



Indy Rezone Overview

- Little Flower Area

Department of Metropolitan
Development

Presented by: John Neal

Indy Rezone

- Multi-year effort to revise zoning ordinance.
- Changes the regulations, does not change the zoning map.
- Passed by the MDC and the City-County Council late 2015.
- Takes effect: April 1, 2016

Objectives

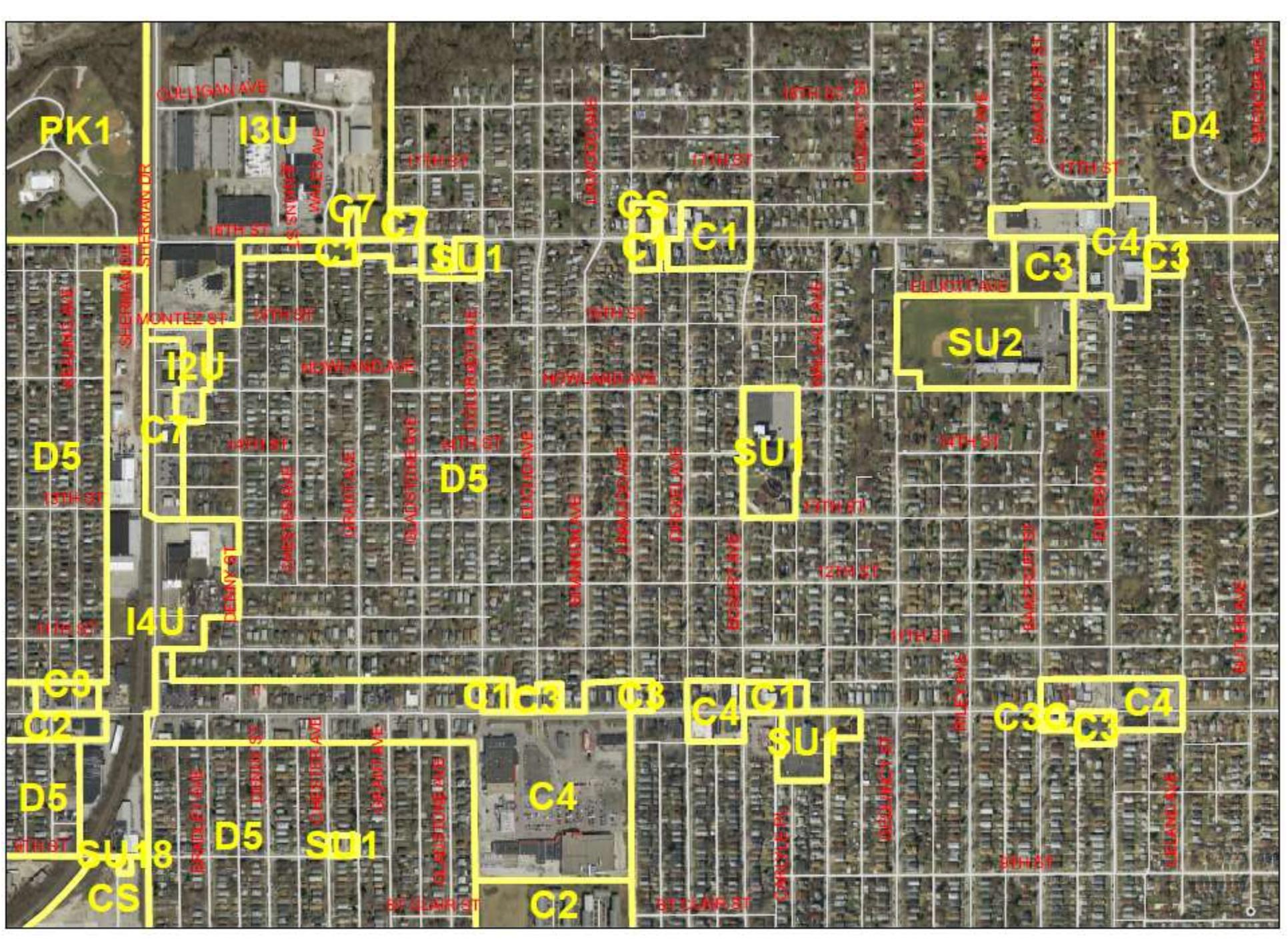
- Guide new development going forward.
- Help make Indianapolis more livable and sustainable.
 - Improve walkability of the community.
 - Encourage use of bicycles and transit.
 - Add mixed-use development options.
 - More “context sensitive” regulations
 - Better protect our natural resources.

Major Features

- Combined 14 different zoning ordinances into a single ordinance.
- Simplified into 5 chapters.
- Hundreds of changes, most are minor changes.
- There are some major changes.
- **KEY POINT:** Existing legal development is “grandfathered.”

Important Content Changes

- All the definitions are in one place (Chapter 740).
- More illustrations to help explain the regulations.
- Greater use of tables to provide details.
- **BIG CHANGE: Use Table**



PK1

I3U

D4

G7

GS

C1

SU1

C3

C4

C3

SU2

D5

I2U

D5

SU1

I4U

C9

C2

C1c3

C3

C4

G1

SU1

D5

D5

SD1

C4

C2

C2

C3

C3

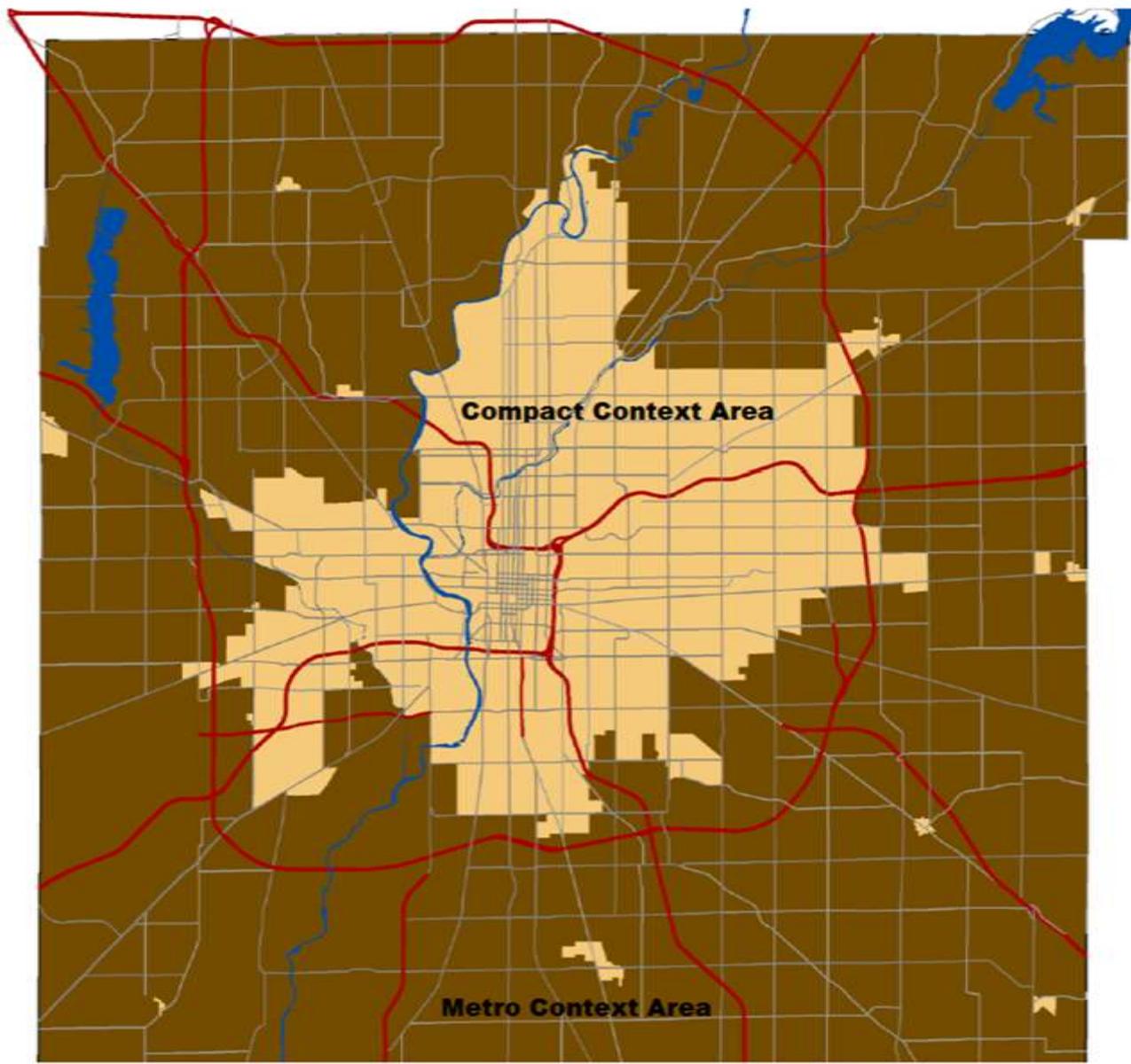
C4

SU18

CS

Impact on Little Flower Area

- Area is fully developed- impact will happen with redevelopment or major additions.
- Focus on changes in residential regulations.
- Also explain changes in commercial and industrial regulations.
- Important to understand context area map.



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THE CITY OF
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Residential – D5 Zoning District

- No change in permitted dwelling types: Single family detached and doubles.
- Reduced minimum lot size for a double: now 7,200 sq. ft. (was 9,000 sq. ft.)
- Reduced minimum lot width for single family to 70 feet (was 90 feet)
- Reduced minimum open space to 60% (was 65%)
- Minimum side setback 3 feet, but must have 10 feet between primary buildings.

Residential

- LNCU for residential structures – rebuilt if 100% destroyed.
- Detached secondary dwelling unit permitted – must meet all regulations.
- Home occupation standards updated and revised.
- Personal Livestock: permitted with limits on the number.

Commercial

- Simplified the retail use categories: based on size of store and size of product.
- Gas stations no longer permitted in C3.
- Vacant provision allows more uses if:
 - Existing building vacant > 5 years
 - Adds some residential uses (e.g. multi-family)

Major changes in parking regulations.

Commercial - Parking

- New parking requirements
 - Reduced the minimum required for most uses.
 - Established a maximum for some uses.
 - Adjustments allowed for proximity to transit.
 - Added required bicycle parking.
 - In Compact Area, limitations on amount of parking in front of building.
- Interior parking lot landscaping required if more than 15 spaces.
- No parking required if parcel is < 5,000 sq. ft.

Industrial

- Simplified the manufacturing categories: based on how the materials are modified.
 - Light manufacturing: assembling parts
 - Medium manufacturing: transform materials by mechanical reshaping
 - Heavy manufacturing: transform materials by heating, chilling or altering surface.
- Vacant provision allows more uses if:
 - Existing building vacant > 5 years
 - Adds commercial office uses

Thank You!

➤ **New ordinance in effect: April 1st**

Download ordinance at:

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

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