

METROPOLITAN DEVELOPMENT COMMISSION  
DOCKET NO. 70-A0-3

REGIONAL CENTER  
ZONING ORDINANCE  
OF  
MARION COUNTY, INDIANA

METROPOLITAN DEPARTMENT OF DEVELOPMENT

1970

METROPOLITAN DEVELOPMENT COMMISSION  
DOCKET NO. 70-A0-3

AN ORDINANCE to amend Marion County Council Ordinance No. 8-1957, as amended, the Zoning Ordinance for Marion County, Indiana, and fixing a time when the same shall take effect.

REGIONAL CENTER

ZONING ORDINANCE

OF

MARION COUNTY, INDIANA

WHEREAS, Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, established a single planning and zoning authority in counties having first-class cities and grants certain powers relative to the zoning and districting of land to the Metropolitan Development Commission and City-County Council of such counties having first-class cities, in order to unify the planning and zoning functions thereof;

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana, has adopted and certified, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, various segments of its ORIGINAL COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, including the REGIONAL CENTER PLAN FOR INDIANAPOLIS, MARION COUNTY, INDIANA, adopted by said Commission's Resolution 70-CPS-R-2, July 1, 1970;

WHEREAS, said Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, empowers the Metropolitan Development Commission of Marion County, Indiana, after such comprehensive plan certification, to recommend to the City-County Council an ordinance or ordinances for the zoning or districting of all lands within the County to the end that adequate light, air, convenience of access and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; that property values may be preserved; that the public health, safety, comfort, morals, convenience and general welfare may be promoted,

NOW, THEREFORE, BE IT ORDAINED by the City-County Council of the consolidated City of Indianapolis and of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by the Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof, as amended, be amended by the addition of the following provisions:

CHAPTER I

SECTION 1.00 REGIONAL CENTER -- ADDITIONAL STANDARDS AND REQUIREMENTS FOR USE AND DEVELOPMENT

- A. All uses permitted by the various ZONING DISTRICTS applicable to land located within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, as said REGIONAL CENTER area is delineated and designated on the attached REGIONAL CENTER ZONING MAP (which MAP is incorporated herein by reference and made a part of this ordinance) shall be subject to the following additional standards and requirements:

All uses of land located within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, shall be subject to the Metropolitan Development Commission's approval, as included within a required site and development plan filed with and approved by said Commission as hereinafter provided.

No use, building or structure shall hereafter be established, constructed or used on any land within said ZONING DISTRICTS within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, for any purpose other than lawfully existed on the date of the adoption hereof until the proposed use, site and development plan, including the proposed plans for such building or structure, have been filed with and approved by the Metropolitan Development Commission (or, in the case of single-family dwelling uses, approved on behalf of said Commission by the Director or Administrator of the Division of Planning and Zoning of the Metropolitan Development Department).

Said site and development plan, including building and structural plans, shall indicate:

- (1) Proposed use(s).
- (2) Any existing uses, buildings and structures.
- (3) Proposed buildings and structures.
- (4) Off-street parking layouts, if applicable.
- (5) Vehicular entrances, exits and turn-off lanes, if applicable.
- (6) Setbacks.
- (7) Landscaping, screens, walls, fences.
- (8) Signs; including location, size and design thereof.
- (9) Sewage disposal facilities.
- (10) Storm drainage facilities.
- (11) Other utilities if above ground facilities are needed.
- (12) Pedestrian ways and corridors below, at, or above surface.

The Metropolitan Development Commission may consider and act upon any such proposed use, site and development plan, and approve the same in whole or in part, at any public meeting of the Commission. Public notice of use, site and development plan approval shall not be required; however, the owner, petitioner shall have the right to appear and be heard. (Provided, however, rezoning of any land within the REGIONAL CENTER from the ZONING DISTRICT classification applicable thereto to any other ZONING DISTRICT classification shall require notice as provided by statute and the Rules of Procedure of the Metropolitan Development Commission.)

Such site and development plan, and uses and structures proposed, shall:

- (1) be in conformity with the REGIONAL CENTER PLAN FOR INDIANAPOLIS, MARION COUNTY, INDIANA, adopted by the Metropolitan Development Commission's Resolution 70-CPS-R-2, July 1, 1970;
- (2) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana;
- (3) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the REGIONAL CENTER, applicable ZONING DISTRICT and with adjacent uses;
- (4) provide sufficient and adequate access, parking and loading areas;
- (5) provide traffic control and street plan integration with existing and planned public streets and interior access roads;
- (6) provide adequately for sanitation, drainage and public utilities; and
- (7) allocate adequate sites for all uses proposed--the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana.

- B. No building or structure shall be erected in said ZONING DISTRICTS within the REGIONAL CENTER of Indianapolis, Marion County, Indiana, without an improvement location permit, and said permit shall not be issued until the proposed use, site and development plan, including the proposed plans for such building or structure, shall have been approved by the Metropolitan Development Commission (or, in the case of single-family dwelling uses, approved on behalf of said Commission by the Director or Administrator of the Division of Planning and Zoning of the Metropolitan Development Department) in accordance with section 1.00 A. Applications for improvement location permit shall be made upon Metropolitan Development Department forms and shall include all information specified by such forms.

CHAPTER II

SECTION 2.00 SEVERABILITY

If any section, subsection, paragraph, subparagraph, clause, phrase, word, provision, or portion of this ordinance shall be held to be unconstitutional or invalid by any court of competent jurisdiction, such holding or decision shall not affect or impair the validity of this ordinance as a whole or any part thereof, other than the section, subsection, paragraph, subparagraph, clause, phrase, word, provision or portion so held to be unconstitutional or invalid.

NOW BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect from and after this date.

Dated \_\_\_\_\_

CITY-COUNTY COUNCIL OF INDIANAPOLIS  
AND OF MARION COUNTY, INDIANA

Attest: \_\_\_\_\_

Clerk

\_\_\_\_\_  
President (or Presiding Officer)

Legal Draft -- 7/15/70

**REGIONAL CENTER ZONING MAP**

A part of Regional Center Zoning  
Ordinance of Marion County, Indiana,  
70-AO-3.

**REGIONAL CENTER**

