

GB- GENERAL BUSINESS

§ 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.

-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.

§ 153.065: VERTICAL SIGNS

- Any projecting wall sign with its advertising surface at or approximately at a right angle to a wall facing a street shall be deemed to be a vertical sign and shall not exceed 18 inches in thickness. Any 'V' shaped projecting sign shall also be deemed to be a vertical sign and shall not exceed 18 inches in thickness at its farthest projection from the building, not four feet in thickness at the face of the building. Thickness for the purposes of the requirement is the distance between the two faces of the sign.

- (1) When the bottom of a sign is eight feet and less than ten feet above the ground, the projection over the property line abutting the street line shall not exceed one foot.

(2) When the bottom of the sign is ten feet and less than 12 feet above the ground, the projection shall not exceed two feet six inches.

(3) When the bottom of the sign is 12 feet and less than 14 feet above the ground, the projection shall not exceed four feet.

(4) When the bottom of the sign is 14 feet and less than 16 feet above the ground, the projection shall not exceed four feet.

(5) When the bottom of the sign is 16 feet or more above the ground, the projection shall not exceed five feet.

- No sign shall exceed five feet four inches in height above the parapet wall, except that such sign may return over the roof not to exceed ten feet measured from the edge of the sign.

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PARKING SPACES REQUIRED:

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

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

Nonclassified Uses (SIC 99)

Determined by BZA

Residential Uses (SIC 99) Not Applicable

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 space per 400 square feet gross floor area

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 per 150 square feet gross floor area

DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard

Arterial Highway: 20'

Collector or Local: 15'

Minimum Side Yards

Adjoining Residential District: 15'

Not Adjoining Residential District: 10'

Minimum Street Side Yard: 5'

Minimum Rear Yard:

Adjoining Residential District: 15'

Not Adjoining Residential District: ---

Maximum Building Height: 75'

Maximum Lot Coverage in % of Lot Area: 75%

Vision Clearance on Corner Lots: YES

GB- GENERAL BUSINESS

Household appliances
Ice cream
Installment sales finance companies
Insurance agents, brokers & service
Jewelry store
Junior colleges/technical institutes
Kennel
Labor unions
Landscape services
Laundry or dry cleaning agency
Libraries & information centers
Liquor store
Live poultry sales
Locker, cold storage for individual use
Lodge or private club
Lumber & building materials dealers
Lunch room
Meat & fish
Medical & dental laboratories
Medical & dental offices
Men's & boy's clothing furnishings
Microwave towers
Miniature golf course
Mini-warehouses
Mobile home dealers
Mobile home, travel trailer & camper sales & rental
Monument sales
Motion picture theater
Motorcycle & motor scooter sales
Museums & art galleries
Music & record
News dealers
Newspaper publishing
Night club
Nursing home
Optometrists office and/or laboratories
Paint, glass & wallpaper stores
Parking garage
Parking lot
Passenger car rental & leasing
Passenger transportation services; travel & tour agents; SIC 472
Personal finance companies
Pet shop

Photographic studios
Physical fitness centers
Plant nursery
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
Reupholstery & furniture repair
Riding stables
Roadside produce sales stand, produced & sold on site
Savings & loan associations
Shoe repair
Shoes
Shopping center
Signs
Skating rinks
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
Supermarket
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
Theater, outdoor
Tire, battery & accessory dealers
Trade/business schools
Trading stamp store
Transmission lines for gas, oil, electricity, other utilities
Travel trailer park
Truck rental & leasing
Truck repair
Truck sales, new & used
Truck service center
Variety stores
Veterinarian & hospital for small animals
Video arcades
Video tape rentals & sales
Watch & jewelry repair
Wholesale business
Women's accessories & specialties
Women's ready-to-wear
Other uses - SIC DIV. F, G, H, J; SIC 501, 54, 56, 57, 58, 59, 60-64, 65, 67, 72, 73, 76, 79, 80, 87, 8748, 8999, 91-94 & 96-97

USES:

SPECIAL EXCEPTIONS*

*Will require BZA hearing

Auction sales yard (exclude livestock)
Automobile repair, not including body or paint work with screened disabled vehicle storage
Bed & Breakfast, Inn
Lake, artificial or 3+ acres
Other similar uses SIC 52-53
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
Warehouse (grain storage facilities)
Warehouse (storage)
Other uses - SIC Div. A, SIC Div. E; SIC 52-53

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§ 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.

GB is a general business district providing for all types of business and service uses, including warehouse and storage facilities as well as some light industrial operations.

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 agencies
Advertising structures
Agricultural credit institutions
Antique & secondhand stores
Apparel shop
Art/Music schools
Attorney or counsel-at-law
Auto body shop & painting without disabled vehicle storage
Auto sales, new & used cars
Automatic car wash
Automobile parts
Automobile repair, not including body or paint work
Automobile service stations
Bait sales
Bakery- baking and selling
Bakery- selling only
Banks
Barber shop
Beauty shops
Bed & Breakfast
Bed & Breakfast, Hotel
Bicycle shops
Billard & Pool establishments
Blood banks
Blueprinting & photocopying
Boarding or lodging house
Boat sales
Bond & mortgage companies
Book & stationary stores
Boutique Inn
Bowling alleys

Business associations
Cafeteria
Camera & photographic supply stores
Candy, nut and confectionary
Carry out restaurant
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 greenhouses
Commercial testing laboratories
Computer programming services
Consumer credit, adjustment & collection agencies
Contractors offices
Contractors storage building
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
Disinfecting & exterminating services
Drapery, curtain & upholstery
Drive in restaurant
Driving school
Drug & proprietary stores
Dwelling, multi family
Electrical repair shop
Electrical supply store
Elementary & secondary schools
Engineering and architectural services
Family clothing
Farm & garden supply
Farm general
Farm labor & management services
Floor coverings
Florists
Fruits & vegetables
Fuel & ice dealers
Funeral parlor or mortuary
Furniture
Furniture & appliance rental
Furrier & fur shops
General merchandise store
General office building
Gift, novelty & souvenir shops
Golf driving ranges
Government office bldg.
Government/maintenance/service bldg.
Grocery
Hay, grain & feed stores
Health foods
Hobby, toy & game shops
Hotel or motel (SIC 70)