Sec. 733-202. I-1-S Restricted Industrial Suburban District.

Statement of purpose: This district is designed for those industries that carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside an enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the nonscreened open space around the buildings. Loading and unloading berths are completely enclosed or shielded by a solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts.

(a) I-1-S development standards.

   (1) Use.

   a. Enclosed operations. All operations, servicing or processing (except storage and off-street loading) shall be conducted within completely enclosed buildings.

   b. Outside storage. All storage of materials or products shall be:

      1. Within completely enclosed buildings; or

      2. Effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, nonsolid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

   c. Outside storage area limitation.

      1. Total area of outside storage shall not exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.

      2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

         i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

         ii. Be located behind the established front building line; and

         iii. Not be located within a required yard or required transitional yard unless located within a parking area that is permitted in a required yard.

   Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.
(2) **Required minimum.** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) **Required minimum front yards, minimum front setback.** The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) **Required minimum side yards, minimum side setback.** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to additional transitional yard requirements of section 733-202(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-202(a)(6).

(5) **Required minimum rear yard, minimum rear setback.** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 733-202(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-202(a)(6).

(6) **Required transitional yards, minimum setbacks.** Minimum front, side and rear transitional yards and setbacks. Yards fronting upon or abutting a protected district are subject to the requirements of section 733-202(a)(7) or (8) in addition to the following requirements:

a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than one hundred (100) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided unless subject to the regulations of section 733-200(a)(3)b., c. or d. In the case where a proposed right-of-way does not exist or where the existing right-of-way is greater, the existing right-of-way line shall be used for the setback measurement.

b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than fifty (50) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-202(a)(8), shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of forty (40) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).

2. The transitional yard requirements of section 733-202(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.
(7) **Use of required yards and required transitional yards.** All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.

a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking areas and associated maneuvering areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of section 733-210.
   3. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210.
   3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) **Maximum height of buildings and structures.** Forty (40) feet, subject to the exception noted in section 733-200(a)(5). Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:

a. Twenty-two (22) feet; or

b. Forty (40) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of forty (40) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (see section 733-213, Diagram A).

c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) **Signs.** Signs and sign structures shall comply with Chapter 734 of this Code.

(10) **Off-street parking.** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) **Off-street loading.** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) **Additional development requirements.** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.
(b) Performance standards.

(1) **Noise, vibration, odor, glare, heat.** In no case shall production or operational noise, vibration, odor, glare, or intense heat be permitted to escape beyond the lot lines.

(2) **Smoke, particulate matter, noxious materials.** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(3) **Fire and explosive hazards.** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(4) **Discharge of waste matter and storm drainage.** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property. Prior to improvement location permit issuance for any industrial use:

   a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

      1. Construction of public facilities - the Indiana Department of Environmental Management and the bureau of license and permit services of the department of code enforcement; or
      2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;

   b. Written approval of proposed connection to a public sewer shall be obtained from the bureau of license and permit services; and

   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the bureau of license and permit services.

Sec. 733-203. I-2-S Light Industrial Suburban District.

Statement of purpose. This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer.

(a) I-2-S development standards.

   (1) Use.

   a. Enclosed operations. All operations, servicing or processing located within five hundred (500) feet of a protected district boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.

   b. Outside storage. All storage of materials or products within five hundred (500) feet of protected district boundary shall be:

      1. Within completely enclosed buildings, or

      2. Effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, nonsolid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

   c. Outside operations and storage area limitation.

      1. In no case shall the total area of outside operations and storage exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.

      2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

         i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

         ii. Be located behind the established front building line; and

         iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

   Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.
Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

(2) Required minimum street frontage. Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) Required minimum front yards, minimum front setback. The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) Required minimum side yards, minimum side setbacks. A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-203(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-203(a)(6).

(5) Required minimum rear yard, minimum rear setback. A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided unless subject to the additional transitional yard requirements of section 733-203(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-203(a)(6).

(6) Required transitional yards, minimum setbacks. Minimum front, side and rear transitional yards and setbacks. Yards fronting upon or abutting a protected district are subject to the requirements of section 733-203(a)(7) or (8) in addition to the following requirements:

a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than one hundred (100) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c. or d. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurement.

b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than fifty (50) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-203(a)(8), shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of fifty (50) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).
2. The transitional yards requirements of section 733-203(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property of abutting frontage property, although zoned as a protected district.

(7) **Use of required yards and required transitional yards.** All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.

   a. Required front yards may include:
   
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   
   2. Off-street parking areas and associated maneuvering areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of section 733-210.
   
   3. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

   b. Required side and rear yards may include:
   
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210.
   
   3. Driveways and interior access drives.

   c. Required front, side or rear transitional yards:
   
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) **Maximum height of buildings and structures.** Fifty (50) feet, subject to the exceptions noted in section 733-200(a)(5). Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:

   a. Twenty-two (22) feet; or

   b. Fifty (50) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of fifty (50) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (see section 733-213, Diagram A).

   c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) **Signs.** Signs and sign structures shall comply with Chapter 734 of this Code.

(10) **Off-street parking.** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) **Off-street loading.** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.
(12) **Additional development requirements.** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) **Performance standards.**

(1) **Smoke, particulate matter, noxious materials.** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made part hereof.

(2) **Vibration.** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

(3) **Odor.** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) **Noise.** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(5) **Glare and heat.** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.

(6) **Fire and explosive hazards.** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or material are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) **Discharge of waste matter and storm drainage.** No use shall accumulate or discharge beyond lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property. Prior to improvement location permit issuance for any industrial use:

   a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

      1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or

      2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;

   b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and

   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

(G.O. 2, 2002, § 15)
Sec. 733-204.  I-3-S Medium Industrial Suburban District.

Statement of purpose.  This district is designed as an intermediate district for industries which are heavier in character than those permitted in the Light Industrial Suburban District but which are not of the heaviest industrial types. Because of the nature of these industries, that district is located away from protected districts and buffered by lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.

(a) I-3-S development standards.

   (1) Use.

   a. Enclosed operations. All operations, servicing or processing located within five hundred (500) feet of a protected district boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.

   b. Outside storage. All storage of materials or products within five hundred (500) feet of a protected district boundary shall be:

      1. Within completely enclosed buildings; or

      2. Effectively contained by a chain link, solid, lattice or similar type fence or wall (with ornamental, nonsolid, chain link or similar type entrance and exit gates). (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of the fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

   c. Outside operations and storage area limitation.

      1. In no case shall the total area of outside operations and storage exceed fifty (50) percent of the total gross floor area of enclosed structures and buildings.

      2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

         i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

         ii. Be located behind the established front building line; and

         iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

   Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.
d. Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

e. Motor truck terminals. Motor truck terminals shall be subject to the following exception: The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this district.

(2) **Required minimum street frontage.** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) **Required minimum front yards, minimum front setback.** The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) **Required minimum side yards, minimum side setbacks.** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-204(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-204(a)(6).

(5) **Required minimum rear yard, minimum rear setback.** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-204(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-204(a)(6).

(6) **Required transitional yards, minimum setbacks.** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-204(a)(7) and (8) in addition to the following requirements:

a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than one hundred fifty (150) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c. or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than one hundred (100) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-204(a)(8), shall be required to permit building heights exceeding thirty-five (35) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e);

2. The transitional yard requirements of section 733-204(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) Use of required yards and required transitional yards. All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.

a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of section 733-210.
   3. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;
   3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Maximum height of buildings and structures. Along any required front, side, or rear transitional yard, the maximum vertical height shall be:

a. Thirty-five (35) feet; or
b. For each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (see section 733-213, Diagram A).

Subsections a. and b. above are subject to the exceptions noted in section 733-200(a)(5).

c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance shall be in accordance with section 733-211.

(b) Performance standards.

(1) Smoke, particulate matter, noxious materials. The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(2) Vibration. No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health safety or welfare, or cause injury to property.

(3) Odor. No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) Noise. No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(5) Glare and heat. No use shall produce heat or glare of such intensity beyond the lot lines as to endanger public health, safety or welfare, or cause injury to property.

(6) Fire and explosive hazards. The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) Discharge of waste matter. No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property.
Prior to improvement location permit issuance for any industrial use:

a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities, shall be submitted to and written approval obtained from:
   1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or
   2. Private sewage disposal systems - the Indiana State Board of health and the Health and Hospital Corporation of Marion County, Indiana;

b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and

c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

(G.O. 2, 2002, § 15)
Sec. 733-205. I-4-S Heavy Industrial Suburban District.

Statement of purpose. This district is designed for those heavy industrial uses which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from protected districts and buffered by intervening lighter industrial districts.

(a) I-4-S development standards.

(1) Use.

a. Outside operations and storage area limitation. In no case shall the total area of outside operations and storage exceed seventy-five (75) percent of the lot area, provided, however, outside operations and storage shall not be permitted within any required yard or required transitional yard (see section 733-213, Diagram I).

1. The maximum vertical height of equipment and materials stored shall be twenty (20) feet.

2. All such equipment and storage shall, at all times, be effectively screened by the fencing and buffer planting required by section 733-205(a)(6) and section 733-211(e).

3. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

   i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

   ii. Be located behind the established front building line; and

   iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.

b. Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

   1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

   2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

c. Motor truck terminals. Motor truck terminals shall be subject to the following exception: The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this district.
(2) **Required minimum street frontage.** Each lot or industrial park shall have at least seventy-five (75) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) **Required minimum front yards, minimum front setback.** The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines, unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) **Required minimum side yards, minimum side setbacks.** A side building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-205(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-205(a)(6).

(5) **Required minimum rear yard, minimum rear setback.** A rear building setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-205(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-205(a)(6).

(6) **Required transitional yards, minimum setbacks.** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-205(a)(7) and (8) in addition to the following requirements:

   a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than two hundred (200) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c., or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.

   b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than one hundred fifty (150) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).

2. The transitional yard requirements of section 733-205(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) **Use of required yards and required transitional yards.** All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.
a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking areas not exceeding ten (10) percent of the total area of the required front yard and subject to the off-street parking regulations of section 733-210.
   3. Drives, provided they are not located within thirty (30) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;
   3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Maximum height of buildings and structures. Along any required front, side or rear transitional yard, the maximum vertical height shall be:
   a. Thirty-five (35) feet; or
   b. For each foot in height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (see section 733-213, Diagram A).
   c. Subsections a. and b. above are subject to the exceptions noted in section 733-200(a)(5).

Provided, however, the height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) Performance standards.

(1) Smoke, particulate matter, noxious materials. The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of
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Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(2) **Vibration.** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

(3) **Odor.** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) **Noise.** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(5) **Glare and heat.** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.

(6) **Fire and explosive hazards.** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) **Discharge of waste matter.** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such manner as to endanger the public health, safety or welfare, or cause injury to property. Prior to improvement location permit issuance for any industrial use:

   a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

      1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or

      2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;

   b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and

   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

(G.O. 2, 2002, § 15)
Sec. 733-206. I-1-U Restricted Industrial Urban District regulations.

Statement of purpose. This district is intended for the same general uses as the I-1-S District. It is planned, however, for use within the existing developed urban area characterized by small lots, outmoded or obsolescent industrial buildings, erratic or partial land development. In addition, certain industrial and residential areas within redevelopment projects or adjacent to new interstate freeways are suitable for the I-1-U classification. In order to stabilize existing establishments and districts, and to give impetus to future growth of older as well as new districts, these regulations are designed to permit improvement of the typical long-standing central city industrial areas without deterring expansion and new construction. In order to retain high character in this district, all operations must be contained within enclosed structures, except storage which must be completely screened.

(a) I-1-U development standards.

   (1) Use.
      
a. Enclosed operations. All operations, servicing or processing (except storage and off-street loading) shall be conducted within completely enclosed buildings.

b. Outside storage. All storage of materials or products shall be:
   
      1. Within completely enclosed buildings; or
      
      2. Effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, nonsolid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

   c. Outside storage area limitation.
      
      1. Total area of outside storage shall not exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.
      
      2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:
         
         i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and
         
         ii. Be located behind the established front building line; and
         
         iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

   Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.
(2) **Required minimum street frontage.** Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) **Required minimum front yards, minimum front setback.** The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) **Required minimum side yards, minimum side setbacks.** A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-206(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-206(a)(6).

(5) **Required minimum rear yard, minimum rear setback.** A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-206(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-206(a)(6).

(6) **Required transitional yards, minimum setbacks.** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-206(a)(7) and (8) in addition to the following requirements:

   a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than thirty (30) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c., e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.

   b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-206(a)(8), shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of forty (40) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).

2. The transitional yard requirements of section 733-206(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) **Use of required yards and required transitional yards.** All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.
a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;
   3. Driveways and interior access drives.

c. Required front, side and rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Maximum height of buildings and structures. Forty (40) feet subject to the exceptions noted in section 733-200(a)(5). Provided, however, along any required front, side or rear transitional yard, the maximum vertical height shall be:
   a. Twenty-two (22) feet; or
   b. Forty (40) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of forty (40) feet, one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (see section 733-213, Diagram A).
   c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) Performance standards.

(1) Noise, vibration, odor, glare, heat. In no case shall production or operational noise, vibration, odor, glare, or intense heat be permitted to escape beyond the lot lines.

(2) Smoke, particulate matter, noxious material. The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this
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Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(3) Fire and explosive hazards. The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(4) Discharge of waste matter and storm drainage. No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property. Prior to improvement location permit issuance for any industrial use:

a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities, shall be submitted to and written approval obtained from:

   1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or

   2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;

b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and

c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from Division of Compliance.

(G.O. 2, 2002, § 15)
Sec. 733-207. I-2-U Light Industrial Urban District.

Statement of purpose. This district is designed for those industries that typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) which extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts, and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer zone. This district has been established for application to the older industrial districts within the central city and specifically provides for the use of shallow industrial lots.

(a) I-2-U development standards.

(1) Use.

a. Enclosed operations. All operations, servicing or processing located within three hundred (300) feet of a protected district boundary (except storage and off-street loading) shall be conducted within a completely enclosed building.

b. Outside storage. All storage of materials or products within three hundred (300) feet of a protected district boundary shall be:

1. Within completely enclosed buildings; or

2. Effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental, nonsolid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

c. Outside operations and storage limitation.

1. In no case shall the total area of outside operations and storage exceed twenty-five (25) percent of the total gross floor area of enclosed structures and buildings.

2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

ii. Be located behind the established front building line; and
iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.

d. Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

(2) Required minimum street frontage. Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) Required minimum front yards, minimum front setback. The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) Required minimum side yards, minimum side setbacks. A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-207(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-207(a)(6).

(5) Required minimum rear yards, minimum rear setbacks. A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-207(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirements for transitional yards of section 733-207(a)(6).

(6) Required transitional yards, minimum setbacks. Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-207(a)(7) or (8) in addition to the following requirements:

a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c., or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurement.
b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than thirty (30) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-207(a)(8), shall be required to permit building heights exceeding twenty-two (22) feet to a maximum height of fifty (50) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).
2. The transitional yard requirements of section 733-207(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) Use of required yards and required transitional yards. All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.

a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls, and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;
   3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Maximum height of buildings and structures. Fifty (50) feet, subject to the exceptions noted in section 733-200(a)(5). Provided, however along any required front, side or rear transitional yard, the maximum vertical height shall be:

a. Twenty-two (22) feet; or

b. Fifty (50) feet if for each foot of height in excess of twenty-two (22) feet, to an absolute maximum height of fifty (50) feet (not to exceed two (2) stories), one (1) additional foot setback shall be provided beyond such adjacent required front, side or rear transitional yard setback line for each foot of building or structural height above twenty-two (22) feet (see section 733-213, Diagram A).
c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) **Signs.** Signs and sign structures shall comply with Chapter 734 of this Code.

(10) **Off-street parking.** Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) **Off-street loading.** Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) **Additional development requirements.** Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) **I-2-U performance standards.**

(1) **Smoke, particulate matter, noxious materials.** The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are incorporated by reference and made part hereof.

(2) **Vibration.** No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

(3) **Odor.** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) **Noise.** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety, or welfare, or cause injury to property.

(5) **Glare.** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety, or welfare, or cause injury to property.

(6) **Fire and explosive hazards.** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) **Discharge of waste matter and storm drainage.** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; and the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property. Prior to improvement location permit issuance for any industrial use:

a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

   1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or
2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
   b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and
   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

(G.O. 2, 2002, § 15)
Sec. 733-208. I-3-U Medium Industrial Urban District.

Statement of purpose. This district is designed as an intermediate central city district for industries which are heavier in character than those permitted in the Light Industrial Urban District but which are not of the heaviest industrial types. Because of the nature of these industries, the district will be located away from protected districts and buffered by lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.

(a) I-3-U development standards.

(1) Use.

a. Enclosed operations. All operations, servicing, or processing located within three hundred (300) feet of a protected district boundary (except storage and off-street loading) shall be conducted within completely enclosed buildings.

b. Outside storage. All storage of materials or products within three hundred (300) feet of a protected district boundary shall be:

1. Within completely enclosed buildings; or

2. Effectively contained by a chain link, solid, lattice or similar type fence or wall, with ornamental nonsolid, chain link or similar type entrance and exit gates. (Canvas may be attached to gates for effective screening.) The height of such fence or wall shall be at least six (6) feet and shall not exceed ten (10) feet. Such fence or wall shall be surrounded by trees or an evergreen hedge of a height not less than the height of such fence or wall, to be planted following the provisions for landscaping and screening of required transitional yards of section 733-211(e)(2). The storage of materials or products within the enclosure may not exceed the height of the fence.

c. Outside operations and storage area limitation.

1. In no case shall the total area of outside operations and storage exceed fifty (50) percent of the total gross floor area of enclosed structures and buildings.

2. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

   i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

   ii. Be located behind the established front building line; and

   iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.
d. Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

e. Motor truck terminals. Motor truck terminals shall be subject to the following exception: The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this district.

(2) Required minimum street frontage. Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) Required minimum front yards, minimum front setback. The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) Required minimum side yards, minimum side setbacks. A side building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-208(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-208(a)(6).

(5) Required minimum rear yard, minimum rear setback. A rear building setback of not less than ten (10) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-208(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-208(a)(6).

(6) Required transitional yards, minimum setbacks. Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-208(a)(7) and (8) in addition to the following requirements:

a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than forty (40) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c., or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.
b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback not less than forty (40) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line. Provided, however, additional front, side or rear setback distances for transitional yards, as specified in section 733-208(a)(8), shall be required to permit building heights exceeding thirty-five (35) feet (see section 733-213, Diagram A).

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).

2. The transitional yard requirements of section 733-208(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) Use of required yards and required transitional yards. All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.

a. Required front yards may include:

1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and

2. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:

1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and

2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;

3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:

1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and

2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Maximum height of buildings and structures. Along any required front, side or rear transitional yard, the maximum vertical height shall be:

a. Thirty-five (35) feet; or

b. For each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front, side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (see section 733-213, Diagram A). Subsections a. and b. above are subject to the exceptions noted in section 733-200(a)(5).
c. The height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) I-3-U performance standards.

(1) Smoke, particulate matter, noxious materials. The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(2) Vibration. No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.

(3) Odor. No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) Noise. No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(5) Glare and heat. No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.

(6) Fire and explosive hazards. The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) Discharge of waste matter and storm drainage. No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare, or cause injury to property. Prior to improvement location permit issuance for any industrial use:

  a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

    1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or
2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;
   b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and
   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

   (G.O. 2, 2002, § 15)
Sec. 733-209.  I-4-U Heavy Industrial Urban District.

Statement of purpose. This district is designed for those heavy industrial uses within the central city which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate, and should be buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from protected districts and buffered by intervening lighter industrial districts.

(a) I-4-U development standards.

(1) Use.

a. Outside operations and storage area limitation. In no case shall the total area of outside operations and storage exceed seventy-five (75) percent of the lot area, provided, however, outside operations and storage shall not be permitted within any required yard or required transitional yard (see section 733-213, Diagram I).

   1. The maximum vertical height of equipment and materials stored shall be twenty (20) feet.

   2. All such equipment and storage shall, at all times, be effectively screened by the fencing and buffer planting required by section 733-209(a)(6) or section 733-213(e).

   3. Trash containers. Within one hundred (100) feet, measured in any direction (see section 733-213, Diagram H), of a protected district, trash containers exceeding forty-eight (48) cubic feet shall:

      i. Be completely screened on at least three (3) sides within a solid-walled or fenced stall not less than six (6) feet in height. The open side of the stall, if applicable, shall not face any protected district, nor shall it be viewed from any street frontage; and

      ii. Be located behind the established front building line; and

      iii. Not be located within a required yard or required transitional yard unless located within a parking area which is permitted in a required yard.

   Exception: This provision shall not apply if the trash container is visibly obstructed from a protected district by an intervening building or structure on the lot, even though the trash container is located within one hundred (100) feet of a protected district.

b. Private or commercial mobile radio communications, radio or television antennas. Towers or antennas shall be subject to the following regulations:

   1. There shall be no height limitation, except conformity with all requirements and limitations of Chapter 735, Article I of this Code.

   2. Any guy anchorages shall be set back at least thirty (30) feet from any lot line.

c. Motor truck terminals. Motor truck terminals shall be subject to the following exception: The parking of trucks or trailers shall not be defined or construed as outside storage in computing permitted outside storage and operations within this district.
(2) **Required minimum street frontage.** Each lot or industrial park shall have at least thirty-five (35) feet of frontage on a street right-of-way and shall gain access from such street frontage.

(3) **Required minimum front yards, minimum front setback.** The setback requirements of section 733-211(a) shall be provided along all street right-of-way lines unless subject to the established setback provisions of section 733-200(a)(3)b. or c.

(4) **Required minimum side yards, minimum side setbacks.** A side building setback of not less than twenty (20) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yards requirements of section 733-209(a)(6) or (8). Provided, however, if the side lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-209(a)(6).

(5) **Required minimum rear yards, minimum rear setbacks.** A rear building setback of not less than twenty (20) feet in depth, measured from and paralleling the lot line, shall be provided, unless subject to the additional transitional yard requirements of section 733-209(a)(6) or (8). Provided, however, if the rear lot line abuts an active railroad right-of-way or railroad spur, the building shall be permitted to abut the railroad right-of-way, unless subject to the requirement for transitional yards of section 733-209(a)(6).

(6) **Required transitional yards, minimum setbacks.** Minimum front, side and rear transitional yards and setbacks - Yards fronting upon or abutting a protected district are subject to the requirements of section 733-209(a)(7) and (8) in addition to the following requirements:

   a. Where a front yard abuts a street on the opposite side of which is a protected district, a minimum required front transitional yard and setback of not less than fifty (50) feet, measured from and paralleling the proposed right-of-way line of the street, shall be provided, unless subject to the regulations of section 733-200(a)(3)b., c. or e. In the case where a proposed right-of-way does not exist or where the existing right-of-way line is greater, the existing right-of-way line shall be used for the setback measurements.

   b. Where a side or rear lot line abuts a lot line in an adjacent protected district, a required side or rear transitional yard and setback of not less than fifty (50) feet in depth, measured from and paralleling the lot line, shall be provided along such side or rear lot line.

Exceptions:

1. Front, side or rear setback distances for transitional yards may be modified by utilizing the landscape performance standards of section 733-211(e).

2. The transitional yard requirements of section 733-209(a)(6) shall not apply in those instances where a commercial or industrial use, legally established by permanent variance or lawful nonconforming use, exists upon such adjoining property or abutting frontage property, although zoned as a protected district.

(7) **Use of required yards and required transitional yards.** All required transitional yards shall be subject to the requirements of section 733-211(e) and shall remain as open space free from structures except where expressly permitted by this chapter.
a. Required front yards may include:
   1. Pedestrian walks, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Driveways, provided they are not located within twenty (20) feet of a lot line abutting a protected district.

b. Required side and rear yards may include:
   1. Pedestrian walks, interior access driveways, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Off-street parking and loading areas, subject to the off-street parking and loading regulations of section 733-210;
   3. Driveways and interior access drives.

c. Required front, side or rear transitional yards:
   1. May include pedestrian walks, driveways, interior access driveways, flag poles, fences, screening walls and similar appurtenant structures; and
   2. Shall not include parking or loading areas, interior access drives, or outdoor display or storage areas.

(8) Minimum height of buildings and structures. Along any required front, side or rear transitional yard, the maximum vertical height shall be:
   a. Thirty-five (35) feet; or
   b. For each foot of height in excess of thirty-five (35) feet, one (1) additional foot setback shall be provided beyond such required front side or rear transitional yard setback line for each foot of building or structural height above thirty-five (35) feet (see section 733-213, Diagram A). Subsections a. and b. above are subject to the exceptions noted in section 733-200(a)(5). Provided, however, the height of signs and sign structures shall comply with Chapter 734 of this Code.

(9) Signs. Signs and sign structures shall comply with Chapter 734 of this Code.

(10) Off-street parking. Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 733-210.

(11) Off-street loading. Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 733-210.

(12) Additional development requirements. Site and landscape plans, street requirements, recycling containers, temporary use structures or buildings, or screening, landscaping and grounds maintenance, shall be in accordance with section 733-211.

(b) Performance standards.

(1) Smoke, particulate matter, noxious materials. The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of Chapter 511 of this Code. The standards and regulations noted in Chapter 511 of this Code for the emission of smoke, particulate matter, or noxious or toxic gases are hereby incorporated by reference and made a part hereof.

(2) Vibration. No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.
(3) **Odor.** No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.

(4) **Noise.** No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety or welfare, or cause injury to property.

(5) **Glare and heat.** No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.

(6) **Fire and explosive hazards.** The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association. The standards prescribed by the National Fire Protection Association for the storage, utilization or manufacture of all products or materials are hereby incorporated by reference and made a part hereof. Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

(7) **Discharge of waste matter and storm drainage.** No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Indiana Department of Environmental Management; or in such a manner as to endanger the public health, safety or welfare; or cause injury to property. Prior to improvement location permit issuance for any industrial use:

   a. Plans and specifications for proposed sewage disposal facilities and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from:

      1. Construction of public facilities - the Indiana Department of Environmental Management and the City of Indianapolis, Division of Compliance; or

      2. Private sewage disposal systems - the Indiana State Board of Health and the Health and Hospital Corporation of Marion County, Indiana;

   b. Written approval of proposed connection to a public sewer shall be obtained from the Division of Compliance; and

   c. Plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Division of Compliance.

(G.O. 2, 2002, § 15)