

PB- PROFESSIONAL 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 PB district is established as a buffer, generally between commercial and residential districts permitting selected professional and business uses having limited contact with the public.

DISTRICT REQUIREMENTS: SINGLE FAMILY

Minimum Lot Area in Sq Ft per Unit
 With Sewers: 6,000
 Without Sewers: 12,000

Minimum Lot Width: 50'

Maximum Building Height: 35'

Minimum Front Yard
 Arterial Highway: 15'
 Local Highway or Local Street: 15'

Minimum Side Yard in Percent of Lot Width: 10% (but not less than 5' nor more than 25')

Minimum Rear Yard
 Main Building: 20'
 Accessory Building: 5'

Minimum Building Front Line: 21'

Vision Clearance on Corner Lots: YES

Minimum Ground Floor Building Area in Sq Ft
 One Story Dwelling: 960
 Two Story Dwelling: 720

Number of Off-street Parking Spaces to be provided on Lot: 2

Maximum Lot Coverage in % of Lot Area: 35%

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'

Minimum Side Yard in % of Lot Width: 10% (5' minimum)

Minimum Rear Yard: 15'

Minimum distance between main and accessory buildings: 20'

Min. distance b/t main buildings: 25'

Minimum Building Front Line for Two-Family (per unit): 10'

Vision clearance on corner lots: YES

Minimum Ground Floor Building Area in Square Feet
 One-Story Dwelling: 672+400/DU
 Multi-Story Dwelling: 672+400/DU

Number of Off-Street Parking Spaces to be Provided on Lot: 11/2/DU

Max. Lot Coverage in % of Lot Area: 50%

DISTRICT REQUIREMENTS: COMMERCIAL & INDUSTRIAL

Minimum Front Yard
 Arterial 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: 5'

Max. Lot Coverage in % of Lot Area: 40%

Vision Clearance on Corner Lots: YES

PB- PROFESSIONAL BUSINESS

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
Art/Music schools
Attorney or counsel-at-law
Blood banks
Boarding or lodging house
Bond & mortgage companies
Business associations
Charitable institutions
Church or temple
Civic, social, & fraternal organizations
College & universities
Computer programming services
Contractors temp bldg.
Convalescent homes
Customary home occupation
Day care center & home day nursery
Dwelling, multi family
Dwelling, single family
Dwelling, two family
Elementary & secondary schools
Engineering and architectural services
Farm general
Funeral parlor or mortuary
Government office bldg.
Home professional office
Home stay, host home
Hospitals
Installment sales finance companies
Insurance agents, brokers & service

Junior colleges/technical institutes
Labor unions
Libraries/information centers
Medical & dental laboratories
Medical & dental offices
Nursing home
Optometrists office and/or laboratories
Parking garage
Parking lot
Photographic studios
Police or fire station
Political organizations
Postal station
Private swimming pools
Professional offices
Public park or recreational facilities
Radio or television station or studio
Real estate services
Religious organizations
Shoe repair
Signs
Stenographic or telephone answering and/or paging service offices
Stock brokers & dealers
Tailor, dressmaking & alterations with retail sales
Temporary mobile home, during construction Section A
Trade/business schools
Transmission lines for gas, oil, electricity, other utilities
Other uses - SIC DIV. J; SIC 80, 82, 91-94, & 96-97

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Agricultural credit institutions
Banks
Bed & Breakfast
Bed & Breakfast, Inn
Blueprinting & photocopying
Clinics
Commercial testing labs
Consumer credit, adjustment & collection agencies
Country Inn
Credit unions
Detective agencies & protective services
Driving school
Fraternity, sorority or student cooperative SIC 83
General office building
Government/maintenance/service bldg.
Lake, artificial or 3+ acres
Lodge or private club
Microwave towers
Personal finance companies
Private employment agencies
Public or commercial sanitary landfill/garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmitting towers
Railroads/ROW/necessary uses
Residential condos
Savings & loan associations
Telephone exchange or public utility substations
Temporary help supply service
Other uses - SIC DIV E, SIC 65, 73, 87, 8748, & 8999

§ 153.065: SIGNAGE REGULATIONS*

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

-Advertising structures (billboards) are not permitted.

-One unlighted, free standing sign is permitted subject to the following regulations:

1. The sign shall contain thereon only the name of the buildings, occupants or groups thereof;

2. The sign shall not exceed 15 square feet in area;

3. The sign shall not exceed 6 feet in height.

-One unlighted sign is permitted, attached to the face of the building, subject to the following regulations:

1. The sign shall indicate only the name and address of the building or group of buildings, provided that the sign may also contain the name of the occupant or groups thereof if a free standing sign is not located on the lot;

2. The letter or numeral height shall not exceed two square feet in area.

-Name plates not exceeding 2 square feet in area are permitted and shall display only:

1. The name of the occupant;

2. Suite or office number;

3. The nature of the services rendered upon the premises.

- "For Rent" or "For Sale" signs can be posted on the subject lot or building by the owner or his or her authorized agent. The signs 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.

§ 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 2 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.

PB- PROFESSIONAL BUSINESS

PARKING SPACES REQUIRED:

BY USE

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

Nonclassified Uses (SIC 99)

As determined by BZA

Average Parking Space: 9'x18' OR 10'x20'

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

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

-1 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)

-1 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 per 150 square feet gross floor area

**ADVISORY PLAN DEPARTMENT
301 S. BRANSON, MARION, IN 46952
PHONE 765.651.4295 FAX 765.651.4298**