

CITY-COUNTY GENERAL ORDINANCE NO. 176, 1996  
Proposal No. 764, 1996  
Metropolitan Development Commission  
Docket No. 96-AO-5

A GENERAL ORDINANCE to amend the Code of Indianapolis and Marion County, Appendix D, Part 21, as amended, the Zoning Ordinance for Marion County, Indiana, which Ordinance includes the Comprehensive Zoning Maps Of Marion County, Indiana, as amended, and fixing a time when the same shall take effect.

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

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

SECTION 1. The Comprehensive Zoning Maps of Marion County, Indiana, adopted under Metropolitan Development Commission Docket Number 70-AO-4, as amended, pursuant to IC 36-7-4, be further amended to modify specifically base maps #13, #20, #21, #29, and #31 of said maps to include subsequent rezonings (which Comprehensive Zoning Maps, as amended, are attached hereto, incorporated herein by reference and made a part of this Ordinance); and all land with the area noted on the four sections of each of the following base maps: #13, #20, #21, #29, and #31, are hereby classified, divided, and zoned in accordance with the zoning district classifications as designated upon said Comprehensive Zoning Maps, as amended, thereby update said Comprehensive Zoning Maps to include various rezonings by individual description or map amendments adopted subsequent to Metropolitan Development Commission Docket Number 87-AO-2.

SECTION 2. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal any individually initiated rezoning ordinances approved by the City-County Council subsequent to December 11, 1995, and thereafter legally effective (which rezoning by individual legal description have not been mapped and included upon the Comprehensive Zoning Maps, as amended, but shall be so included upon said Maps in a subsequent map updating amendment hereto).

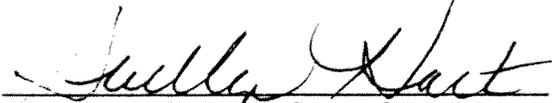
SECTION 3. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal Airport Zoning Ordinance (94-AO-2, which includes the language of the former Airspace District Zoning Ordinance [62-AO-2] as amended) and the Airspace District Map adopted as a part thereof, establishing the Airspace District as a secondary zoning district of Marion County, Indiana.

SECTION 4. The adoption of the Comprehensive Zoning Maps, as amended, shall not supersede, amend or repeal the Floodway and Floodway District Fringe zoning district boundaries, as adopted under Metropolitan Development Commission Docket Number 92-AO-7.

SECTION 5. If any provision of this Ordinance shall be held invalid, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

The foregoing was passed by the City-County Council this 16th day of December, 1996 at 9:45 p.m.

ATTEST:

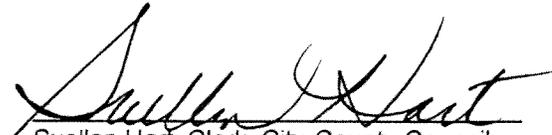
  
Suellen Hart, Clerk, City-County Council

  
Dr. Beurt SerVaas  
President, City-County Council

STATE OF INDIANA, MARION COUNTY )  
CITY OF INDIANAPOLIS ) SS:  
)

I, Suellen Hart, Clerk of the City-County Council, Indianapolis, Marion County, Indiana, do hereby certify the above and foregoing is a full, true, and complete copy of Proposal No. 764, 1996, a Proposal for GENERAL ORDINANCE, passed by the City-County Council on the 16th day of December, 1996, by a vote of 26 YEAS and 0 NAYS, and was retitled General Ordinance No. 176, 1996, and now remains on file and on record in my office.

WITNESS my hand and the official seal of the City of Indianapolis, Indiana, this 20th day of December, 1996.

  
Suellen Hart, Clerk, City-County Council

(SEAL)

# BASE MAP 13A

## ZONING

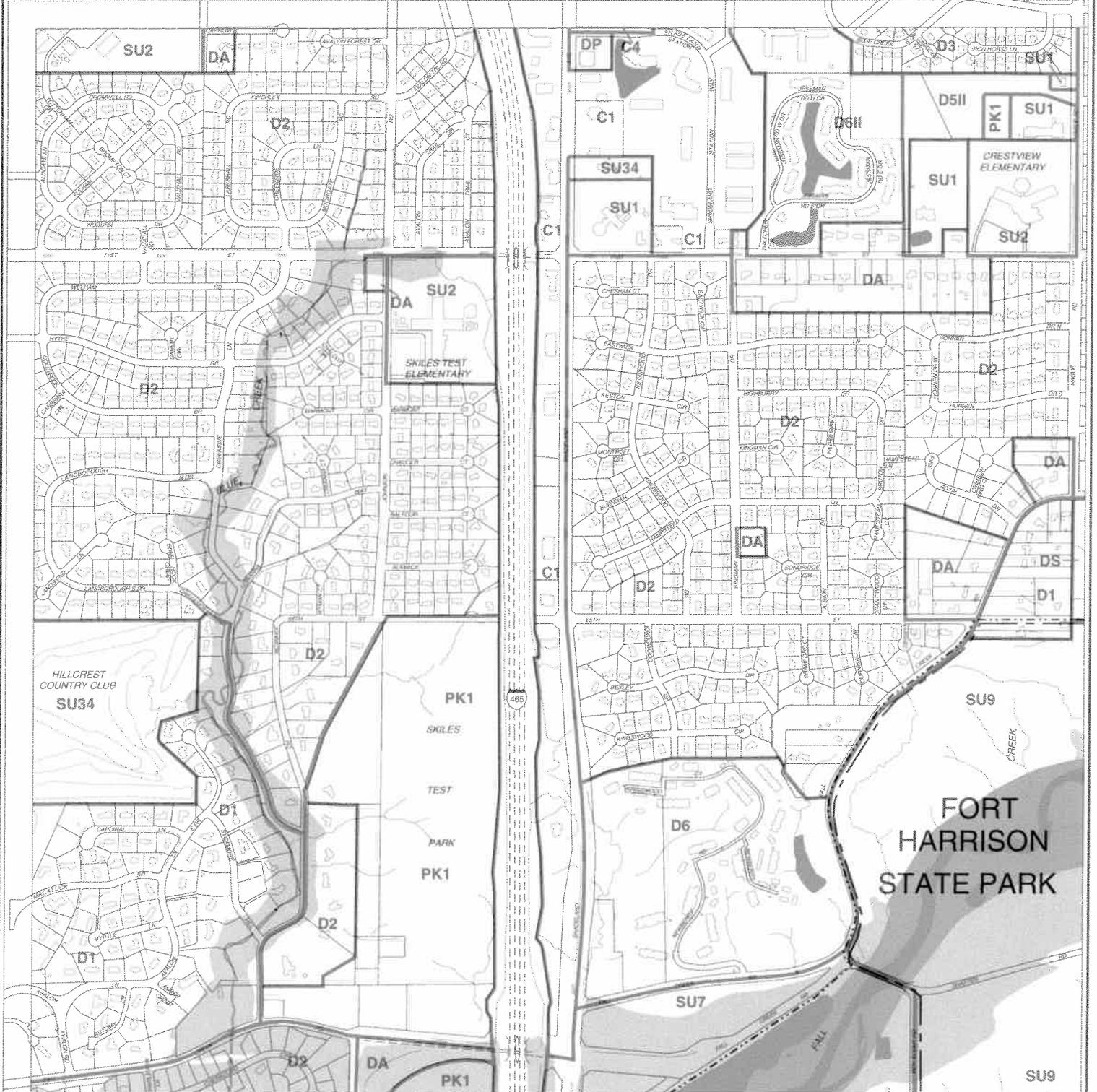
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CITY OF INDIANAPOLIS  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
PREPARED BY THE PLANNING DIVISION  
PRINTED OCTOBER, 1996

### INDIANAPOLIS - MARION COUNTY - INDIANA

6	Base Map 6		7
Base Map 12	A	B	Base Map 14
	13		
	C	D	
19	20		21



DATA SOURCE FOR BASE MAP: IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1996.

FLOOD DISTRICT BOUNDARIES  
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FP) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 96-40-5).

LEGEND:

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE
- FT. HARRISON STATE PARK

500 0 500 1000 FEET



# BASE MAP 13B

## ZONING

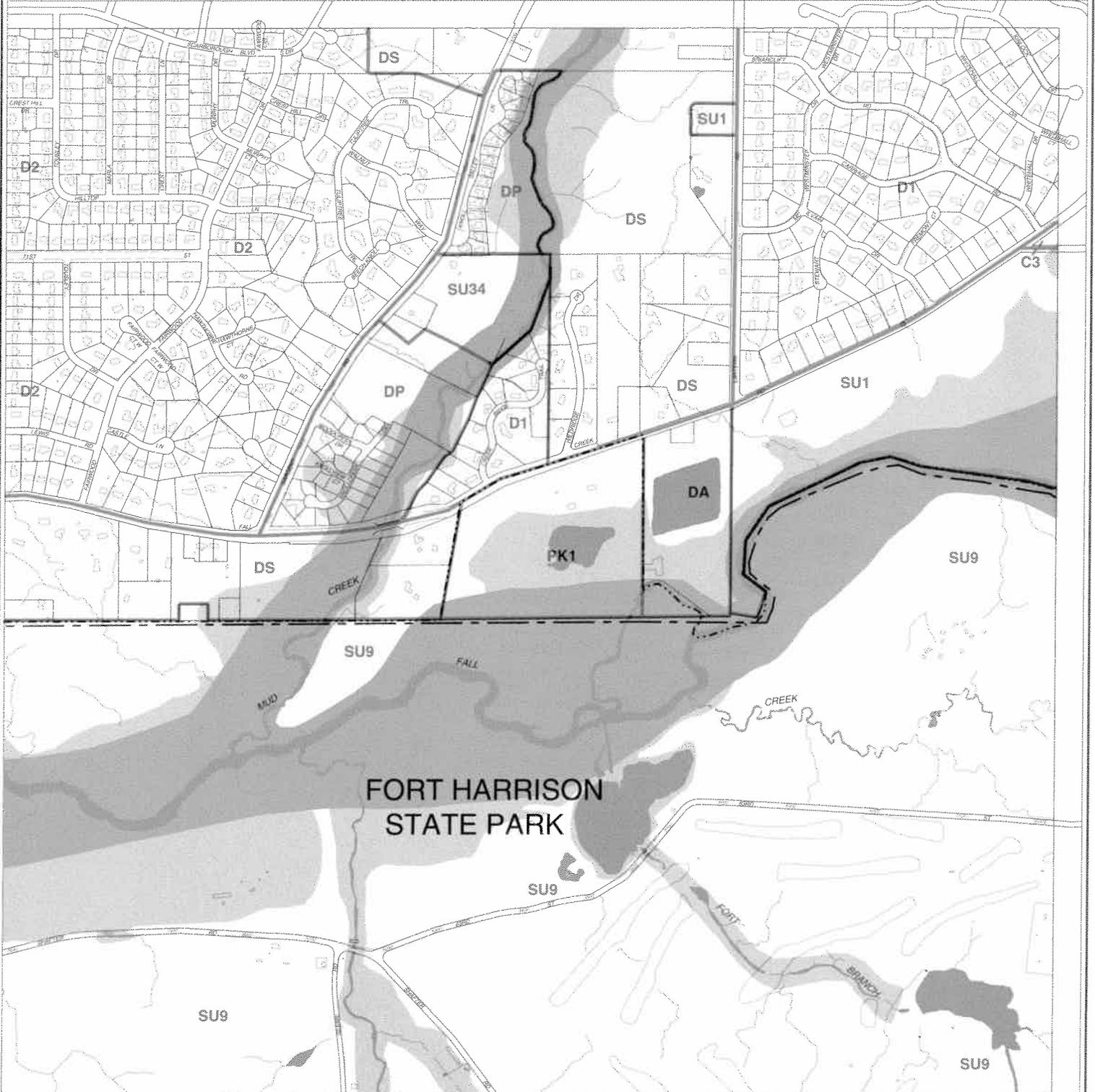


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### INDIANAPOLIS - MARION COUNTY - INDIANA

4	Base Map 5		6
Base Map 12	A	B	
	13		
	C	D	
19	Base Map 20		21



DATA SOURCE FOR BASE MAP

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LEGEND

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- TOWNSHIP LINE
- MARION COUNTY LINE
- FT. HARRISON STATE PARK



# BASE MAP 13C

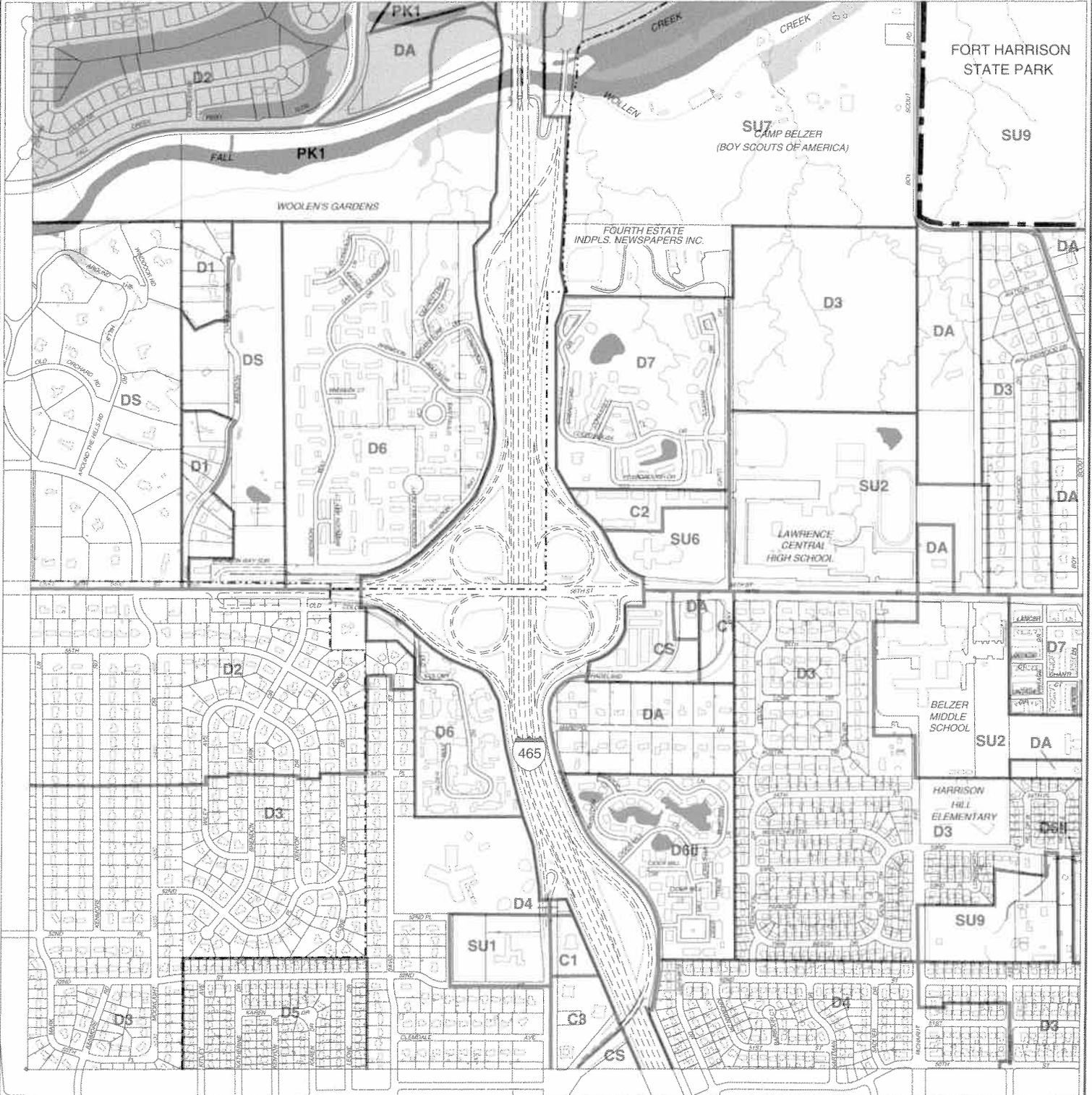


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## INDIANAPOLIS - MARION COUNTY - INDIANA

5	Base Map 6	7
Base Map 12	A	B
	13	
19	C	D
	Base Map 20	
		Base Map 14
		21



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LEGEND:

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- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE
- FT. HARRISON STATE PARK



# BASE MAP 13D

## ZONING

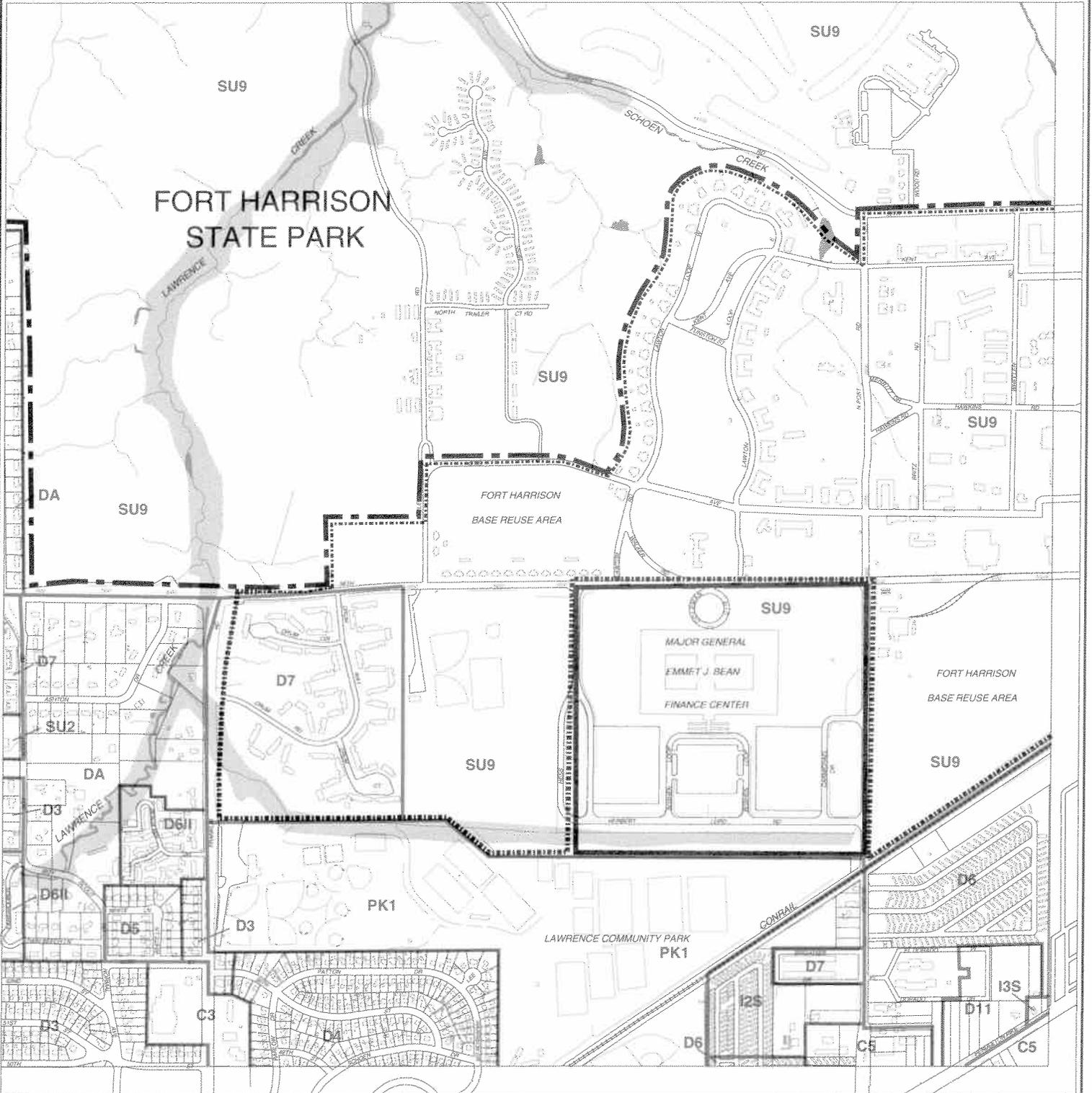
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PRINTED OCTOBER, 1995

### INDIANAPOLIS - MARION COUNTY - INDIANA

5	Base Map 6	7
Base Map 12	A	B
	13	
	C	D
19	Base Map 20	21



DATA SOURCE FOR BASE MAP:

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- LEGEND:
- PROPERTY LINES & R.O.W. LINES
  - UNAPPROVED DEDICATED R.O.W.
  - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
  - TOWNSHIP LINE
  - MARION COUNTY LINE
  - FT. HARRISON STATE PARK
  - FT. HARRISON BASE REUSE AREA



# BASE MAP 20A

## ZONING



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### INDIANAPOLIS - MARION COUNTY - INDIANA

12	Base Map 13	14
Base Map 19	A	B
	20	
Base Map 21	C	D
	26	Base Map 27



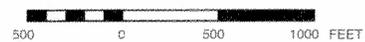
DATA SOURCE FOR BASE MAP

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
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ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1996

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LEGEND  
PROPERTY LINES & R.O.W. LINES  
UNIMPROVED DEDICATED R.O.W.  
POLICE & FIRE DISTRICT &  
OTHER UNINCORPORATED TOWNS  
TOWNSHIP LINE  
MARION COUNTY LINE



# BASE MAP 20B

## ZONING

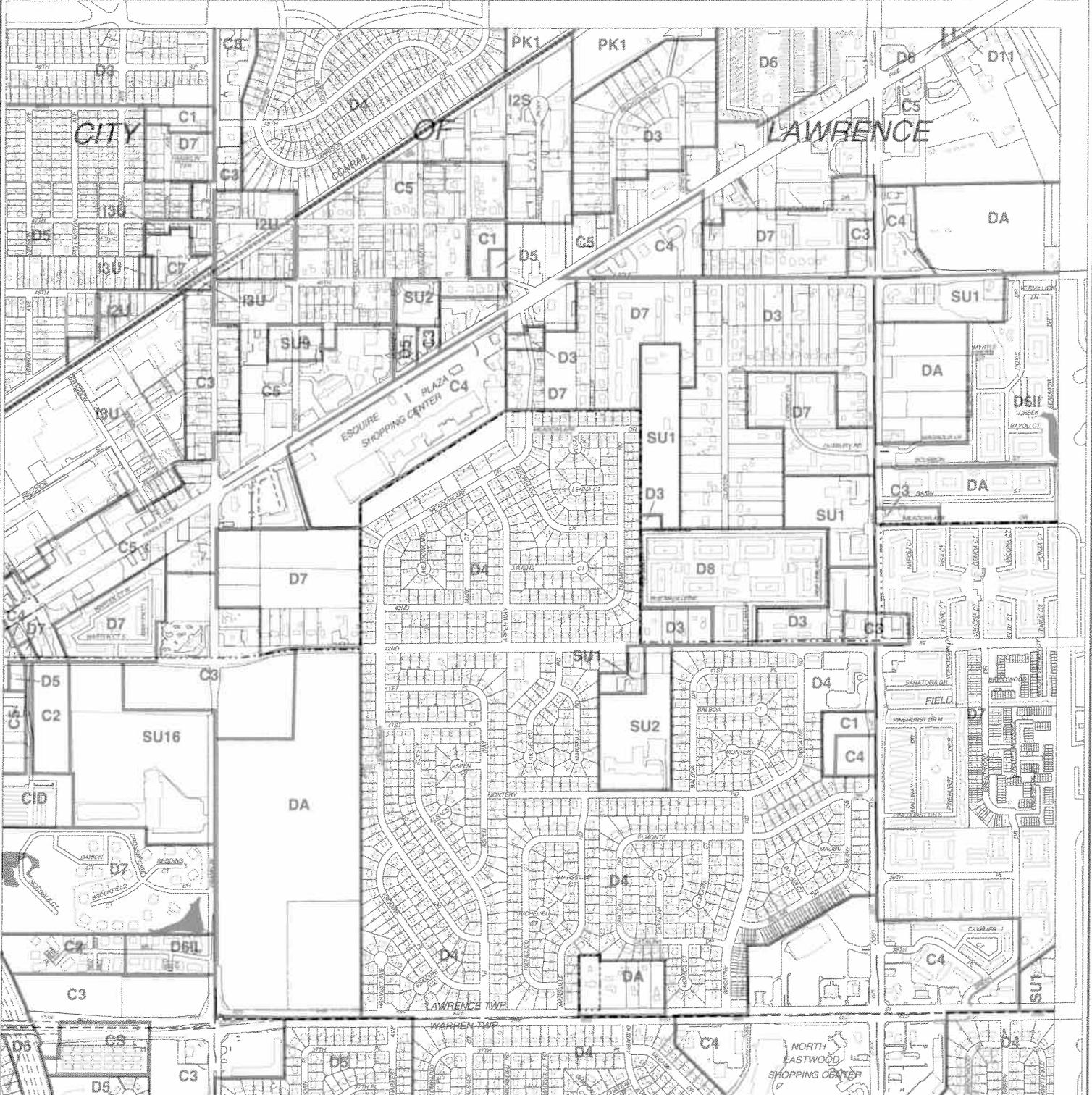
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PRINTED OCTOBER, 1996

### INDIANAPOLIS - MARION COUNTY - INDIANA

12	Base Map 13		14
Base Map 19	A	B	Base Map 21
	20		
	C	D	
26	Base Map 27		28



DATA SOURCE FOR BASE MAP:

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ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COORDINATE DOCKET OF DECEMBER 11, 1995

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LEGEND:

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE



# BASE MAP 20C

## ZONING

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### INDIANAPOLIS - MARION COUNTY - INDIANA

12	Base Map 13	14
Base Map 19	<b>A</b>	<b>B</b>
	<b>20</b>	
	<b>C</b>	<b>D</b>
26	Base Map 27	28



DATA SOURCE FOR BASE MAP:

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LEGEND  
PROPERTY LINES & R.O.W. LINES  
UNIMPROVED DEDICATED R.O.W.  
POLICE & FIRE DISTRICT &  
OTHER UNINCORPORATED TOWNS  
TOWNSHIP LINE  
MARRION COUNTY LINE



# BASE MAP 20D

## ZONING

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### INDIANAPOLIS - MARION COUNTY - INDIANA

12	Base Map 13		14
Base Map 19	A	B	Base Map 21
	20		
	C	D	
26	Base Map 27		28



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- LEGEND:
- PROPERTY LINES & R.O.W. LINES
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  - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
  - TOWNSHIP LINE
  - MARION COUNTY LINE



# BASE MAP 21A

## ZONING

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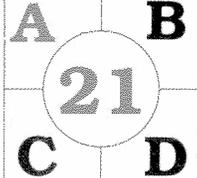


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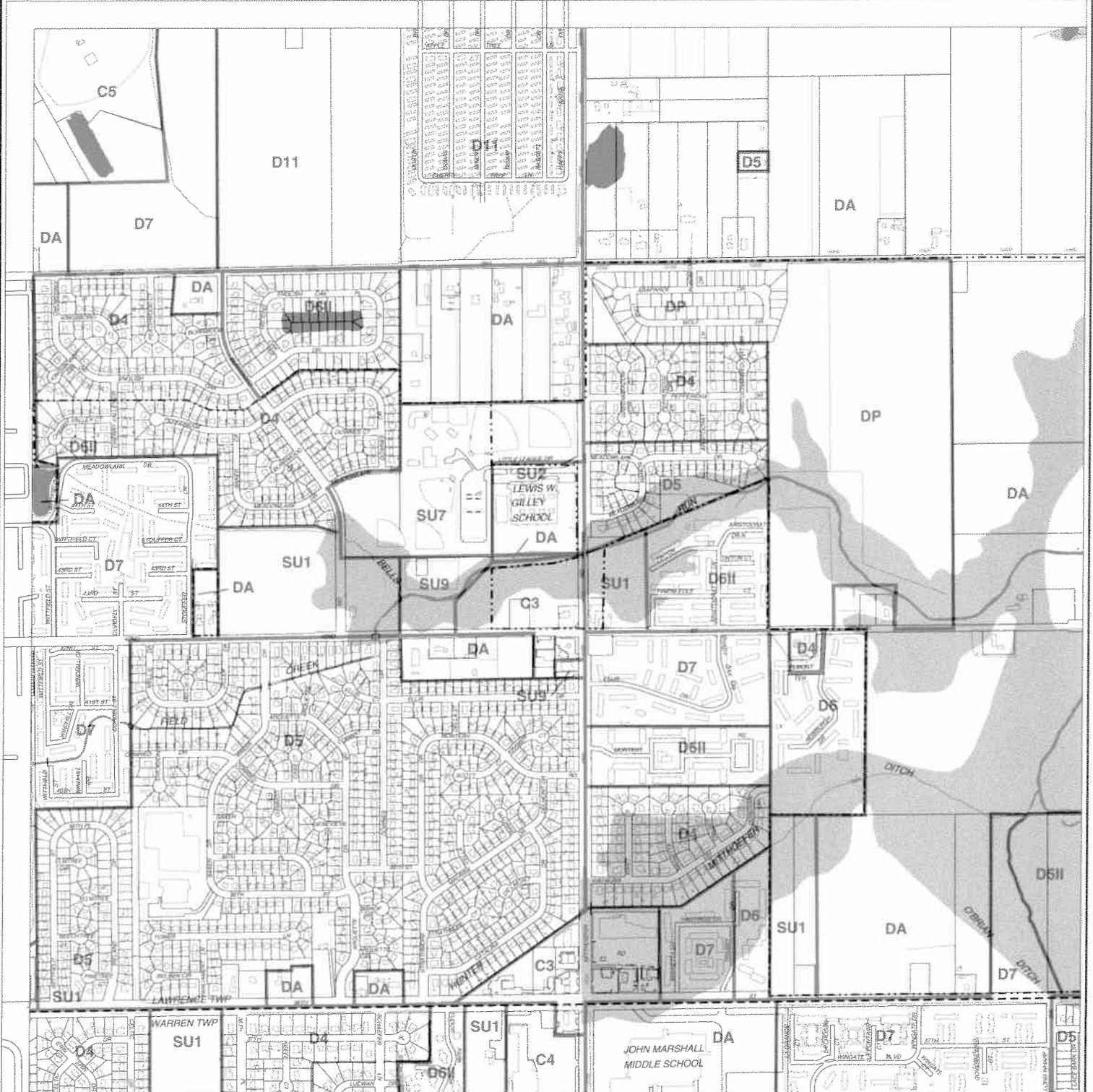
### INDIANAPOLIS - MARION COUNTY - INDIANA

13 Base Map 14

Base Map 20



27 Base Map 28



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LEGEND:  
PROPERTY LINES & R.O.W. LINES  
UNIMPROVED DEDICATED R.O.W.  
POLICE & FIRE DISTRICT &  
OTHER UNINCORPORATED TOWNS  
TOWNSHIP LINE  
MARION COUNTY LINE



# BASE MAP 21B

## ZONING

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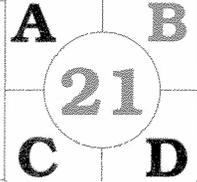


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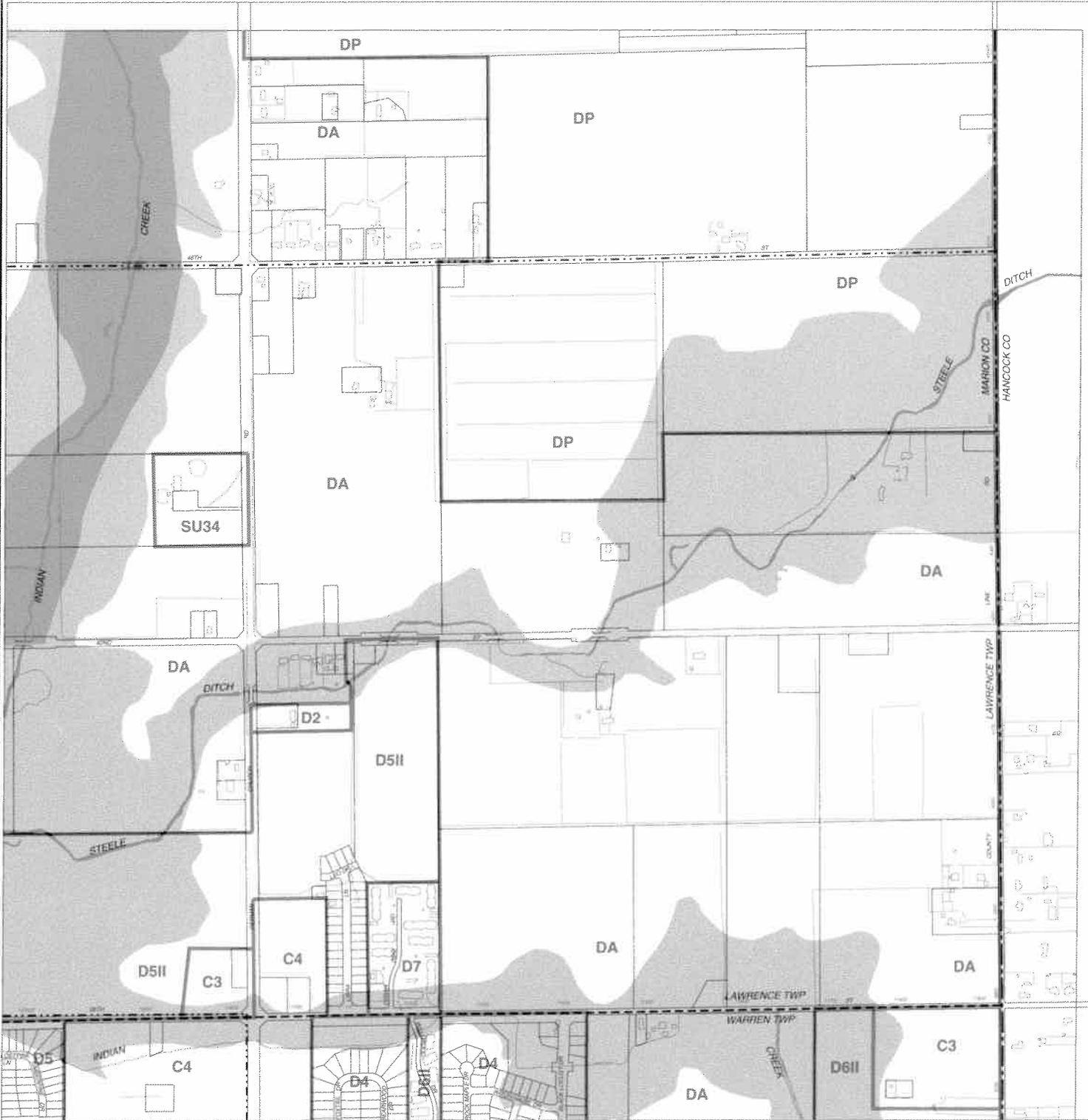
### INDIANAPOLIS - MARION COUNTY - INDIANA

13 Base Map 14

Base Map 20



27 Base Map 28



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- LEGEND:
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  - POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
  - TOWNSHIP LINE
  - MARION COUNTY LINE



# BASE MAP 21C

## ZONING

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13 Base Map 14

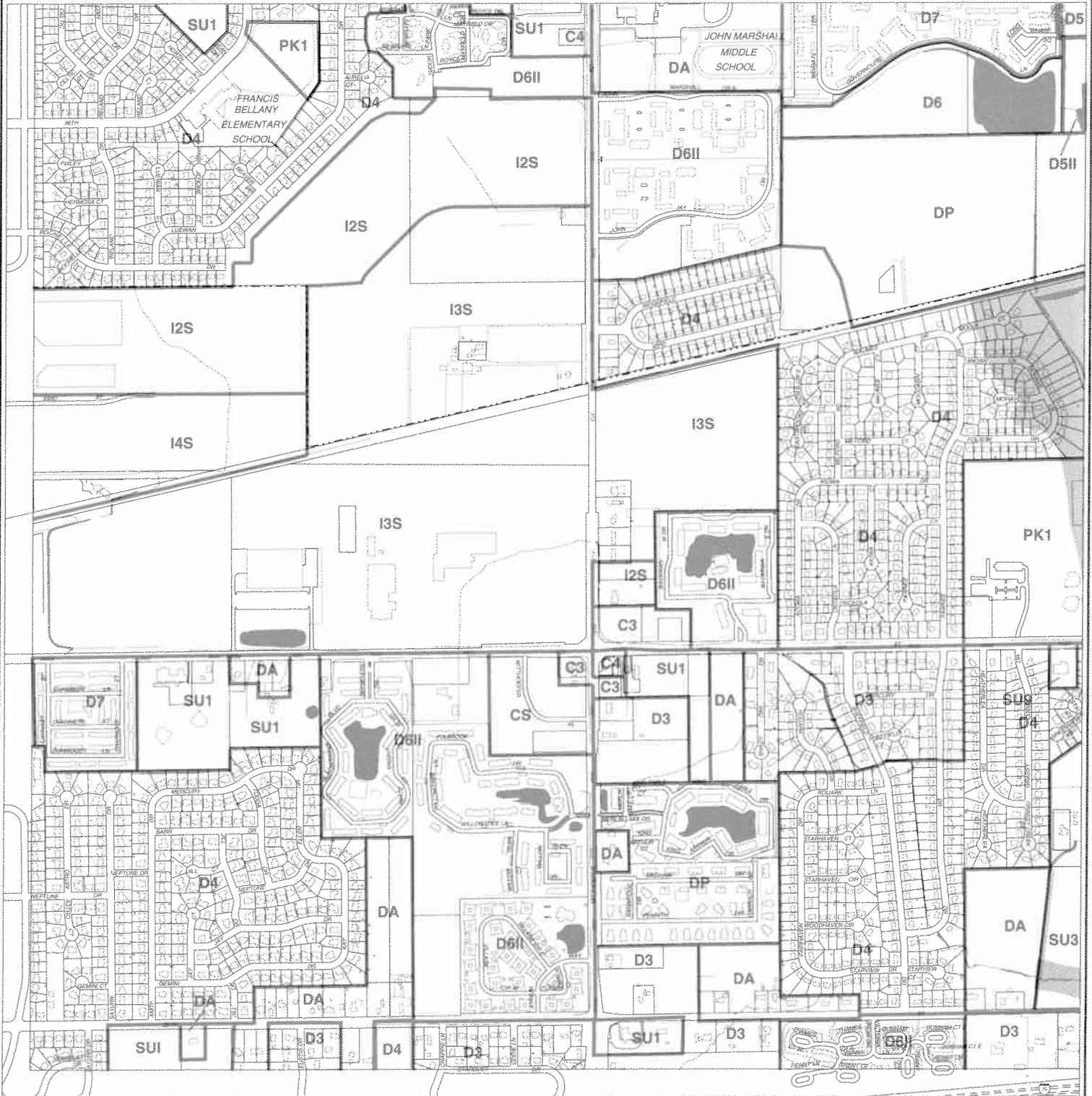
Base Map 20	A	B
	21	
	C	D

27 Base Map 28



CITY OF INDIANAPOLIS  
DEPARTMENT OF METROPOLITAN DEVELOPMENT  
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### INDIANAPOLIS - MARION COUNTY - INDIANA



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- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE





# BASE MAP 29A

## ZONING

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DEPARTMENT OF METROPOLITAN DEVELOPMENT  
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PRINTED OCTOBER, 1996

### INDIANAPOLIS - MARION COUNTY - INDIANA

21	Base Map 22	23
Base Map 28	A	B
	29	
Base Map 30	C	D
	35	Base Map 36

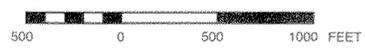


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ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE. (SEE COVER AND INDEX SHEETS)

LEGEND:  
PROPERTY LINES & R.O.W. LINES  
UNAPPROVED DEDICATED R.O.W.  
POLICE & FIRE DISTRICT S  
OTHER UNINCORPORATED TOWNS  
TOWNSHIP LINE  
MARION COUNTY LINE



# BASE MAP 29B

## ZONING

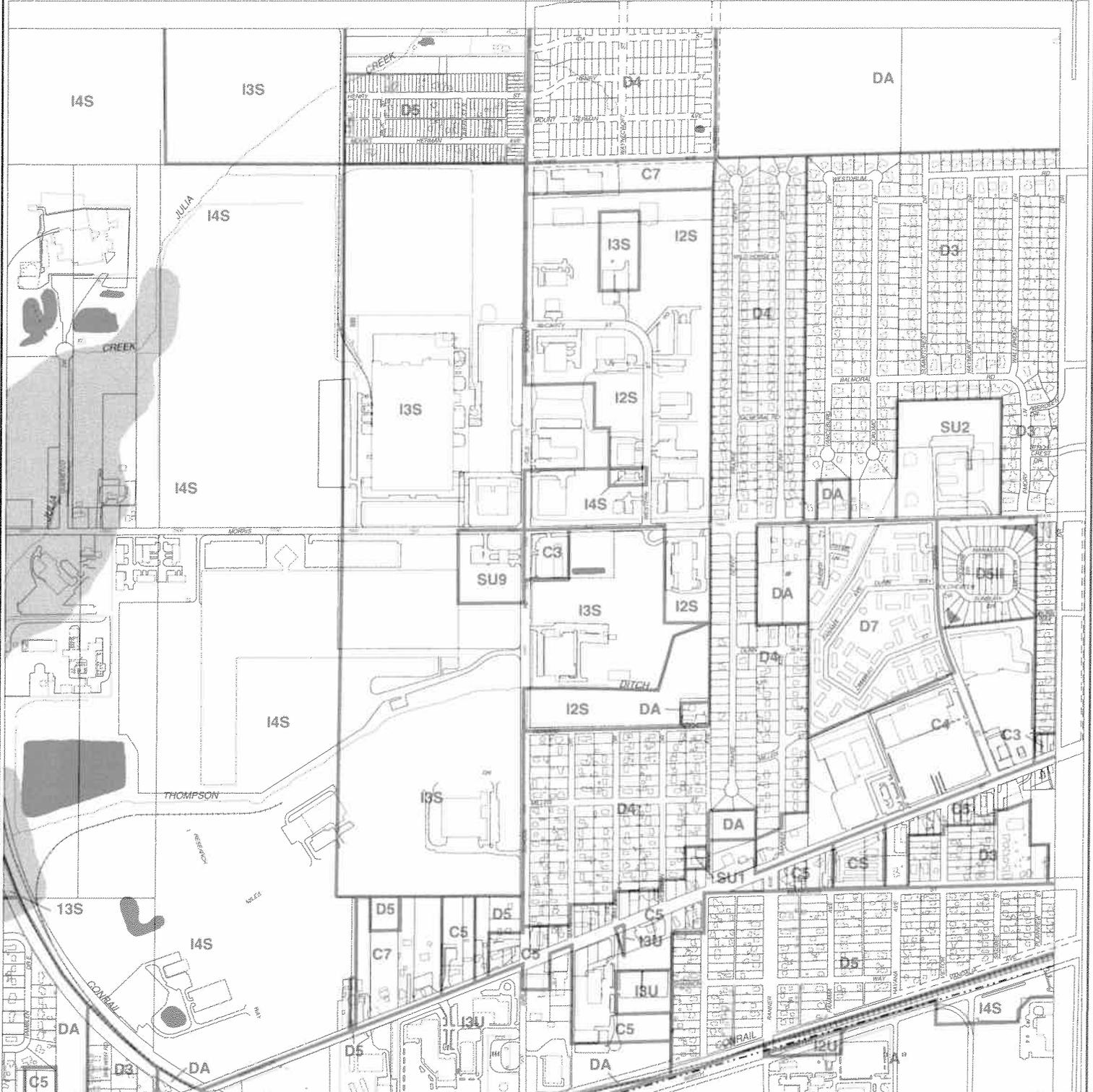
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### INDIANAPOLIS - MARION COUNTY - INDIANA

21	Base Map 22	23
Base Map 28	A	B
	29	
	C	D
35	Base Map 36	37



DATA SOURCE FOR BASE MAP

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1995

**FLOOD DISTRICT BOUNDARIES:**

THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 96-AD-5)

ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING DISTRICT (SEE COVER AND INDEX SHEETS)

**LEGEND**

- PROPERTY LINES & R.O.W. LINES
- UNIMPROVED DEDICATED R.O.W.
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE



# BASE MAP 29C

## ZONING

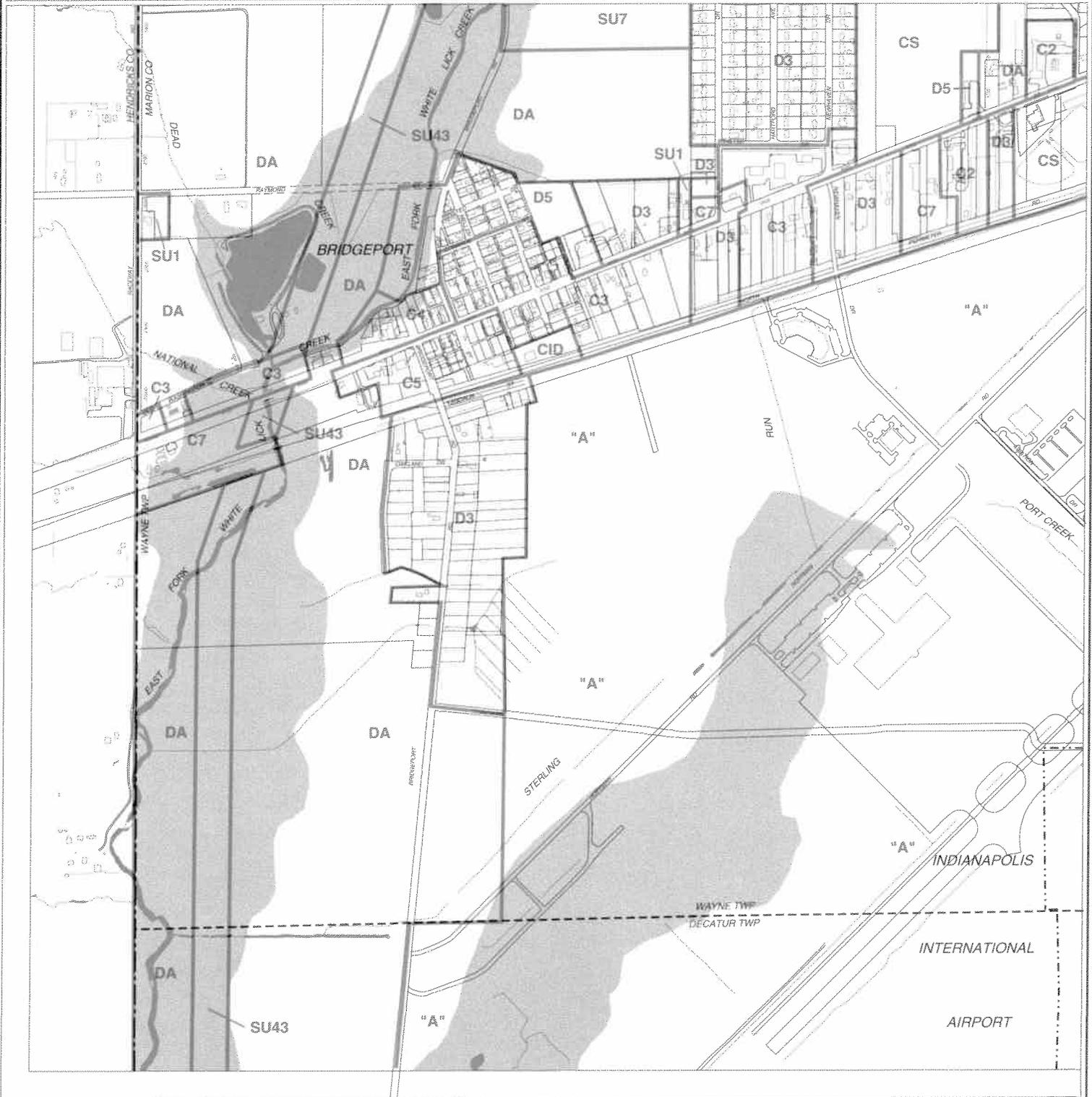
imagis



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PREPARED BY THE PLANNING DIVISION  
PRINTED OCTOBER, 1996

### INDIANAPOLIS - MARION COUNTY - INDIANA

21	Base Map 22	23
Base Map 28	A	B
	29	
	C	D
35	Base Map 36	37



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 INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1985 23, 1994

FLOOD DISTRICT BOUNDARIES: THE FLOODWAY (FW) AND FLOODWAY PRINCE (FP) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 96-40-5).

ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE (SEE COVER AND INDEX SHEETS)

LEGEND:  
 PROPERTY LINES & R.O.W. LINES: Solid line  
 UNIMPROVED DEDICATED R.O.W.: Dashed line  
 POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS: Dotted line  
 TOWNSHIP LINE: Long dashed line  
 MARION COUNTY LINE: Short dashed line

500 0 500 1000 FEET





# BASE MAP 31B

## ZONING

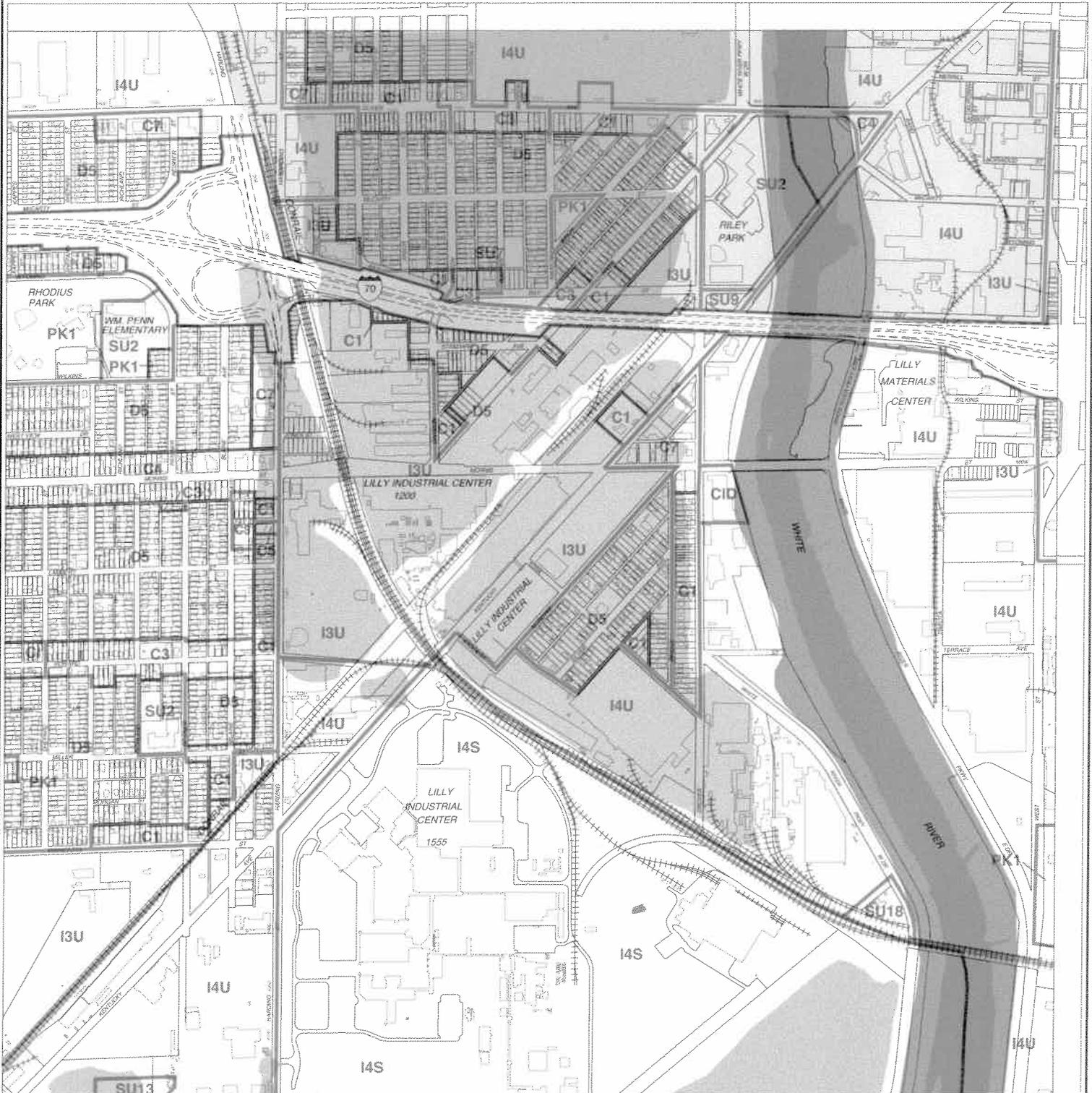
imagis



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OCTOBER, 1998

### INDIANAPOLIS - MARION COUNTY - INDIANA

23	Base Map 24	25
Base Map 30	A	B
	31	
	C	D
37	Base Map 38	39



DATA SOURCE FOR BASE MAP: IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1995

FLOOD DISTRICT BOUNDARIES  
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS; FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS; REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 96-AD-5)

ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE (SEE COVER AND INDEX SHEETS)

LEGEND

PROPERTY LINES & R.O.W. LINES

UNIMPROVED DEDICATED R.O.W.

POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS

TOWNSHIP LINE

MARION COUNTY LINE

500 0 500 1000 FEET



# BASE MAP 31C

## ZONING

imagis



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### INDIANAPOLIS - MARION COUNTY - INDIANA

23	Base Map 24	25
Base Map 30	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">A</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">B</div> </div> <div style="border: 1px solid black; padding: 10px; margin: 5px 0; text-align: center; font-size: 2em;">31</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">C</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">D</div>	Base Map 32
37	Base Map 38	39



DATA SOURCE FOR BASE MAP: IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
INFORMATION SHOWN ON THIS MAP IS NOT WARRANTED FOR ACCURACY OR MERCHANTABILITY

ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1996.

FLOOD DISTRICT BOUNDARIES  
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ALL OR A PORTION OF THE REAL ESTATE SHOWN ON THIS MAP IS SUBJECT TO THE AIRSPACE DISTRICT ZONING ORDINANCE. (SEE COVER AND INDEX SHEETS)

LEGEND

- PROPERTY LINES & R O W LINES
- UNIMPROVED DEDICATED R O W
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE

500 0 500 1000 FEET



# BASE MAP 31D

## ZONING

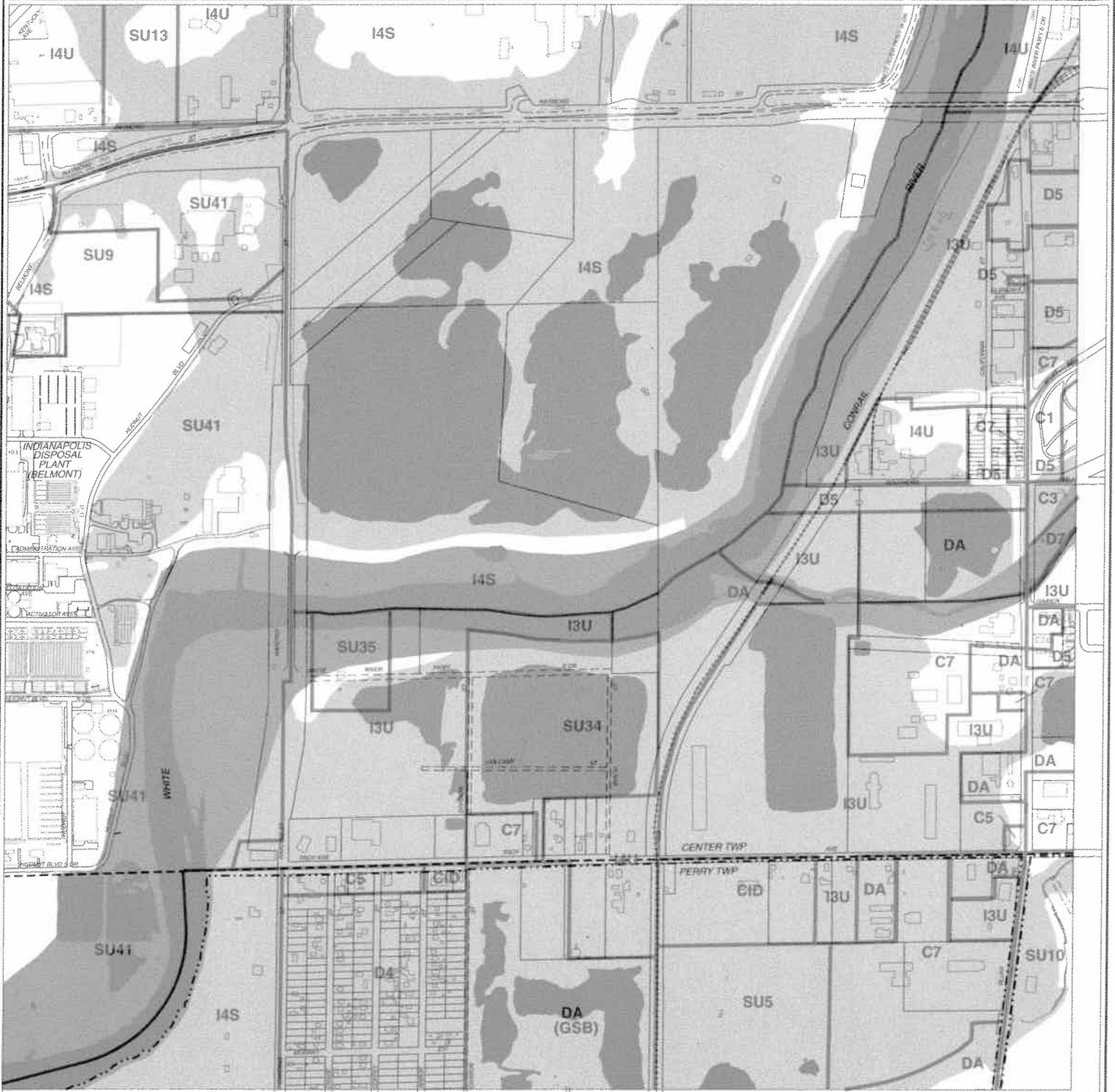
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### INDIANAPOLIS - MARION COUNTY - INDIANA

23	Base Map 24		25
Base Map 30	A	B	Base Map 32
	31		
37	C	D	39
	Base Map 38		



DATA SOURCE FOR BASE MAP

IMAGIS, GEOGRAPHIC INFORMATION SYSTEM, COMPUTER DATA  
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ZONING INDICATED ON MAP IS, AS AMENDED TO, AND INCLUDING, CITY-COUNTY COUNCIL DOCKET OF DECEMBER 11, 1996

FLOOD DISTRICT BOUNDARIES  
THE FLOODWAY (FW) AND FLOODWAY FRINGE (FF) OVERLAY DISTRICT BOUNDARIES ARE DELINEATED HERE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT THE OFFICIALLY ADOPTED DISTRICT BOUNDARIES. THE OFFICIAL BOUNDARIES ARE THOSE NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS (FLOOD INSURANCE RATE MAPS (FIRM) AND FLOODWAY MAPS) REVISED JUNE 3, 1988 AND ADOPTED BY THE METROPOLITAN DEVELOPMENT COMMISSION AND CITY-COUNTY COUNCIL (DOCKET NUMBER 96-AC-5).

LEGEND

- PROPERTY LINES & R O W LINES
- UNIMPROVED DEDICATED R O W
- POLICE & FIRE DISTRICT & OTHER UNINCORPORATED TOWNS
- TOWNSHIP LINE
- MARION COUNTY LINE

