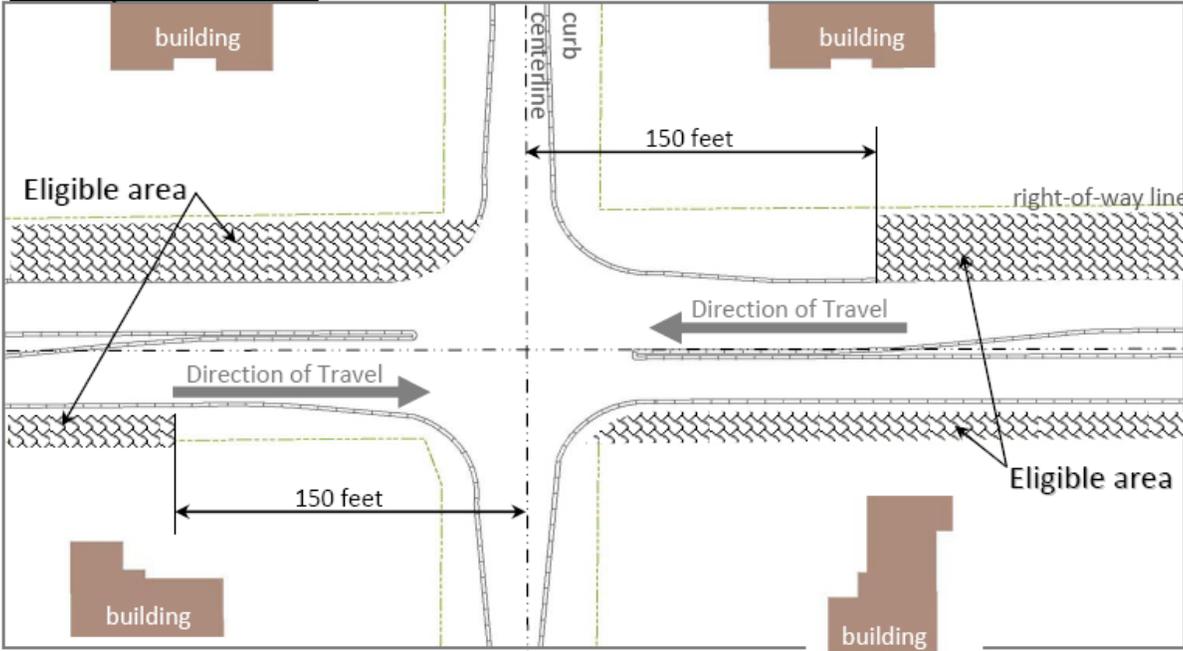
**Sign Diagram 38. Eligible Locations for Bus Bench with Advertising Sign**



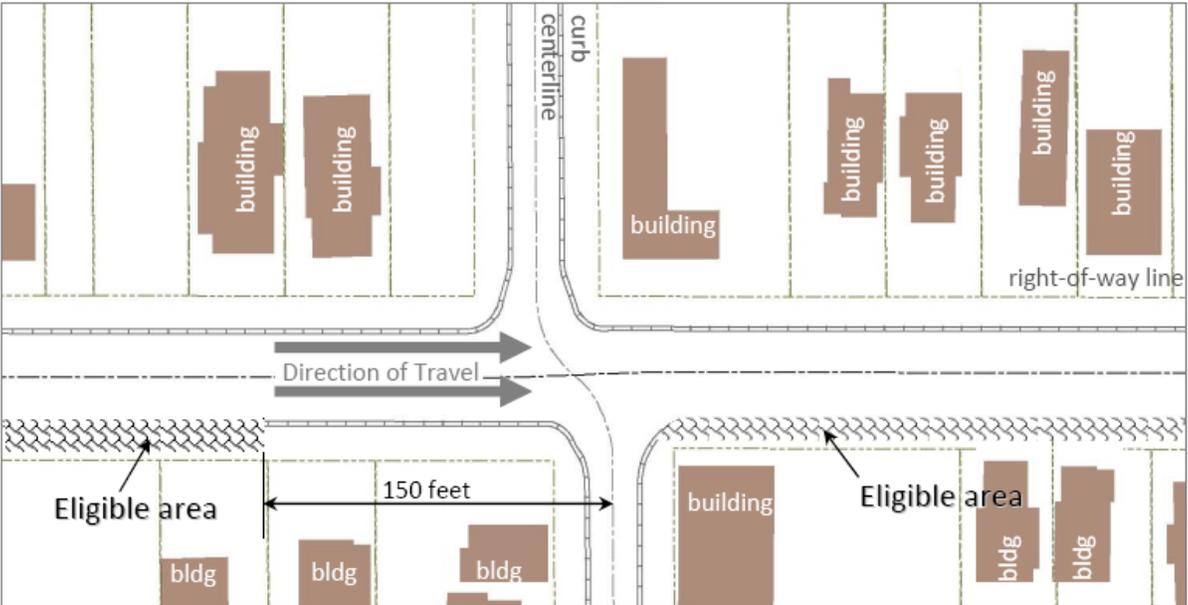
### Sign Diagram 39. Eligible Locations for Municipal Bus Shelters or Benches with Advertising Sign

Eligible areas are illustrated with the pattern: 

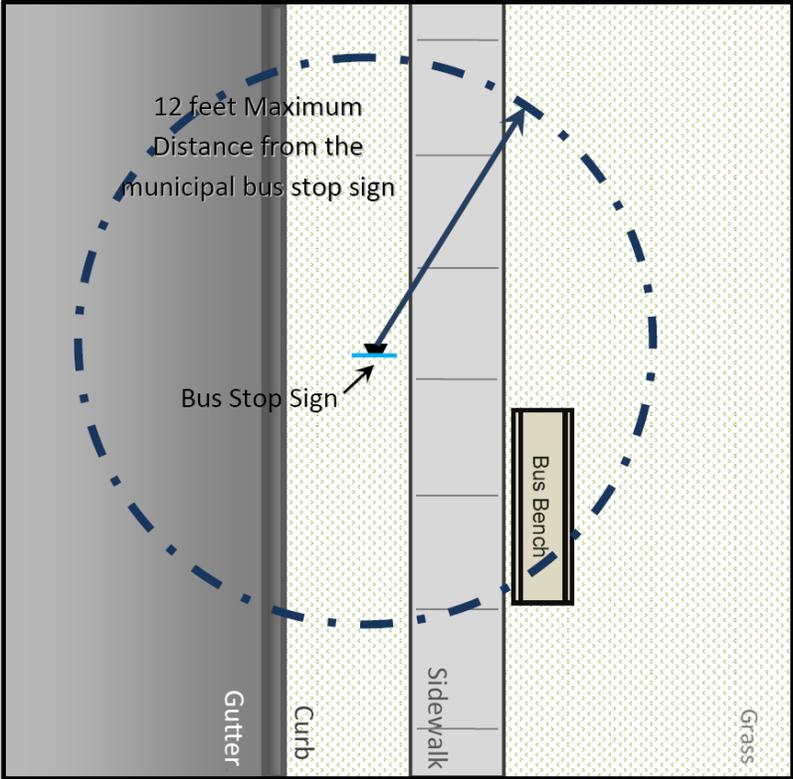
Two-way traffic situation



One-way traffic situation



**Sign Diagram 40. Sign Distance from Bus Stop Sign**



**Sign Diagram 41. Bus Bench & Shelter Sign Size**

