

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
301 S. BRANSON, MARION, IN 46952
PHONE 765.651.4295 - FAX 765.651.4298

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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	Country Inn
Accounting, auditing and bookkeeping services	Credit unions
Advertising structures	Custom tailors
Agricultural credit institutions	Dairy products
Apparel shop	Dance halls, studios & schools
Art/Music schools	Day care center & home day nursery
Attorney or counsel-at-law	Delicatessen
Auto sales, new & used cars	Department store
Automobile service stations	Detective agencies & protective services
Banks	Diaper service
Barber shop	Dinner theater
Beauty shops	Direct mail advertising services
Bed & Breakfast, Hotel	Drapery, curtain & upholstery
Bed & Breakfast, Inn	Driving school
Billard & pool establishments	Drug & proprietary stores
Blueprinting & photocopying	Dwelling, multi family (3+ units)
Boarding or lodging house	Electrical repair shop
Bond & mortgage companies	Electrical supply store
Book & stationary stores	Elementary & secondary schools
Boutique Inn	Engineering and architectural services
Bowling alleys	Family clothing
Business associations	Floor coverings
Cafeteria	Florists
Camera & photographic supply stores	Funeral parlor or mortuary
Candy, nut and confectionary	Furniture
Charitable institutions	Furniture & appliance rental
Children's & infant's wear	Furrier & fur shops
China, glassware & metalware	General merchandise store
Church or temple	General office building
Cigar stores	Gift, novelty & souvenir shops
Civic, social, & fraternal organizations	Government office bldg.
Clinics	Government/maintenance/service bldg.
Clothing rental	Grocery
Coin operated laundry & dry cleaning	Hardware store
College & universities	Health foods
Commercial testing laboratories	Hobby, toy & game shops
Computer programming services	Hotel or motel (SIC 70)
Consumer credit, adjustment & collection agencies	Household appliances
Contractors offices	Ice cream
Contractors temp bldg.	Installment sales finance companies
Convenience store with gasoline sales	Insurance agents, brokes & service
Convenience store without gasoline sales	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