

LB- LOCAL 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.

District LB is designed and located in neighborhoods to accommodate the primary and service needs of the locality. Although limited in area occupied, the district is important to the economic welfare of the community in placing “convenience” and “impulse” goods shops close to the consumer.

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 one time

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 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.

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 one 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'x18' OR 10'x20'

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§ 153.065: SIGNAGE REGULATIONS*

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

- Signs indicating only the name and nature of the occupancy 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 free standing sign is permitted, but shall contain only the name of the buildings, occupants or groups thereof and shall not exceed 150 square feet in area.

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

- "For Rent" or "For Sale" signs posted on the subject lot or building by the owner or his authorized agent shall not exceed six square feet in area and there shall be not more than two such signs for any one lot, building or occupancy.

-Advertising structures (billboards) are permitted.

- 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 150 for each building frontage. The minimum sign area for occupancy need not be less than 40 square foot;

2. Building frontage to be used in calculating the permitted sign area shall include frontage whereon a public entrance to the occupancy;

3. 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;

4. 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;

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

6. 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;

7. 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.

§ 153.065: VERTICAL SIGNS

(A) 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.

(B) (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.

(C) 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.

LB- LOCAL BUSINESS

DISTRICT REQUIREMENTS: COMMERCIAL & INDUSTRIAL

Minimum Front Yard

Arterical Highway: 30'

Collector or Local: 25'

Minimum Side Yards

Adjoining Residential District: 15'

Not Adjoining Residential District: 10'

Minimum Street Side Yard: 10'

Minimum Rear Yard

Adjoining Residential District: 20'

Not Adjoining Residential District: 10'

Maximum Building Height: 35'

Maximum Lot Coverage in % of Lot Area: 35%

Vision Clearance on Corner Lots: yes

USES:

SPECIAL EXCEPTIONS*

*Will require BZA hearing

Auto body shop & painting w/o disabled vehicle storage

Automatic car wash

Automobile parts

Bakery - baking & selling

Charitable institutions

Country Inn

Driving school

Lake, artificial or 3+ acres

Plumbing, heating & air conditioning dealers

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

Tire, battery & acc. dealers

Other uses - SIC Div. E

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

Agricultural credit institutions

Antique & secondhand stores

Apparel shop

Attorney or counsel-at-law

Automobile repair, not including body or paint work

Automobile service stations

Bait sales

Bakery (selling only)

Banks

Barber shop

Beauty shops

Bed & Breakfast

Bed & Breakfast, Inn

Bicycle shops

Boarding or lodging house

Bond & mortgage companies

Book & stationary stores

Bowling alleys

Business associations

Cafeteria

Camera & photographic supply stores

Candy, nut and confectionary

Carry out restaurant

Children's & infant's wear

Church or temple

Cigar stores

Clinics

Clothing rental

Coin operated laundry & dry cleaning

Computer programming service

Contractors temp bldg.

Convenience store w/ gas sales

Convenience store w/o gas

Credit unions

Custom tailors

LB- LOCAL BUSINESS

USES: PERMITTED

****CONTINUED****

Dairy products
Day care center/home day nursery
Delicatessen
Drug & proprietary stores
Electrical repair shop
Engineering and architectural services
Family clothing
Farm general - selling only Farm & garden supply
Florists
Fruits & vegetables
Furrier & fur shops
Gift, novelty & souvenir shops
Government office bldg.
Government/maintenance/service bldg.
Grocery
Health foods
Hobby, toy & game shops
Household appliances
Ice cream
Installment sales finance companies
Insurance agents, brokers, service
Jewelry store
Laundry or dry cleaning agency
Libraries & information centers
Liquor store
Locker, cold storage for individual use
Lodge or private club
Lunch room
Meat & fish
Medical & dental offices
Men's & boy's clothing furnishings
Microwave towers
Motion picture theater
Museums & art galleries
Music & record
News dealers
Paint, glass & wallpaper stores
Parking lot
Personal finance companies
Pet shop
Photographic studios
Plant nursery
Police or fire station
Postal station
Pressing shops
Professional offices
Public park or recreational facilities
Radio & television shop
Radio or television station or studio
Radio-TV transmitting towers
Real estate services
Reducing salons
Restaurant
Reupholstery & furniture repair
Roadside produce sales stand, produced & sold on site
Savings & loan associations
Shoe repair
Shoes
Signs
Skating rinks
Sporting goods
Stock brokers & dealers
Studio business
Supermarket
Tailor, dressmaking & alterations with retail sales
Tavern
Trading stamp store
Transmission lines for gas, oil, electricity, other utilities
Variety stores
Video arcades
Video tape rentals & sales
Watch & jewelry repair
Women's acc. & specialties
Women's ready-to-wear
Other uses - SIC DIV. G & H; SIC 56, 59, 60-64, 65, 67, 72, 76, 87 & 8748