

I2- GENERAL INDUSTRY

§ 153.021 (D) Industrial Districts. Three districts, I1, I2, and I3, are established to meet the present and future needs of the city for industrial development operations, including some ancillary services for industry and employees.

The I2 district is established to provide for general industrial operations utilizing both enclosed and unenclosed space for storage, fabricating and manufacturing.

USES: PERMITTED*

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

Advertising agencies	Industry, light (see Sec 5.5)
Advertising structures	Labor unions
Anhydrous ammonia or similar liquefied fertilizers, storage and distribution (commercial)	Linen supply
Auction sales yard (exclude livestock)	Lumber & building materials dealers
Auto body shop & painting with screened disabled vehicle storage (outdoor)	Machine shops
Auto body shop & painting without disabled vehicle storage	Manufacturing, storage or use of explosives
Auto sales, new & used cars	Material storage (open)
Automobile repair, not including body or paint work	Microwave towers
Automobile repair, not including body or paint work with screened disabled vehicle storage	Mini-warehouses
Cemetery or crematory	Miscellaneous transport services SIC 47
Commercial testing laboratories	Newspaper publishing
Construction company yards	Police or fire station
Contractors offices	Postal station
Contractors storage building	Public park or recreational facilities
Contractors storage yard	Public water wells, water stations, filtration plants, reservoirs & storage tanks
Contractors temp bldg.	Radio-TV transmitting towers
Disinfecting & exterminating services	Signs
Farm seasonal worker housing tenant	Solid waste transfer station
Fuel & ice dealers	Storage of disabled vehicles, outdoor
Government office bldg.	Telephone exchange or public utility substations
Gov't/maintenance/service bldg.	Temporary concrete & asphalt batching plants
Industrial park (see Sec 5.5)	Transmission lines for gas, oil, electricity, other utilities
Industry, general (see Sec 5.5)	Truck freight terminal SIC 421
	Truck rental & leasing
	Truck repair
	Truck sales, new & used

DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard

Arterial Highway: 25'

Collector or Local: 20'

Minimum Side Yards

Adjoining Residential District: 30'

Not Adjoining Residential District: ---

Minimum Street Side Yard: ---

Minimum Rear Yard:

Adjoining Residential District: 25'

Not Adjoining Residential District: ---

Maximum Building Height: ---

Maximum Lot Coverage in % of Lot Area: 75%

Vision Clearance on Corner Lots: yes

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Truck service center
Warehouse (grain storage facilities)
Warehouse (storage)
Welding shops
Wholesale business
Wholesale produce terminal
Other uses - SIC Div. C & D; SIC 20-39

Day care center & home day nursery
Golf & country clubs
Junk yard
Lake, artificial or 3+ acres
Liquefied petroleum gas (bottled gas) dealer
Mineral extraction, burrow pit, topsoil removal & their storage areas
Oil drilling & wells
Penal or correctional institution
Petroleum extraction yards & storage
Petroleum tank farm (commercial)
Public golf courses
Public or commercial sanitary landfill or garbage disposal plant
Railroads/R.O.W. & necessary uses
Residential condos
Shooting range (outdoor)
Other uses - SIC Div. A & E

12 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 parking space per 2 employees

Amusement & Recreation Uses (SIC 78/79)

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

Industrial Uses

(SIC 10/12/13-17/20-39)/9050/51/59/61

-1 parking space per 2 employees

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

-1 per 2 of avg. #of employees/customers/users on site at one 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.

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services

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

-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.

Residential Uses (SIC 99) Not Applicable

Retail & Service Uses

(SIC 53/54/56-59/70/72/75/76/89) Not Applicable

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

-1 parking space per 2 employees

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'

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