

INDY REZONE

Fundamentals

New ordinance takes effect April 1, 2016



Overall Concept

More sustainable, more livable

Update and modernize the code

Also, make the code easier to read and understand by:

- Consolidating and simplifying content
- Using more tables and diagrams
- Organizing all regulations into 5 chapters

Structure

Chapter 740 – General provisions

Chapter 741 – Subdivision Regulations

Chapter 742 – Districts

Chapter 743 – Uses and Use-Specific Standards

Chapter 744 – Developments Standards

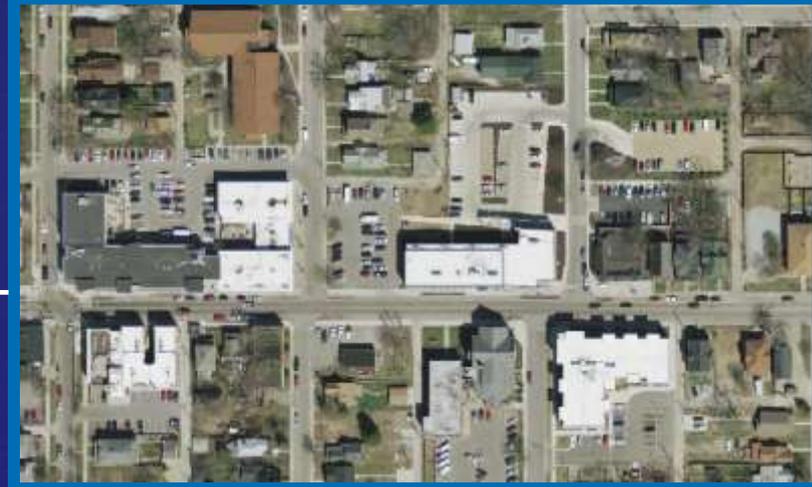
Sec. 740-500 Context Areas

- Compact includes older patterns of development (e.g. grid system, shorter blocks, mix of uses)
- Apply “context sensitive” development standards
- Map the two different contexts:
 - Compact Context
 - Metro Context
- Will be a GIS / Mapindy layer

Metro



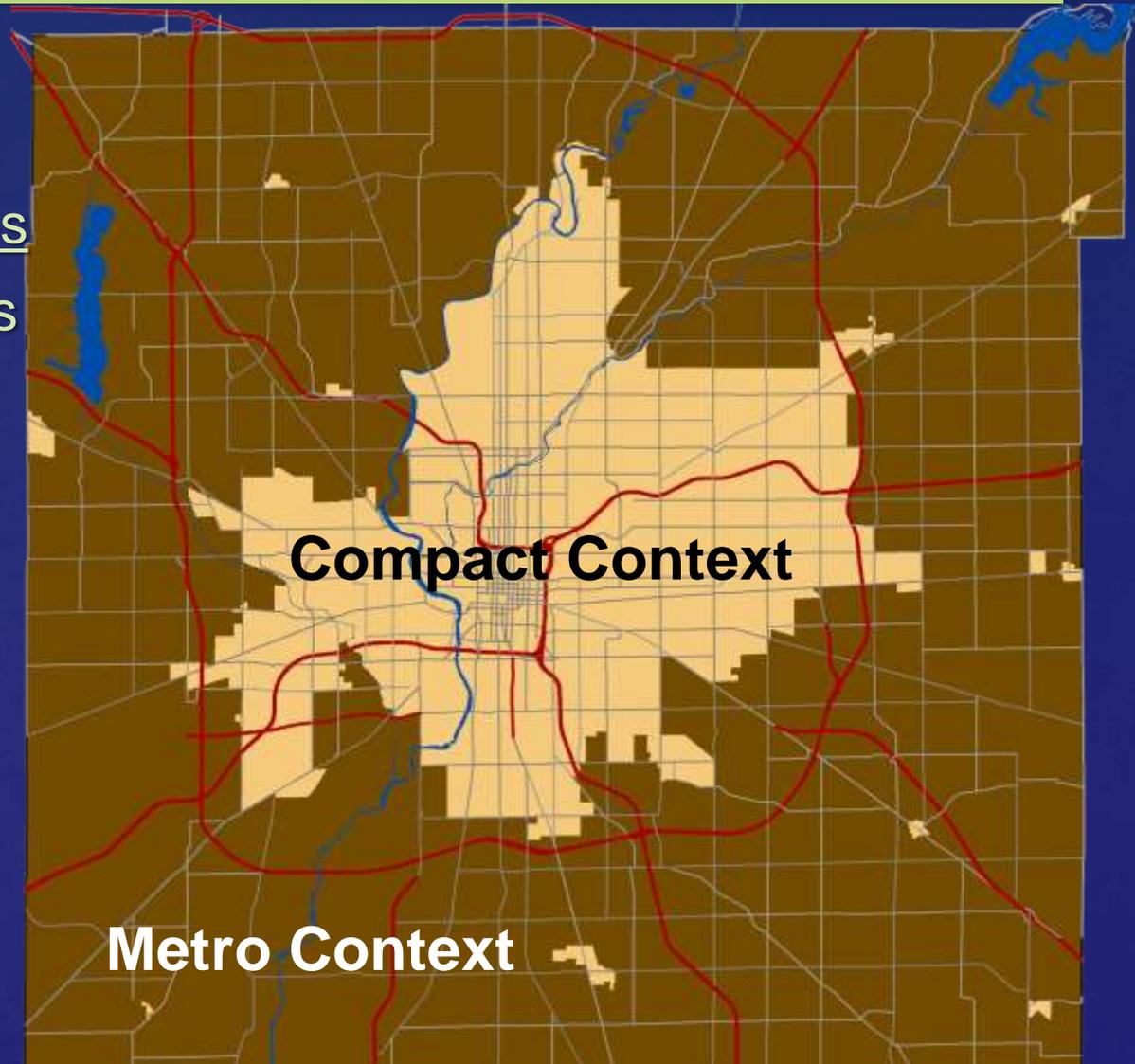
Compact



Context Area Map

Examples of Differences

- Setback requirements
- Parking standards
- Stream corridor provisions
- Drainage
- Secondary dwelling units



Chapter 742 - Districts

Article I Primary Districts

- ✓ Purpose statement for each district: Districts are more distinct, purpose-driven
- ✓ Table with some Dimensional Standards

NOTE: More detailed in 744-201

- ✓ Illustrations with some of the key standards
- ✓ Additional standards that are unique to that district
 - MU districts
 - CBD districts
 - Transparency in Commercial districts

Chapter 742 - Districts

Key Changes in Primary Districts

Dwelling: D-12 District eliminated, renamed as D-5

Industrial:

- No longer U or S categories

- Context Areas now apply

Commercial:

- C-6 eliminated, renamed C-4

- C-ID eliminated, renamed C-7

- C-2, C-3C Districts renamed MU-1 & MU-2

Mixed-Use: 4 New districts!

Sec. 742-105

Mixed Use Districts

Four MU districts

MU-1: Freestanding MU Tower (was C-2)

MU-2: MU corridor-type development (was C-3C)

MU-3: Mixed use village or neighborhood center

MU-4: Mixed use village w/ rapid transit required

use alone or in combination with other districts
to fulfill transit typology needs

**TRANSIT-
READY**

Sec. 742-105: Mixed Use Districts

- Accommodates new & Redevelopment opportunities
- Standards to create walkable areas:
 - » Setbacks: close to street
 - » Lot coverage
 - » Parking: reduced requirements
 - » Windows & doors (transparency)
 - » Lighting
 - » Building Height: Bonuses available for residential



Use Table

Use Category (5)

Key

Table 743-1: USE TABLE

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

A = Accessory use
 T = Temporary use

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4 ¹¹⁴²	C-5	C-7 ¹¹⁴³	MU-1 ¹¹⁴⁴	MU-2 ¹¹⁴⁵	MU-3 ¹¹⁴⁶	MU-4 ¹¹⁴⁷	I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3	Use-Specific Standards (Article III)	
LAND USE CATEGORY																																	
Garden, as a Primary Use ¹¹⁹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P	P	A	A	P	P	P	P	A	P	P	Article III. Section 04.E	
Processing, and Packaging of Food and Beverages ¹¹⁹¹																										S	P	P	P				
Stock Yards and Processing of Stock ¹¹⁹²																												S					
COMMERCIAL and INDUSTRIAL USES¹¹⁹³																																	
Food, Beverage, and Indoor Entertainment																																	
Adult Entertainment Business ¹²⁰⁷																		P	P	P												Article III. Section 05.A	
Bar or Tavern ¹²⁰⁸																	P	P	P	P	P	P	P	P					P	P	P	Article III. Section 05.H	
Eating Establishment or Food Preparation ¹²⁰⁹												A	A			A	P	P	P	P	P	P	P	P	A	A	A	A	P	P	P	Article III. Section 05.M	
Indoor Entertainment ¹²¹⁰																A	A	P	P	P	A	A	P	P	V	V			P	P	P	Article III. Section 05.S	
Night Club or Cabaret ¹²¹¹																	P	P	P				P	P					P	P	P	Article III. Section 05.Y	

Land Use

Use Type

Can I do it?

Yes, but...

Sec. 743-100

Use Table

Increased Flexibility in some districts

- » Pushed uses into the lowest district possible
- » Add limited commercial uses in multifamily districts
- » Add the “missing middle” housing types
- » Allow “secondary dwelling units” in some single-family districts
- » Allow more uses when buildings experience long-term vacancy (V-option)

Accessory & Temp Uses handled separately

Table 743-1: USE TABLE

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

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Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards		
Wholesale Distribution or Storage																																		
Bulk Storage of Commercial or Industrial Liquids																												P				Article III. Section 05.J		
Heavy Outdoor Storage																											S	P	P				Article III. Section 05.R	
Mini-Warehouses (Self-Storage Facility)																			V	P						P	P	P	P				Article III. Section 05.X	
Warehousing, Wholesaling and Distribution																			V	P						P	P	P	P	P	P		Article III. Section 05.MM	
ACCESSORY and TEMPORARY USES																																		
Amateur Radio Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.D	
Antenna, Radio or Television Broadcasting																												A	A	A	A	A		Article III. Section 06.E
Automated Teller Machine (ATM)													A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		Article III. Section 06.F	
Bicycle Sharing									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Child Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A	A	A	A					A	A	A	Article III. Section 06.G	
Drive-Through																A	A	A	A	A	A	A				A	A	A	A		A		Article III. Section 06.H	
Employee Living Quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A								A	A	A	A					A	A	A	Article III. Section 06.I	
Game Courts	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.J	
Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																		Article III. Section 06.K	

Permitted if Vacant, or “V” uses

- All new concept
- Added to encourage adaptive reuse
- The following uses are permitted in districts indicated on the Use Table if the existing **building** is vacant for 5 consecutive years

EXAMPLES:

additional districts

Dwelling Units	C-1, C-3, C-4, and C-5
Live/Work Unit	C-1, C-3, C-4, and C-5
Religious Uses	I-1
Offices: Business, Professional or Government	All industrial districts
Artisan Food	I-1 and I-2
Artisan Manufacturing	MU-1, C-5, and C-7

Sec. 743-300

Use Specific Standards

- Applies to the use regardless of district, so always check
- Provides much of the regulatory detail
- Note the table for spacing of uses (Table 743-301-1)
- Organized by broad types of uses:
 - Residential, Public, Agricultural, Commercial and Industrial
- Separate listing for Temporary & Accessory Uses

Development Standards

Sec. 744–200 Lot & Building Dimensions

- Tables 744-201 (1 thru 6)
 - Setbacks reduced in Compact Context Area
 - MF max. heights increased but transitional height applies if next to SFR
 - Eliminated 3 of the 5 MF ratios; only FAR and LSR apply
- New Construction for Nonconformities
 - All exceptions included in one place
- Special Dimensional Standards
 - Consolidated into one place
- Height Exceptions and Encroachments
 - Single table

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	D-5II	D-8 [3]
Standard									
Lot [1]									
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	N/A
Two-family Dwelling	N/A	N/A	N/A	20,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	N/A
Single-family Attached	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	60	30
Single-family Attached	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	25	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Total Open Space	85%/50% [2]	85%	80%	75%	70%	65%	60%	55%	55%
Maximum Height									
Primary Building Height	35	35	35	35	35	35	35	35	35
Primary Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	45	45	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Accessory Building Height [5]	24	24	24	24	24	24	24	24	24
Accessory Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area for Primary Dwelling Unit									
Main Floor of a 1-story dwelling	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf
Main Floor of a dwelling over 1 story	800 sf	800 sf	800 sf	800 sf	660 sf	660 sf	660 sf	660 sf	660 sf

Section 04. Height Exceptions and Yard Encroachments

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.

Table 744-204-1: Encroachments and Exceptions	
Structure or Feature	Conditions or Limits
Encroachments into Required Yard or Setback	
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.
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.
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. 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.

Sec. 744-300

Access & Connectivity

- Alley present? Use it
- Connections required for...
 - Greenway Access, Bike Path Access, Safe Route
- On-site Connectivity required
 - Walkway from sidewalk/ROW to public entrance and between buildings
- Sidewalk provisions

District	Street Classification	Unobstructed Width
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

Sec. 744-400

Parking, Loading & Drive-Through

Number of parking spaces

- Ratio reduced for most uses
- No on-site parking required for non-residential uses on lots less than 5,000 sq. ft.
- Maximum set for some uses
- Minimum bicycle parking for many uses

Adjustments available

- Proximity to transit
- Additional bike parking
- Electric charging station
- Car/van-share spaces
- On-street parking in Compact Area



Sec. 744-404

Location & Design of Parking

- Limited amount of parking in front of building
- Up to 30% small car parking, must be marked
- Alleys may be used for maneuvering



Commercial Districts:	
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
Industrial Districts	Limited to 1 double-loaded row of parking
Mixed-Use Districts	Not permitted

Sec. 744-509. Green Factor

- ✓ All zoning districts except CBD, MU, D-A through D-5II, D-8 used by SFR & 2FR
- ✓ Lots over 2 acres
- ✓ ½-acre or more land disturbed must meet Green Factor of...
 - .30 or more for new development, or
 - .22 or more for redevelopment
- Alternative to Green Factor: ENERGY STAR 75 building

Table 744-509-1: Green Factor Calculation				
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				
Landscaped areas with uncompacted soil depth less than 24 inches				
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	
Landscaped areas with uncompacted soil depth of 24 in. or more				
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	
Undisturbed Areas [5]				
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	
Building or Structural Features				
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	
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with more than 4 in. growing depth			1.5	

Sec. 744-509. Green Factor

- Layered effect
- Variety of options
 - Heritage Tree / Significant Tree / Undisturbed area preservation
 - Permeable or Photocatalytic pavement
 - Green roof or White roof area
 - Vegetated walls
 - Infiltration areas (e.g. underground chambers)
 - Tree credit to the Tree Fund
 - Bioretention areas
 - Drought-tolerant or native species
 - Use of harvested rainwater

Table 744-509-1: Green Factor Calculation

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	Enter Lot area in sf <input style="border: 2px solid red;" type="text"/>			
Landscaped areas with uncompacted soil depth less than 24 inches				
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	
Landscaped areas with uncompacted soil depth of 24 in. or more				
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				(B x C) x D = E
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	
Undisturbed Areas [5]				
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	
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Building or Structural Features				
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	
Green roofs:				
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	

Green Factor = $\frac{\text{Sum of all E area}}{\text{area}}$

Sec. 744-600

Street and Exterior Lighting

Required at pedestrian entrances, parking lots, walkways, exterior ATM, and fueling stations

Full cutoff (shielded)

Color rendering index: 70 or more

Minimum efficiency: 80 lumens per watt of energy

Height for pedestrian lighting: ground level to 42" or 10' to 20' above grade level

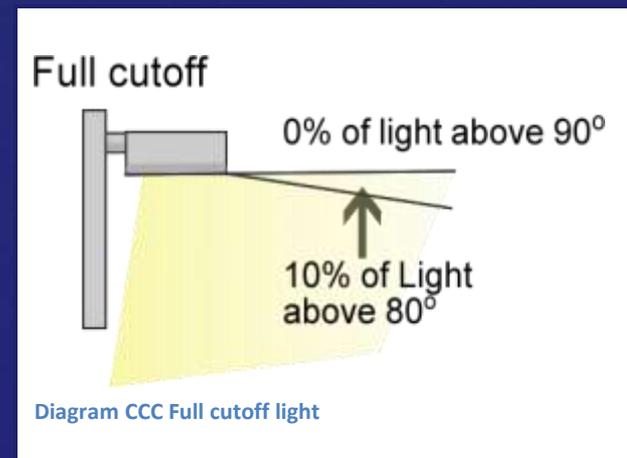
Pole Height

20' in residential

50' in I-3 and I-4

80' for active recreational uses

35' for all other



Questions and Discussion

Download the new ordinance at:

<http://www.indy.gov/eGov/City/DMD/Current/Pages/ordinance.aspx>

Watch webinars on DMD's YouTube channel:

<https://www.youtube.com/channel/UCzSvRIGfZTvLuFzm188tiDQ>