

AB- ACCOMODATION 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 AB district is established to include areas that are in close proximity to expressway interchanges or recreation uses and at appropriate intervals along major thoroughfares and are designed to provide uses appropriate to the limited accommodation and service needs of these areas.

USES: PERMITTED*

*All uses not found on either of these lists will require a Variance hearing in front of the Board of Zoning Appeals. Applications can be found in the Plan Department.

Automobile service stations
Bed & Breakfast, Hotel
Boutique Inn
Cafeteria
Carry out restaurant
Contractors temp bldg.
Convenience store with gasoline sales
Country Inn
Drive in restaurant
Farm general
Gift, novelty & souvenir shops
Government office bldg.
Hotel or motel (SIC 70)
Lunch room
Microwave towers
News dealers
Parking lot
Police or fire station
Postal station
Public park or recreational facilities
Radio-TV transmitting towers
Railroad or motor bus station
Restaurant
Signs
Sporting goods
Transmission lines for gas, oil, electricity, other utilities

Other uses -

SIC DIV. H & J; SIC 60-64, 67, 91-94 & 96-97

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Automatic car wash
Church or temple
Government/maintenance/service bldg.
Lake, artificial or 3+ acres
Marina
Public camping grounds
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
Sale, display, or making available of sexually explicit materials
Telephone exchange or public utility substations
Travel trailer park
Truck service center
Other uses - SIC Div. E

DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard

Arterical Highway: 25'

Collector or Local: 20'

Minimum Side Yards

Adjoining Residential District: 10'

Not Adjoining Residential District: 5'

Minimum Street Side Yard: 5'

Minimum Rear Yard

Adjoining Residential District: 20'

Not Adjoining Residential District: 10'

Maximum Building Height: 35'

Maximum Lot Coverage in % of Lot Area: 40%

Vision Clearance on Corner Lots: YES

ADVISORY PLAN DEPARTMENT
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§ 153.065: SIGNAGE*

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

- Signs indicating the name and nature of the occupancy or the name and address of the building or the name and address of the owner are permitted. These signs shall be attached to the building in which the occupancy is located;

- One freestanding sign is permitted, containing only the name of the buildings, occupants or groups thereof; and not exceeding 60 square feet in area.

-“For Rent” or “For Sale” signs posted on the subject lot or building by the owner or his authorized agent shall not exceed 6 square feet in area and there shall be not more than 2 such signs for any one lot, building or occupancy;

- Signs may be placed on the roof of buildings but may not exceed the permitted building height in this district.

- Advertising structures (billboards) are not permitted.

- See § 153.061 for separate Vertical Sign requirements.

- The following regulations shall apply to signs for each occupancy:

1. A sign may not exceed one square foot in area for each front foot of the structure or portion of the structure wherein the pertaining use is conducted or one-half square foot of sign for each front foot of the lot upon which the structure is located. The total sign area per commercial use may not exceed 60 square feet for each building frontage. The minimum sign area for occupancy need not be less than 40 square feet;

2. Building frontage to be used in calculating the permitted sign area shall include frontage whereon a public entrance to the occupancy is located. Separate calculations may be made for front, side and rear entrance and separate signs may be erected on each of these building frontages.

3. Signs shall not extend over a public sidewalk or right-of-way. All faces of signs mounted on or attached to a building shall be parallel to the face to the building except that “fin” type signs shall be permitted in connection with automobile service stations;

4. No blinking, flashing, rotating or animated signs shall be permitted on the exterior of any building in this district;

5. In cases where the building has a rear parking lot, signs may be located on the side or rear of the building and shall be developed to the same standards as are required in the front of said store, provided however, that said signs shall not be lighted in such manner as to be disturbing to the abutting residential district;

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

AB 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)

1 space per 2 employees

Amusement & Recreation Uses (SIC 78/79)

1 per 2 of avg. #of employees/customers/users on site at a time

Industrial Uses

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

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

1 per 2 of avg. #of employees/customers/users on site at a time

Large Product Retail & Services (SIC 52/55/5712/5722)

-1 parking space per 400 square feet gross floor area
-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.

Office & Business Services

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

-Parking space per 200 square feet gross floor area
-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)

-2 spaces per single family dwelling unit
-1.5 spaces per multifamily dwelling unit
-1 space per bedroom for boarding house, cooperative, tourist home, and similar group uses
- 2 spaces per home professional business or customary home occupation, in addition to dwelling unit requirement

Retail & Service Uses

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

-1 parking space per 200 square feet gross floor area
-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 per 2 of avg. #of employees/customers/users on site at a time

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

Nonclassified Uses (SIC 99) As determined by BZA

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