

SC- SHOPPING CENTER

§ 153.021 (C) Commercial Districts. Seven commercial districts, PB, AB, LB, CB, CC, GB, and SC, are established to meet the requirements for the several classes of business uses needed to give adequate service throughout the city as related to present and future development. The SC district provides for the need for retail shopping facilities in planned shopping centers in developing commercial areas and may include completely planned shopping environments in single ownership.

USES: PERMITTED*

*All uses not found on this list will require a hearing in front of the BZA. Applications made to the Plan Department.

Accounting, auditing and bookkeeping services
Advertising agencies
Agricultural credit institutions
Apparel shop
Art/Music schools
Attorney or counsel-at-law
Bakery- baking and selling/selling only
Banks
Barber and beauty shops
Bicycle shops
Billard & pool establishments
Bond & mortgage companies
Book & stationary stores
Bowling alleys
Business associations
Cafeteria
Camera & photographic supply stores
Candy, nut and confectionary
Charitable institutions
Children's & infant's wear
China, glassware & metalware
Cigar stores
Clothing rental
Coin operated laundry & dry cleaning
Computer programming services
Contractors temp bldg.
Convenience store with/without gas sales
Credit unions
Custom tailors
Dairy products
Day care center & home day nursery
Delicatessen
Department store
Diaper service
Drapery, curtain & upholstery
Drive in restaurant
Driving school
Drug & proprietary stores
Electrical repair OR supply shop
Engineering and architectural services
Family clothing
Farm & garden supply
Farm general

Floor coverings
Florists
Fruits & vegetables
Funeral parlor or mortuary
Furniture sales
Furniture & appliance rental
Furrier & fur shops
General merchandise store
Gift, novelty & souvenir shops
Government office bldg.
Grocery
Hardware store
Health foods
Hobby, toy & game shops
Household appliances
Ice cream
Installment sales finance companies
Insurance agents, brokes & service
Jewelry store
Laundry or dry cleaning agency
Libraries & information centers
Liquor store
Locker, cold storage for individual use
Lumber & building materials dealers
Lunch room
Meat & fish
Medical & dental laboratories; offices
Men's & boy's clothing furnishings
Microwave towers
Motion picture theater
Museums & art galleries
Music & record
News dealers
Nursing home
Optometrists office and/or laboratories
Paint, glass & wallpaper stores
Parking lot
Personal finance companies
Pet shop
Photographic studios
Physical fitness centers
Police or fire station
Postal station
Pressing shops
Professional offices
Public park or recreational facilities
Radio & television shop
Radio-TV transmitting towers

Railroad or motor bus station
Real estate services
Reducing salons
Restaurant
Savings & loan associations
Shoe sales and/or repair
Shopping center
Signs
Sporting goods
Stock brokers & dealers
Studio business
Supermarket
Tailor, dressmaking & alterations w/sales
Taxi office/limousine services
Telegraph office/telephone
Tire, battery & accessory dealers
Trading stamp store
Transmission lines for gas, oil, electricity, other utilities
Variety stores
Video arcades
Video tape rentals & sales
Watch & jewelry repair
Women's accs, specialties, ready-wear
Other uses - SIC DIV. G or J; SIC 54, 56, 58, 59, 65, 72, 80, 87, 8748, 91-94 & 96-97

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Automatic car wash; parts; service stations
Carry out restaurant
Civic, social, & fraternal organizations
Government/maintenance/service bldg.
Lake, artificial or 3+ acres
Night club
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Race track
Radio or television station or studio
Railroads/R.O.W. & necessary uses
Residential condos
Sale/display of sexually explicit materials
Skating rinks
Tavern
Telephone or public utility substations
Other uses - SIC DIV. E; SIC 52-53 & 57

SC DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard

Arterial Highway: 30'

Collector or Local: 25'

Minimum Side Yards

Adjoining Residential District: 15'

Not Adjoining Residential District: 10'

Minimum Street Side Yard: 15'

Minimum Rear Yard:

Adjoining Residential District: 20'

Not Adjoining Residential District: 10'

Maximum Building Height: 35'

Maximum Lot Coverage in % of Lot Area: 35%

Vision Clearance on Corner Lots: YES

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

-Not more than 150 square feet of the total sign area shall be permitted for any one building.

-No sign or part thereof shall be attached to or extend over any public street right-of-way.

-The area of a sign or advertising structure shall be calculated by multiplying its maximum vertical dimension by its maximum horizontal dimension, if the sign is combined on a single sign face. If separate letter or symbols are used and attached independently, the actual size of each component shall be calculated to determine sign size.

-A double faced sign may be erected having the allowed sign area on each side of the sign; provided, the maximum dimension between the two faces of the double faced sign shall not exceed 24 inches or 10% of the maximum dimension of the face of the sign whichever is the lesser.

-No sign or advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of operators of motor vehicles, or interfere with, mislead or confuse traffic.

- See § 153.061 for separate Vertical Sign requirements.

-Lights used to illuminate signs or advertising structures shall be so installed as to concentrate the illumination on the sign or advertising structure and to minimize glare upon a public street or adjacent property.

-Signs may be painted upon the surface of a building; provided, however, that when such signs are so located to face a residential district, any lights on the signs shall not shine directly at the residential district.

ADVISORY PLAN DEPARTMENT
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PARKING SPACES REQUIRED: BY USE

*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09) Not Applicable

Amusement & Recreation Uses (SIC 78/79)

1 space per 100 sq.ft. of sales area and areas open for public use and access

Industrial Uses

(SIC 10/12/13-17/20-39/9050/51/59/61) Not Applicable

Institutional Uses (SIC 43/805/806/82)

1 per 100 sf. of sales area/areas open for public use and access

Large Product Retail & Services

(SIC 52/55/5712/5722)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-1 parking space per 400 square feet gross floor area

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services

(SIC 60-65/67/73/80/81/83/86/87)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

Residential Uses (SIC 99) Not Applicable

Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

Transportation & Utility Uses (SIC 40-42/44-49)

-1 space per 100 sq.ft. of sales area and areas open for public use and access

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public

- 1 parking space per 150 square feet gross floor area

Average Parking Space: 9' x 18' OR 10' x 20'