

CB- CENTRAL BUSINESS

§ 153.021 (C) Commercial Districts. Seven commercial districts, PB, AB, LB, CB, CC, GB, and SC, are established to meet the specific requirements for the several classes of business uses needed to give adequate service throughout the city as related to present and future development.

The CB District is established to include areas that are intended to serve as the Central Business District for urban places. District boundaries are 2nd to 6th Streets, and Boots to Branson Streets.

DISTRICT REQUIREMENTS: COMMERCIAL & INDUSTRIAL

Minimum Front Yard

Arterical Highway: ----

Collector or Local: ----

Minimum Side Yards

Adjoining Residential District: 15'

Not Adjoining Residential District: 10'

Minimum Street Side Yard: 5'

Minimum Rear Yard

Adjoining Residential District: 5'

Not Adjoining Residential District: ----

Maximum Building Height: 75'

Maximum Lot Coverage in % of Lot Area: ----

Vision Clearance on Corner Lots: ----

DISTRICT REQUIREMENTS: MULTI-FAMILY

Minimum Lot Size in Sq Ft: 6,000

Minimum Lot Area Per Dwelling Unit

Multifamily with sewers: 1,000

Multifamily without sewers: 43,560

Two-family with sewers: 2,000

Two-family without sewers: 4,000

Minimum Lot Width: 50'

Maximum Building Height: 60'

Minimum Front Yard

Arterial Highway: 20'

Collector Highway or Local Street: 15'

Min. Side Yard in % of Lot Width: 10%
(5' minimum)

Minimum Rear Yard: 15'

Minimum distance between main and accessory buildings: 20'

Minimum distance between main buildings: 25'

Minimum Building Front Line for Two-Family (per unit): 10'

Vision clearance on corner lots: ----

Minimum Ground Floor Building Area in Square Feet

One-Story Dwelling: 672+400/DU

Multi-Story Dwelling: 672+400/DU

of Off-Street Parking Spaces to be Provided on Lot: 1.5/Dwelling Unit

Maximum Lot Coverage in % of Lot Area: 50%

**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 space per 100 sq.ft. of sales area and 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

Residential Uses (SIC 99) Not Applicable

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.

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

§ 153.065: SIGNAGE REGULATIONS*

*All new, refaced, and temporary signs require a permit from the 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 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 shall be erected at the intersection of any streets obstructing free and clear vision of operators of motor vehicles, or interfere with, mislead or confuse traffic.

-Lights used to illuminate signs 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.

-Advertising structures (billboards) are not permitted.

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USES: PERMITTED*

*All uses not found on this list will require a Variance hearing in front of the Board of Zoning Appeals. Applications at the Plan Department.

Accessory apartment
Accounting, auditing and bookkeeping services
Advertising structures
Agricultural credit institutions
Apparel shop
Art/Music schools
Attorney or counsel-at-law
Auto sales, new & used cars
Automobile service stations
Banks
Barber shop
Beauty shops
Bed & Breakfast, Hotel
Bed & Breakfast, Inn
Billard & pool establishments
Blueprinting & photocopying
Boarding or lodging house
Bond & mortgage companies
Book & stationary stores
Boutique Inn
Bowling alleys
Business associations
Cafeteria
Camera & photographic supply stores
Candy, nut and confectionary
Charitable institutions
Children's & infant's wear
China, glassware & metalware
Church or temple
Cigar stores
Civic, social, & fraternal organizations
Clinics
Clothing rental
Coin operated laundry & dry cleaning
College & universities
Commercial testing laboratories
Computer programming services
Consumer credit, adjustment & collection agencies
Contractors offices
Contractors temp bldg.
Convenience store with gasoline sales
Convenience store without gasoline sales
Country Inn
Credit unions
Custom tailors
Dairy products
Dance halls, studios & schools
Day care center & home day nursery
Delicatessen
Department store
Detective agencies & protective services
Diaper service
Dinner theater
Direct mail advertising services
Drapery, curtain & upholstery
Driving school
Drug & proprietary stores
Dwelling, multi family
Electrical repair shop
Electrical supply store
Elementary & secondary schools
Engineering and architectural services
Family clothing
Floor coverings
Florists
Funeral parlor or mortuary
Furniture
Furniture & appliance rental
Furrier & fur shops
General merchandise store
General office building
Gift, novelty & souvenir shops
Government office bldg.
Government/maintenance/service bldg.
Grocery
Hardware store
Health foods
Hobby, toy & game shops
Hotel or motel (SIC 70)
Household appliances
Ice cream
Installment sales finance companies
Insurance agents, brokes & service
Jewelry store
Junior colleges/technical institutes
Labor unions

CB- CENTRAL BUSINESS

Laundry or dry cleaning agency
Libraries & information centers
Liquor store
Lodge or private club
Lunch room
Medical & dental laboratories
Medical & dental offices
Men's & boy's clothing furnishings
Microwave towers
Motion picture theater
Museums & art galleries
Music & record
News dealers
Newspaper publishing
Night club
Optometrists office and/or laboratories
Paint, glass & wallpaper stores
Parking garage
Parking lot
Passenger transportation services; travel & tour agents; SIC 472
Personal finance companies
Pet shop
Photographic studios
Physical fitness centers
Plumbing, heating & air conditioning dealers
Police or fire station
Political organizations
Postal station
Pressing shops
Private employment agencies
Professional offices
Public park or recreational facilities
Radio & television shop
Radio or television station or studio
Radio-TV transmitting towers
Railroad or motor bus station
Real estate services
Reducing salons
Religious organizations
Restaurant
Savings & loan associations
Shoe repair
Shoes

Signs
Social Service Agency & other uses SIC 83/86
Sporting goods
Stadium, coliseum, athletic field
Stenographic or telephone answering and/or paging service offices
Stock brokers & dealers
Studio business
Tailor, dressmaking & alterations with retail sales
Tavern
Taxi office/limousine services
Telegraph office/telephone
Telephone exchange or public utility substations
Temporary help supply services
Tennis clubs
Tire, battery & accessory dealers
Trade/business schools
Trading stamp store
Transmission lines for gas, oil, electricity, other utilities
Truck sales, new & used
Variety stores
Video arcades
Video tape rentals & sales
Warehouse (storage)
Watch & jewelry repair
Wholesale business
Women's accessories & specialties
Women's ready-to-wear
Other uses - SIC DIV. F, G, H & J; SIC. 501, 56, 57,58,59, 60-64, 65, 67, 72, 73, 75, 80, 82, 87, 8748, 8999, 91-94 & 96-97

USES:

SPECIAL EXCEPTIONS* Will require BZA hearing

Carry out restaurant
Drive in restaurant
Lake, artificial or 3+ acres
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Railroads/R.O.W. & necessary uses
Residential condos
Other uses - SIC Div. E; SIC 52-53