

**DIVISION 1. GENERALLY**

**Sec. 735-700. Establishment of official zoning map; establishment of special zoning districts.**

**(b) Establishment of special zoning districts.** The following primary special zoning districts for Indianapolis, Marion County are hereby established, and land within Indianapolis is hereby classified, divided and zoned into such districts as designated on the official zoning map:

<i>Park Districts</i>	
PK-1	Park District One
PK-2	Park District Two
<i>Hospital Districts</i>	
HD-1	Hospital District One
HD-2	Hospital District Two
<i>University Quarter Districts</i>	
UQ-1	University Quarter District One
UQ-2(B)	University Quarter District Two (Butler University)
<u><i>Speedway Districts</i></u>	
<u>SZ-1</u>	<u>Speedway Main Street District</u>
<u>SZ-2</u>	<u>Speedway Industrial District</u>

**SECTION 2.** Section 735-701 of the “Revised Code of the Consolidated City and County,” regarding the Special Districts Zoning Ordinances of Marion County, Indiana, hereby is amended by the deletion of the language that is stricken-through and by the addition of the language which is underscored, to read as follows and to renumber as needed:

**Sec. 735-701. General regulations.**

**(c) Development plans required.** A site and development plan shall be required in the PK-1, PK-2, HD-1, HD-2, UQ-1, UQ-2(B), SZ-1, SZ-2 and all SU districts. Development requirements that must be met for the approval of a site and development plan are specified in each of the respective districts.

**SECTION 3.** Chapter 735, Article VII of the “Revised Code of the Consolidated City and County,” regarding the Special Districts Zoning Ordinances of Marion County, Indiana, hereby is amended by the addition of the following language, to read as follows:

**DIVISION 6. SPEEDWAY DISTRICT REGULATIONS**

**Sec. 735-760 Speedway District Regulations.**

**(a) Statement of Purpose.** The purpose and intent of these districts is to ensure that all development of land in the Speedway takes place in accordance with the principles set forth in the Comprehensive Plan and the Speed Zone Redevelopment Plan. Furthermore, the SRC shall review all permits and site plans for compliance and recommendation prior to MDC approval. Where the special zoning districts directly conflict with other portions of the Zoning Ordinance, this code shall prevail; however, no development may be approved that conflicts with the Comprehensive Plan.

**(1) The Speedway Main Street District (SZ-1)** is intended to serve as the primary identity for the Town of Speedway.

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The SZ-1 zoning category is designed to permit and facilitate street-level activities focusing on restaurants, personal services, and shopping while the upper stories of provide a diverse range of office space and urban-style housing. Because of their intensity, traffic generation, nature of operation, and/or aesthetics, industrial uses, automobile service facilities, outside storage, and other similar uses are prohibited.

The SZ-1 zoning category is designed to permit and facilitate a healthy social and economic environment for residents and visitors of all ages that is a pedestrian-oriented place with active street life, healthy retail, as well as common space for community gatherings and racing-season activities. All buildings within the SZ-1 District shall contribute to creating a relatively continuous street wall and create a pedestrian oriented sense of enclosure and place. Building heights and signs may vary from one property to the next; however a general consistency shall be retained in order to create a continuous sense of character within the district. Sidewalks, pedestrian pathways, and parking areas shall give particular attention to streetscape, landscape continuity, and lighting.

The SZ-1 district comprises the area approximately 200 feet from the centerline on both sides of Main Street extending from 10th Street to 16th Street.

- (2) **Speedway Industrial District (SZ-2)** is designed to permit and facilitate uses that are significant employment generators.

The SZ-2 District is designed to permit and facilitate a diverse mix of light and moderate industrial uses, some automobile-related commercial activities, and commercial entertainment. For illustrative purposes, such uses include wholesale activities, warehouses, manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semi-finished products from previously-prepared material, as well as racing, sports and entertainment operations. Due to the inherent risk, intensity, traffic generation, nature of operation or aesthetics of these uses, residential uses, commercial retail and services are not permitted.

The SZ-2 District is designed to permit and facilitate development that is entirely enclosed, strictly adheres to the performance standards; provides sufficient space for current or future needs for manufacturing and wholesaling or related uses while preserving the aesthetics of the community; and utilizes sustainable development techniques to both reduce the environmental impact and increase the intensity of development. In addition to the economic benefits of green roof construction and the utilization of permeable pavement materials, structures utilizing these design techniques realize ecological benefits by reducing the impervious surface area on a site. The SZ-2 development standards encourage these and other sustainable construction and development practices.

(b) **Permitted Uses in the Speedway Districts.**

- (1) **Permitted Speedway Main Street District SZ-1 uses.** All uses permitted within the SZ-1 District shall be subject to the Commission's approval, as included with a required site and development plan filed with, and approved by, the Commission as specified in this Article. Permitted uses, as approved by the Commission as hereinafter provided:

- a. Office uses, retail uses, personal service establishments, restaurants, drinking places, theaters, museums, educational facilities, and indoor amusement/recreation establishments;
- b. Residential uses, location above the first floor and possessing a separate entrance is preferred, unless otherwise permitted by the SRC.
- c. Any other similar uses appropriately planned, designed and limited to foster a pedestrian-oriented and diverse environment compatible with the traditional development pattern of downtown.

- (2) **Prohibited Speedway Main Street District SZ-1 uses.** The following uses are prohibited from the SZ-1 district:

- a. Adult entertainment business (as defined in section 732-217 and subject to the provisions of section 732-216).
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- b. Automotive services, including but not limited to: storage, outdoor sales, leasing/rental, repair, service, body work, car wash facility, detailing, supply store, rust proofing, tire alignment, tire dealers, tire repair, oil change, lubrication shop.
- c. Uses that have any drive-through customer service window, as defined in Section 732-217.
- d. Firearms sales or rental.
- e. Fireworks sales.
- f. Fueling station, such as gasoline or ethanol.
- g. Heavy industrial uses specifically listed in Section 733-201(b), (c) and (d).
- h. Sanitary Landfill.
- i. Light industrial uses specifically listed in Section 733-201(a) except those uses that include retail, entertainment or office activities that are located in the building in proximity and along the frontage of the lot.
- j. Outside storage or operations and uses requiring outside storage of materials, goods, or equipment or outside operations.
- k. Self-storage or mini-warehouse facility.
- l. Other uses similar and comparable in character to the above prohibited uses.

**(3) Permitted Speedway Industrial District SZ-2 uses.** All uses permitted within the SZ-2 District shall be subject to the Commission's approval, as included with a required site and development plan filed with, and approved by, the Commission as specified in this Article. Permitted uses, as approved by the Commission as hereafter provided:

- a. For lots with at least 200 feet of frontage along the realigned 16<sup>th</sup> Street right-of-way, all SZ-1 uses, except residential uses, developed in accordance with the SZ-1 development standards;
- b. Commercial office centers and associated retail uses;
- c. Light and Moderate industrial uses listed in Section 733-201(a) and (b);
- d. Fueling stations, automotive services; and
- e. Other uses similar and comparable in character to the above preferred uses and as described in Section 733-201.

**(4) Prohibited Speedway Industrial District SZ-2 uses.** The following uses are prohibited in the SZ-2 district:

- a. Adult entertainment business (as defined in Section 732-217 and subject to the provisions of section 732-216).
- b. Firearms sales or rental.
- c. Fireworks sales.
- d. Medium and Heavy industrial uses listed in Section 733-201(c) and (d).
- e. Residential uses.
- f. Sanitary Landfill.
- g. Self-storage or mini-warehouse facility.
- h. Other uses similar and comparable in character to the above prohibited uses.

**(c) Site and development plan consideration.** No use, building or structure shall hereafter be established, constructed, altered, converted, expanded, enlarged, modified, reconstructed, relocated, or used on any land in the SZ-1 or SZ-2 District for any purpose other than lawfully existed on or prior to adoption date of this ordinance until a site and development plan for such land shall have been filed with and approved by the Commission. The Commission shall prescribe in its rules of procedure the requirements for an approval petition for site and development plan consideration which shall be filed. In addition, the rules of procedure set forth the fees, hearing process, notice, and amendment

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procedures relative to any petition. The Commission may consider and act upon any proposed use and site and development plan, approve the same in whole or in part, and impose additional development standards, requirements or conditions thereon at any public hearing of the Commission. In accordance with the Rules of Procedure, the SRC shall review the plans required by this ordinance and make recommendations to the MDC for developments within the Speedway Districts prior to the MDC's approval of said plans.

**(1) Design Consideration.**

- a. Architectural Building Design. In reviewing the architectural design of buildings proposed to be built in the SZ-1 or SZ-2 districts, Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings. Factors to be considered include, but are not limited to:
  1. Aesthetics of the proposed building or other proposed structures, including:
  2. Color and materials.
  3. Scale and proportion;
  4. Suitability of building materials;
  5. Design in relation to surrounding buildings;
  6. Design in relation to proposed landscaping; and
  7. Use and materials for fencing.
- b. Buildings shall be harmonious with permanent, neighboring development.
- c. Materials shall have architectural character and shall be selected for harmony with adjacent buildings.
- d. Materials shall be suitable to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public rights-of-way.
- e. Materials shall be of durable quality.
- f. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- g. Colors shall be harmonious with existing development and only the use of complementing accents shall be permitted.
- h. Exterior lighting shall be part of the architectural design. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- i. Monotony of design in single or multiple building projects shall be avoided. Variation of detail and form shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- j. Signs shall be designed as an integral part of the architectural and landscaping plans. The colors, materials, and style of signs shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.

**(2) Plan documentation and supporting information.** The site and development plan shall be dimensioned and include layout and elevation plans for all proposed buildings and structures, and shall indicate:

- a. Proposed uses.
  - b. Any existing uses, buildings and structures; including any proposed to be demolished.
  - c. Zoning and existing land uses of adjacent properties.
  - d. Proposed buildings and structures.
  - e. Proposed fencing.
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- f. Proposed location of trash receptacles or storage.
- g. Off-street parking layouts.
- h. Proposed circulation plan for vehicles and pedestrians.
- i. Vehicular entrances and exits and turnoff lanes.
- j. Setbacks.
- k. Landscaping, screens, walls, fences.
- l. Lighting plan.
- m. Signs, including location, size, design, and illumination.
- n. Sewage disposal facilities.
- o. Storm drainage facilities.
- p. Other utilities if aboveground facilities are needed.
- q. Sample color and materials palette for all proposed structures, including fences.

**(3) Site and development plan requirements.** Land in the SZ-1 and SZ-2 Districts is subject to the following site and development requirements. In review of the proposed site and development plan, the MDC shall assess whether the site and development plan, proposed use, buildings and structures shall:

- a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan of Marion County, Indiana;
- b. Be in conformity with the Speed Zone Redevelopment Plan of the Town of Speedway, Indiana;
- c. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the hospital district and with adjacent uses;
- d. Provide sufficient and adequate access, parking and loading areas per the standards set forth in this Division;
- e. Provide traffic control and street plan integration with existing and planned public streets and interior roads;
- f. Provide adequately for sanitation, drainage and public utilities;
- g. To provide for pedestrian connectivity and public transit accessibility; and
- h. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan of Marion County, Indiana and the Speed Zone Redevelopment Plan of The Town of Speedway, Indiana.

The Commission may consider and act upon any such proposed use and site and development plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.

**(4) Findings.** The Commission shall make written findings concerning any decision to approve or disapprove a site and development plan filed under this section. The written findings shall be based upon the requirements of subsection (d) (2) above (Site and development plan requirements). The president or secretary of the Commission shall be responsible for signing the written findings.

**(d) Public notice.** Public notice of the hearing regarding such petition shall be required to registered neighborhood organizations whose boundaries include all or part of the subject request, and otherwise in accordance with the Commission's rules of procedure.

**(e) Improvement Location Permit requirements.** No building or structure shall be established, constructed, altered, converted, expanded, enlarged, modified, reconstructed, relocated, or used in the SZ-1 or SZ-2 District without an Improvement Location Permit. Such permit shall not be issued

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until the site and development plan, including the proposed use or uses and plans for such building or structure, shall have been approved by the Commission. Applications for an Improvement Location Permit shall be made upon Department of Metropolitan Development forms and shall include all information specified by such forms.

- (f) **Speedway District development standards.** The following development shall be in accordance with development standards for the SZ-1 and SZ-2 Districts. The illustrations used in this section are only conceptual representations of the desired type of development and are not to be construed as a development standard.

**(1) Speedway Main Street District SZ-1 development standards.**

- a. **Lot area.** There shall be no minimum or maximum lot area.
  - b. **Lot width.** Minimum lot width shall be 20 feet. There shall be no maximum lot width.
  - c. **Building Front setback and yard.**
    1. A front building setback and yard shall not be less than 0 zero feet in depth and shall not be greater than 5 feet in depth, measured from and paralleling the lot line.
    2. The composition of the surface area of the front yard shall be developed and maintained in a pedestrian-friendly manner.
  - d. **Building Side setback and yard.** A side building setback and yard shall not be less than 0 feet in depth, measured from and paralleling the lot line.
  - e. **Building Rear setback and yard.** Building setbacks are measured from and parallel the lot line. The minimum rear building setback and yard is 3 feet in depth. There is no maximum building setback unless subject to the following transitional yard requirements:
    1. Where a rear lot line abuts a lot line in an adjacent protected district, a required rear transitional yard and building setback of not less than twenty (20) feet in depth, measured from and paralleling the lot line, shall be provided along such rear lot line.
    2. Where a rear lot line abuts a lot line in an adjacent protected district, the maximum depth limit shall not apply.
    3. Exceptions:
      - i. Where a dedicated alley separates such rear lot line from the protected district, such required rear transitional yard and building setback shall be not less than ten (10) feet.
      - ii. Where the ground area required for required transitional yards exceeds twenty (20) percent of the lot area, the width of the rear transitional yards may be reduced by one-half ( 1/2), but to not less individually than six-foot planting areas, provided a six-foot opaque wooden fence or solid wall is erected.
      - iii. Transitional yard requirements shall not apply in those instances where commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such property or abutting frontage property, although zoned as a protected district.
  - f. **Building height.**
    1. The minimum building height shall be 24 feet or two stories, whichever is less.
    2. The maximum building height shall be 52 feet or 4 stories, whichever is greater.
    3. Maximum building height exceptions.
      - i. HVAC, mechanical equipment, stairwell enclosure, elevator equipment, and any required screening may extend above the maximum building height, but shall not be greater than 10 feet above the maximum building height. Said structures shall be completely screened from view at any right-of-way and from any protected district.
      - ii. Where a rear lot line abuts a lot line in an adjacent protected district, the building height of any structure within thirty (30) feet of the rear lot line shall not be greater than 35 feet or 3 stories.
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**g. Building use and form.**

1. The total floor area of any dwelling unit shall not be less than 600 square feet.
  2. Drive-through service windows shall be permitted only if all of the following are provided:
    - i. The lot on which the drive-thru service window is located is a corner lot;
    - ii. The building with the drive-thru service window is located at the corner of the lot that has the intersection of the public street right-of-ways;
    - iii. Vehicular access to the drive-thru service window shall not be from an alley;
    - iv. Vehicular access from Main Street shall be prohibited; and,
    - v. Adequate stacking for the drive-thru service window shall be provided.
  3. Roofs. Roof line, form and cornice shall be articulated with a treatment in scale with the building and shall be designed integral with the building. Mechanical equipment shall be placed to complement the building or screened with materials consistent with the building's design. Roofs shall not be pitched unless a parapet is provided that completely and effectively screens the pitch from view from any right-of-way. Alternative roof design may be approved at the discretion of the SRC.
  4. Transparency.
    - i. Minimum transparency of the ground floor shall be 40%.
    - ii. Maximum transparency of the ground floor shall be 85%.
    - iii. Minimum transparency of the floors above the ground floor shall be 25%.
    - iv. Maximum transparency of the floors above the ground floor shall be 60%.
  5. Exterior Building Materials. The following standards apply to all buildings except parking structures.
    - i. Walls on all sides of any building, exclusive of windows, shall be a minimum 80% brick, stone, pre-cast concrete panels, tile, decorative block, wood lap siding, or ceramic. Materials shall be durable enough to last 50 years with low maintenance. Other materials may be approved if determined by the Commission that the materials meet the intent and purpose of the district.
    - ii. All sides of the building shall be of a similar design and complement each other.
    - iii. Trim and ornamentation shall be provided on all sides of any building and shall be metal, concrete, brick, stone, wood, or decorative concrete block.
  6. Architectural features and façade requirements.
    - i. Base panel shall be provided. Base panel shall be between 18 and 30 inches tall.
    - ii. Sign band. It is recommended that a sign band, between 12 and 24 inches tall be installed to accommodate wall signage.
    - iii. Walls without windows shall not be permitted along a public right-of-way, parking area, or park.
    - iv. For walls located within 10 feet of a public right-of-way, articulation shall be, at a minimum, every 10 feet and shall wrap around the sides of the building, at a minimum, 3 feet.
    - v. Proportion. Once the building facades along a right-of-way comprise at least 50% of the frontage, new construction or façade rehabilitation shall create or maintain horizontal and vertical spacing of façade elements of surrounding buildings such as windows, entries and rooflines as well as the rhythm of the bays, windows, and openings of the facades.
    - vi. Windows.
      1. Ground floor window openings. The height of ground floor window openings shall be equal to or greater than the width of the opening.
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2. Upper floor window openings shall be rectangular. The vertical dimension of a window size shall be, at a minimum, two times the horizontal dimension.
- h. **Parking.** Off-street parking within 50' of the right-of-way of either Main Street or the realigned 16<sup>th</sup> Street shall be prohibited. Off-street parking is discouraged; any off-street parking shall be designed to be unobtrusive to the pedestrian environment. Provisions for bicycle and scooter parking shall be provided in proximity to the primary entrance.
- i. **Signs.** Except as where modified by this division, the regulations of Section 734 apply.
  1. Permitted sign types and size. Refer to Diagram B. Sign Types in Speedway Zoning Districts to identify permitted and prohibited sign types.
    - i. Canopy and awning signs are permitted sign types. It is recommended that canopy and awning signs be a maximum of 20 square feet in sign surface area with a maximum vertical dimension of two feet.
    - ii. A-sign is a permitted sign type. A-signs shall be a maximum of 12 square feet in sign surface area per side with a maximum horizontal dimension of three feet. A-sign shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. EST. A-sign shall be designed and placed in a secure manner in all weather conditions and shall not obstruct accessibility or visibility of pedestrians or vehicular movement.
    - iii. Projecting sign is a permitted sign type. It is recommended that projecting signs be a maximum of 8 square feet in sign surface area. In addition, it is recommended that horizontally oriented signs have a maximum vertical dimension of two feet and vertically oriented signs have a maximum horizontal dimension of two feet.
    - iv. Suspended sign is a permitted sign type. Suspended signs shall maintain a clearance over any walkway of 8.5 feet.
    - v. Wall sign is a permitted sign type. It is recommended that wall signs be contained entirely within the sign band.
    - vi. Window sign is a permitted sign type. Window signs shall be permitted on the ground floor only and the maximum sign surface area shall not exceed 50% of the sign surface area of all windows on that facade.
    - vii. Signs affixed to the barrier of an approved outdoor seating area associated with a restaurant are a permitted sign type. Said sign shall be a maximum of 6 square feet in sign surface area with a maximum height of 4 feet. Such outdoor signs may remain in place from 7:00 a.m. to 10:00 p.m.
  2. Prohibited signs. Off-premises (outdoor advertising) signs, ground signs, pole signs, pylon signs, and portable signs shall be prohibited.
  3. Signs eligible for Special Consideration. Animated signs, roof signs, inflatable signs, marquee signs, message centers, and electronic variable message signs may be permitted after special consideration and the adoption of specific findings by the Commission that unique circumstances exist and that the specific design characteristics are appropriate for the district. Findings of fact shall be met as established in the Design Manual.
  4. Number of signs.
    - i. Sign affixed to the barrier of an approved outdoor seating area associated with a restaurant. Two one-sided signs shall be permitted if the signs face different directions; or one two-sided sign shall be permitted.
    - ii. Wall Signs. One wall sign shall be permitted per each ground-floor entrance to the building.
    - iii. One or more of the following sign types: One awning sign or one projecting sign or one canopy sign shall be permitted per each ground-floor entrance to the building.
    - iv. Suspended sign. If attached to an awning sign or canopy sign, one suspended sign shall be permitted per each ground-floor entrance to the building.

- v. A-sign. One A-sign shall be permitted per each building entrance.
  - vi. Window sign. Two window signs shall be permitted per each building tenant with a ground-floor entrance.
5. Sign location. Sign shall be designed and placed in a secure manner in all weather conditions and shall not obstruct accessibility or visibility of pedestrians or vehicular movement. In accordance with Chapter 734, no sign or sign structure may be placed on or in the right-of-way of an alley or a street, except for the following sign types upon obtaining encroachment authorization from the appropriate governmental agency:
    - i. Sign affixed to the barrier of an approved outdoor seating area associated with a restaurant,
    - ii. A-sign, or
    - iii. Projecting signs.
  6. Character. The colors, materials, and style of signs shall be architecturally compatible and accentuate the buildings and the district. Signs should be designed to reflect the small-town atmosphere of Main Street while fostering an exciting and festive atmosphere, enhancing a sporting event experience, or demonstrating a unique approach to advertising. Signs that may not meet the desired character include: box signs, individual-lettered signs, signs with a dark background and light letters,
  7. Sign illumination. The Commission may authorize the internal or external illumination of signs.
- j. **Screening of trash receptacles and refuse areas.** No outside, unenclosed storage of recyclables or refuse containers exceeding 16 cubic feet in size shall be permitted on any lot. Any refuse or recyclable container, dumpster, or compactor exceeding 16 cubic feet in size shall be located within an area enclosed on all sides by a fence, wall, or similar means of enclosure. The enclosure does not require a roof. The height of the sides of the enclosure shall be the greater of six feet or two feet taller than the container, dumpster, or compactor that is being enclosed. All sides of the enclosure shall, including doors or gates, shall be opaque.
  - k. **Lighting.** Lighting shall be designed to minimize overflow light into the night sky, shield the light filaments from any right-of-way or protected district, provide adequate light for safety, and prohibit hazardous glare perceptible from any point beyond the lot lines.
  - l. **Fencing.** Except as described under subsection j., fences shall be constructed of materials that complement the design of the primary structure. Chain-link fencing shall not be permitted.
  - m. **Pedestrian Accessibility.**
    1. Provide sidewalks along eligible public streets, excepting interstate, expressway, freeway, as indicated in the current Official Thoroughfare Plan for Marion County, Indiana, and other full control of access frontages as determined by the Administrator; and, pedestrian accessibility to available public transit. Sidewalks shall consist of the walkway and any curb ramps or blended transitions. If required to be installed, the Administrator or the Commission shall be guided by the provisions of Sec. 732-214(c) (5) for the installation of sidewalks in the C-S District.
    2. Internal accessibility. Within a lot or integrated center, walkways shall be provided in accordance with a pedestrian plan that shall include a walkway system that functionally connects all of the building's main front entrances with the sidewalk located in the public right-of-way of each of the lot or integrated center's eligible public streets. The walkways may be constructed of asphalt, concrete, pavers, or other materials meeting ADA guidelines. Such private walkways shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever the private walkways cross an interior access drive or interior access driveway.
  - n. **Streetscape.**

In order to create cohesiveness within the SZ1 district the following site furnishing elements have been delineated for public spaces along the Main Street Corridor. The Design Manual

adopted by the SRC maintains a list of approved site furnishings. For each of the site furnishings, substitutions that provide a similar style may be approved at the discretion of the SRC. The site furnishings may include items appropriate to the site such as benches, trash receptacle, transit shelter, bollard, newspaper rack, trees, tree gate, bike locker, bike rack, and public art.

**(2) Speedway Industrial District SZ-2 development standards.**

**a. Lot Coverage, Building Setbacks, and yards.**

1. No more than 60% of the lot area lot area may be covered by impervious surfaces, including structures, parking, and other hard surfaces. This maximum lot coverage may be increased to 80% impervious surface coverage if appropriate methods for Sustainability in Section j. below are utilized.
2. A front building setback and yard shall not be less than 50 feet in depth, measured from and paralleling the lot line.
3. A side building setback and yard shall not be less than 25 feet in depth, measured from and paralleling the lot line.
4. A rear building setback and yard shall not be less than 25 feet in depth, measured from and paralleling the lot line.

**b. Building height Maximum.**

1. The building height shall not be greater than 60 feet, exclusive of necessary mechanical equipment.
2. Maximum building height exceptions.
  - i. HVAC, mechanical equipment, stairwell enclosure, elevator equipment, and any required screening may extend above the maximum building height, but shall not be greater than ten feet. Said structures shall be completely screened from view at any right-of-way and from any protected district.
  - ii. Where a lot line abuts a lot line in an adjacent protected district, the building height of any structure within one hundred (100) feet of the lot line shall not be greater than 35 feet.

**c. Exterior building materials, Architectural features and Façade requirements.**

1. Walls on all sides of any building, exclusive of windows, shall be a minimum 50% brick, stone, pre-cast concrete panels, tile, decorative block, wood lap siding, ceramic or glass. Other materials may be approved if determined that the materials meet the intent and purpose of the Speedway Districts.
2. Walls without windows shall not be permitted when facing a public right-of-way, parking area, or park.
3. Articulation shall not be less than every 75 feet on all walls.

**d. Parking.** The design, circulation, and amount of parking shall be in accordance with the standards in Article I, Section 733-211 of this ordinance.

1. Provisions for adequate bicycle and scooter parking shall be provided in proximity to the primary entrance in accordance with the Design Manual.
2. Placement. No more than one single row bay of parking shall be permitted between a public right-of-way and a building.
3. Interior parking lot landscaping. All parking lots, regardless of size, shall provide interior landscaping in accordance with the standards in Section 732-214(g)(3)

**e. Signs.** Except as where modified by this division, the regulations of Section 734 apply.

1. Permitted signs: ground signs, awning signs, wall signs, projecting signs, suspended signs, and window signs.
2. Prohibited signs: Off-premises (outdoor advertising) signs, pole signs, pylon signs, and portable signs shall be prohibited.

3. Signs eligible for Special Consideration. Animated signs, roof signs, marquee signs, message centers, and electronic variable message signs may be permitted after special consideration and the adoption of specific findings by the Commission that unique circumstances exist and that the specific design characteristics are appropriate for the district.
4. Number of signs and Size.
  - i. Ground signs. One sign per building shall be permitted in accordance with the following standards. The integration of signs, particularly the sharing of signs for multiple businesses, is encouraged.
    - (a) Maximum height of a ground sign shall be 10 feet.
    - (b) Maximum sign area of a ground sign shall be 200 square feet.
    - (c) Setback of a ground sign. Ground sign shall be located at least 10 feet from any right-of-way or property line.
    - (d) Separation. Ground sign shall be no closer than 300 feet to another ground sign.
    - (e) Ground sign shall not be located in any designated greenbelt or perimeter planting area.
  - ii. Awning signs, wall signs, projecting signs, suspended signs, and window signs may be located on any of the walls of a building. The total sign surface area of all signs shall not exceed 10% of the area of all facades.
  - iii. Coordinated Sign Plan. A Coordinated Sign Plan for projects that contain five or more permitted signs may submitted at the time of development plan submittal and approved by the Commission shall be eligible for a 20% increase in permitted sign surface area per permitted sign. Said plan shall indicate the size, design, illumination, and placement of **all** signs on the site.
  - iv. Sign illumination. The Commission may authorize the internal or external illumination of signs.
  - iv. Character. The colors, materials, and style of signs shall be architecturally compatible and accentuate the buildings and landscaping on the site. Signs should be designed to reflect the small-town atmosphere of Speedway while professionally promoting the businesses that they represent. Signs that may not meet the desired character include: box signs, individual-lettered signs, signs with a dark background and light letters,
- f. **Landscaping.**
  1. General.
    - i. Landscaping shall be provided in accordance with the plan approved by the Commission in accordance with the guidance provided by the Design Manual.
    - ii. All required landscaping in accordance with the approved plan shall be installed within one year of the date an improvement location permit is issued.
    - iii. The landscaping shall be properly maintained at all times, upon installation and thereafter. Proper maintenance includes, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, proper pruning, provision of adequate water, and keeping the area free of refuse and debris.
    - iv. An approved landscaping plan may not be altered, eliminated, or modified, without first obtaining approval by the Commission or their designee.
  2. **Greenbelt. Landscaping along Street frontage.** A greenbelt shall be provided along each property frontage. Greenbelts shall be landscaped and shall be otherwise unoccupied except for steps, walks, driveways, lighting, and similar structures. Parking areas shall not be permitted in a greenbelt.
    - i. Greenbelt along a Corridor Street.

- (a) Minimum width shall be at least 20 feet.
    - (b) Plantings in the greenbelt along a Corridor Street shall be in accordance with the Design Manual.
  - ii. Greenbelt along an Interior Street.
    - (a) Minimum width shall be at least 10 feet.
    - (b) Plantings in the greenbelt along an Interior Street shall be in accordance with the Design Manual.
- 3. **Building perimeter plantings.** A minimum planting area equal to an area measuring an average of 10 feet in depth and extending along the entirety of each wall of the building shall be installed adjacent to that wall of the building. Sidewalks may be permitted in these areas, but shall not occupy more than 50% of the entire area on any side of the building. If an approach driveway or loading area cuts into a planting area adjacent to the building, additional planting area equal to the area displaced by the driveway shall be added to the building perimeter planting. These perimeter planting areas need not be rectangular in shape as long as the required total area is landscaped and dispersed on at least three different sides of the building.
- 4. **Property perimeter plantings.** A minimum property perimeter planting area shall be provided along the common perimeter of the property except for frontage areas and shall be in accordance with the Design Manual.
- g. **Screening of trash receptacles, recyclable receptacles, refuse areas, and outside material/equipment storage.**
  - 1. No outside, unenclosed storage of materials or equipment shall be permitted on any lot. All materials and equipment shall be contained within an area enclosed in proximity on all sides by a solid fence, wall, mound, or similar means of enclosure. The enclosure does not have to have a roof. The sides of the enclosure shall be a minimum of six feet or at least two feet taller than the assemblage of material or equipment that is being screened from view, whichever height is greater. All sides of the enclosure structure shall, including doors or gates, shall be opaque.
  - 2. No outside, unenclosed storage of recyclables or refuse containers exceeding 16 cubic feet in size shall be permitted on any lot. Any refuse or recyclable container, dumpster, or compactor exceeding 16 cubic feet in size shall be located within an area enclosed on all sides by a fence, wall, or similar means of enclosure. The enclosure does not require a roof. The height of the sides of the enclosure shall be the greater of six feet or two feet taller than the container, dumpster, or compactor that is being enclosed. All sides of the enclosure shall, including doors or gates, shall be opaque.
- h. **Lighting.** Lighting shall be designed to minimize overflow light into the night sky, shield the light filaments from any right-of-way or protected district, provide adequate light for safety, and prohibit hazardous glare perceptible from any point beyond the lot lines
- i. **Fencing.** Except as described under subsection g., fences shall be constructed of materials that complement the design of the associated primary structure. Chain-link fencing is strongly discouraged.
- j. **Sustainability.**

The purpose of this section is to promote health, safety, and welfare within the SZ2 district and its environment by minimizing the harms and maximizing the benefits, through provisions designed to allow alternatives to the traditional structural methods as part of building design and stormwater management. It is the intent of this section to encourage the use of Best Management Practices (BMPs) which are structural, vegetative, or managerial practices designed to treat, prevent, or reduce degradation of water quality due to stormwater runoff as well as the environmental impacts of building construction. All development projects subject to review under the requirements of this ordinance shall be designed, constructed, and maintained using BMPs to minimize environmental impacts while maintaining and contributing to the aesthetic values of the project. The SRC may grant an increase in allowable impervious surface coverage per review procedures outlined in the Design Manual for projects utilizing some or all of the following types of elements of sustainability:

1. Sustainable Architecture. Sustainable architecture design practice emphasizes efficiency of heating and cooling systems, alternative energy sources such as passive solar, appropriate building siting, reused or recycled building materials, on-site power generation (solar technology, ground source heat pumps, wind power), rainwater harvesting for gardening and washing, and on-site waste management such as green roofs that filter and control stormwater runoff.
2. Parking Lot and other surfaced elements. In order to break up or disconnect the flow of runoff over impervious surfaces, the use of permeable pavement materials is encouraged and includes but is not limited to porous asphalt, porous concrete, plastic grid systems, or block pavers with pervious base.
3. Nonstructural Stormwater Management Strategies. To the maximum extent practicable, the stormwater drainage standards adopted by the Town of Speedway shall be met by incorporating nonstructural stormwater management strategies into the site design. The nonstructural stormwater management strategies incorporated into the site design shall:
  - i. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
  - ii. Maximize the protection of natural drainage features and vegetation;
  - iii. Minimize the decrease in the "time of concentration" from preconstruction to post construction. "Time of concentration" is defined as the time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of interest within a watershed;
  - iv. Minimize land disturbance including clearing and grading;
  - v. Minimize soil compaction;
  - vi. Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
  - vii. Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas.
4. Other Sustainable Strategies or practices that achieve the same intent outlined above.

**SECTION 4.** Section 735-751 of the “Revised Code of the Consolidated City and County,” regarding the definitions in the Special Districts Zoning Ordinances of Marion County, Indiana, hereby is amended by renumbering Section 735-751 to Section 735-770 and by the addition of the language which is underscored, to read as follows and to alphabetically reorder as needed:

**(b) Definitions.**

**Articulation.** the means of dividing a structure’s façade into distinct and significant parts through the use of windows, change in building materials, building façade insets, artwork, etc. in order to add scale to a structure and break up large expanses of unadorned walls.

**Base Panel.** The horizontal piece that forms the lowest member of a façade located between finished grade and the base of a window.

**Design Manual.** The Development Design Manual for Speedway as adopted and amended by the Speedway Town Council.

**Green Roof.** The roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over waterproofing membrane.

**Greenbelt.** The portion of a front yard of a lot that is immediately parallel and adjacent to a street right-of-way and specified as such for landscaping purposes.

**Sign Band.** The horizontal piece of a façade framework, within which a sign is permitted, located between the top of a first story window and the base of a second story window.

**Street, Corridor.** Primary streets within the SZ-1 and SZ-2 Districts, more specifically defined as 16<sup>th</sup> Street, Holt Road, and 10<sup>th</sup> Street.

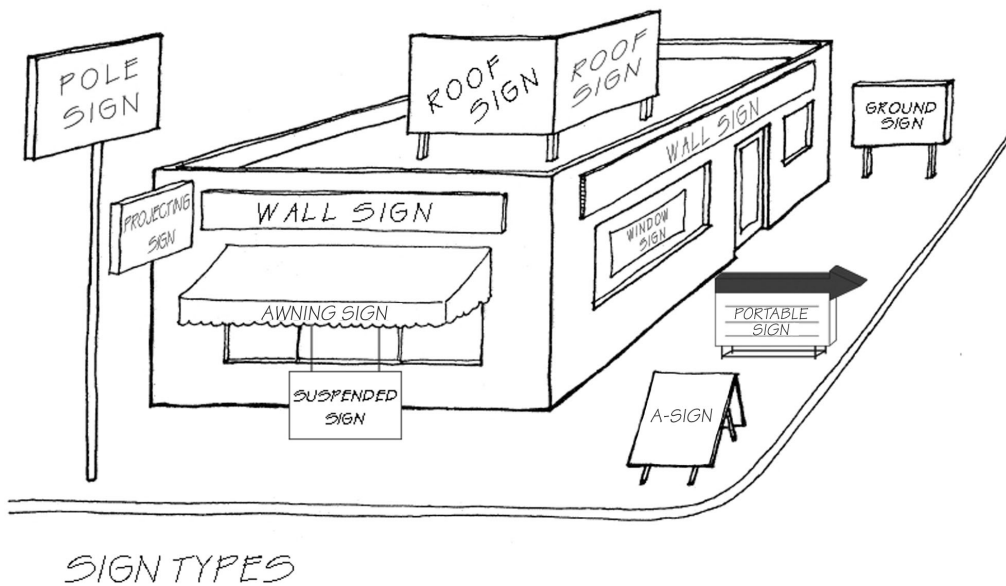
**Street, Interior.** Interior streets within the SZ-1 and SZ-2 Districts that are not identified as Corridor Streets shall be considered Interior Streets.

**Surface, Permeable.** A surface that permits water to enter the ground by virtue of its porous nature or by large spaces in the material.

**Surface, Impervious.** A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

**Transparency.** The ratio of glass of windows and doors compared to the entire face of a building, and shown in a percentage format.

**DIAGRAM B Sign Types in Speedway Zoning Districts**



**SECTION 5.** The expressed or implied repeal or amendment by this ordinance of any other ordinance or part of any other ordinance does not affect any rights or liabilities accrued, penalties incurred, or proceedings begun prior to the effective date of this ordinance. Those rights, liabilities, and proceedings are continued, and penalties shall be imposed and enforced under the repealed or amended ordinance as if this ordinance had not been adopted.

**SECTION 6.** Should any provision (section, paragraph, sentence, clause, or any other portion) of this ordinance be declared by a court of competent jurisdiction to be invalid for any reason, the remaining provision or provisions shall not be affected, if and only if such remaining provisions can, without the invalid provision or provisions, be given the effect intended in adopting this ordinance. To this end, the provisions of this ordinance are severable.