

From: **Blackham, Kathleen** <Kathleen.Blackham@indy.gov>

Date: Fri, May 1, 2026 at 1:45 PM

Subject: RE: New Contact?

To: Carpenter Zionsville <zionsville@callcarpenter.com>

Michael Weigel 3  
@indy.gov  
317-327-5114  
Principle Planner  
for DM-D

Good afternoon,

That site (Parcel #6005351) is zoned PK2. Refer to the table below for permitted uses. This is a Development Plan district so any changes to the site or the existing structure would require the filing of an Approval petition.

Please let me know if you have further questions.

Kind regards,

Kathleen

<b>Table 742-108-2 Permitted Uses in Park Districts</b>	
<ul style="list-style-type: none"><li>• All permitted uses are subject to all use-specific standards in Chapter 743 applicable to that use unless waived during the Development Plan approval process.</li><li>• All permitted uses include accessory and temporary uses permitted in conjunction with the primary use in any zoning district, as shown in Chapter 743.</li><li>• Filing of a petition for, and Commission approval of, a Development Plan shall not be required for those projects listed in Section 742-108.B.2.</li></ul>	
<b>District/ Use Category</b>	<b>Permitted Uses</b>
<b>PK-1 Park District one</b>	
<b>Public, Institutional, Religious, and Civic Uses</b>	Park, Playground, or Greenway
<b>Commercial and Industrial Uses</b>	Wireless Communication Facility

<b>PK-2 Park District Two</b>	
<b>Residential Uses</b>	Any use in the Household Living or Group Living categories
<b>Public, Institutional, Religious, and Civic Uses</b>	Any uses in the Community, Cultural, and Educational Facilities category, All uses in the Health Care Facilities category except Methadone Clinic or Treatment Facility.
<b>Agricultural, Animal Related, and Food Production Uses</b>	Animal Care, Boarding, Veterinary Services; Garden as a Primary Use; and Farmers' Market
<b>Commercial and Industrial Uses</b>	Any uses in the Business, Home, and Personal Services or Repair category except Dry Cleaning Plants or Industrial Laundry and Printing Services; All uses in the Food, Beverage, and Indoor Entertainment category except Adult Entertainment Businesses; All uses in the Lodging category; Artisan Food and Beverage; Artisan Manufacturing; Light Manufacturing; All uses in the Office category; All uses in the Outdoor Recreation and Entertainment category; All uses in the Research and Development category; All uses in the Retail Sales category except Retail Adult Entertainment Business; Substations and Utility Distribution Nodes; Wireless Communication Facility; All uses in the Vehicle Related Operations category except Fleet Terminals, Heavy Vehicle Wash, Heliports, Parking Lot (Primary Use), Truck Stop, and Truck or Heavy Vehicle Sales, Rental, or Repair; and Recycling Facility.

**Table 743-1: USE TABLE**

P = Permitted use  
 S = Special exception use  
 V = 'P' if Vacant for 5 consecutive years

A = Accessory use  
 T = Temporary use

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards
<b>RESIDENTIAL USES</b>																																
<b>Household Livina</b>																																
Single-Family Detached Dwelling	P	P	P	P	P	P	P	P	P			P				V	V	V	V				P									Article III. Section 02. A
Manufactured Home on a lot platted before 7-1-82	S	S	S	S	S	S	S	S	S			S																				Article III. Section 02. B
Manufactured Home on a lot platted on or after 7-1-82	S	S	S	S	S	S	S	S	S			S																				Article III. Section 02. B
Two-Family Dwelling				P	P	P	P	P	P	P	P	P				V	V	V	V			P										Article III. Section 02. C
Triplex or Fourplex									P	P	P	P				V	V	V	V			P	P									Article III. Section 02. D
Single-Family Attached Dwellings (a/k/a Townhouses or Rowhouses)									P	P	P	P				V	V	V	V			P	P									Article III. Section 02. E
Multifamily Dwellings (five or more units)									P	P	P	P	P	P		V	V	V	V			P	P	P								
Live/Work Unit																V	V	V	V			P	P	P								Article III. Section 02. F
Mobile Dwelling															P																	See Chapter 742, Article I, Section 03. L
<b>Group Living</b>																																
Assisted Living Facility									P	P	P	S	P	P		P						P	P	P								Article III. Section 02. G
Emergency Shelter, Daily																	P	P	P	P												Article III. Section 02.H
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P		V	V	V	V			P	P	P								Article III. Section 02. I
Nursing Home									P	P	P	S	P	P		P																Article III. Section 02. J
Transitional Living Quarters									P	P	P	S	P	P								A	A	A								Article III. Section 02.K

All Approved

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<b>PUBLIC, INSTITUTIONAL, RELIGIOUS AND CIVIC USES</b>																																		
Community, Cultural and Educational Facilities																																		
Business, art, or other post-secondary proprietary school																	P	P	P	P	P	P	P	P	P	V	V			V	P	P		
Club or Lodge																	P	P	P	P	P	P	P									P		
Community Center											S		S	S		P	P	P	P	P	P	P	P								P	P		
Day Care Center or Nursery School														S	S	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P		
Greenway	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Museum, Library, or Art Gallery																																		
Public Safety Facility or Post Office																																		
Religious Uses	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S																			
Schools: Elementary, Middle or High Schools																	P	P	P	P	P	P	P	P								P	P	P
Vocational, technical, or industrial school or training facility																																		
Health Care Facilities																																		
Hospital																																		
Medical or Dental Offices, Centers, or Clinics																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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The Zoning Ordinance – Indianapolis-Marion County – Effective March 2, 2026

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards	
Medical or Dental Laboratories																P	P	P	P	P		P	P	P	P	P	P	P					
<del>Washadone Clinic or Treatment Facility</del>																		S	S	S												Article III, Section 03.H	
Plasma (Blood) Center																		S	P	P			S	S									
Substance Abuse Treatment Facility																			P	P												Article III, Section 03. I	
<b>AGRICULTURAL, ANIMAL RELATED, and FOOD PRODUCTION USES</b>																																	
<del>Agricultural Machinery and Equipment Sales, Rental or Repair</del>																				P													
<del>Agricultural Uses, Buildings and Structures</del>	P																		V	V													Article III, Section 04. A
Animal Care, Boarding, Veterinarian Services	P																		P	P	A												Article III, Section 04. B
Artisan Food and Beverage																			P	P	A												Article III, Section 04. C
Farmers' Market	A																	P	P	P	A												Article III, Section 04. D
Garden as a Primary Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A		Article III, Section 04. E
<del>Processing and Packaging of Food and Beverages</del>																																	
<del>Stock Yards and Processing of Stock</del>																																	

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<b>COMMERCIAL and INDUSTRIAL USES</b>																																		
<b>Business, Home, and Personal Services or Repair</b>																																		
Auctioneering and Liquidating Services																					P													
Check Cashing or Validation Service																	P	P	P	P	P													
Consumer Services or Repair of Consumer Goods													A	A		A	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P			
Crematorium																																		
<del>Dry Cleaning Plant or Industrial Laundry</del>																					P													
Financial and Insurance Services																P	P	P	P	P	P	P	P	P	P									
Hair and Body Care Salon or Service													A	A		P	P	P	P	P	P	A	P	P	P	A	A	A	A	P	P	P		
Laundromats													A	A			P	P	P	P	P		P	P	P	V	V							
Mortuary, Funeral Home																P	P	P	P															
Outdoor Advertising Off-Premises Sign																	P	P	P	P	P		P	P	P	P	P	P						
Printing Services																	P	P	P	P	P		P	P	P	P	P	P						
Tattoo Parlor																	S	P	P	P	P		S	S										

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LAND USE CATEGORY																																	Article III, Section 05, W	
<del>Manufacturing Hazardous Materials or Objectionable Substances</del>																																	See Chapter 742, Article II, Section 06	
<del>Processing of Extracted Materials</del>																																		
<b>Offices</b>																																		
Office: Business, Professional or Government																P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<b>Outdoor Recreation and Entertainment</b>																																		
Marina																				P						P	P					P		
Outdoor Recreation and Entertainment, General																				P													P	
Sports Stadium																																		P
<b>Research and Development</b>																																		
Agricultural Sciences R&D																				P	P					P	P	P						
Clean Energy R&D																				P	P					P	P	P						
Information Technology R&D																				P	P	P	P	P	P	P	P	P	P	P	P	P		
Life Sciences R&D																				P	P					P	P	P	P	P	P	P		
Logistics R&D																				P	P	P	P	P	P	P	P	P	P	P	P	P		
Research and Development, Other																				V	V					P	P	P	P	P	P	P		

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<b>LAND USE CATEGORY</b>																																		
<b>Retail Sales</b>																																		
<del>Adult Entertainment Business, Retail</del>																		P	P	P												Article III, Section 05.B		
Department Store																	P	P	P	P														
Firearm Sales																		P	P	P														
Fireworks Sales, On-going																			P	P												Article III, Section 05. O		
Grocery Store													A	A			A	P	P	P	A	P	P									Article III, Section 05. Q		
Liquor Store																		P	P	P		P	P									Article III, Section 05. V		
Pawn Shop																	P	P	P	P			S	S								Article III, Section 05.DD		
<del>Retail, Light General</del>														A			A	P	P	P	A	P	P									Article III, Section 05. HH		
<del>Retail, Heavy General</del>																	P	P	P	P												Article III, Section 05. II		
<b>Utilities</b>																																		
<del>Power Generating Facility, Local</del>																		P	P	P													Article III, Section 05.EE	
<del>Power Generating Facility, Major</del>																																		
Substations and Utility Distribution Nodes																																	Article III, Section 05. JJ	
Wireless Communications Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													Article III, Section 05. OO	
<b>Vehicle-Related Operations</b>																																		
Automobile and Light Vehicle Wash																																		Article III, Section 05. D

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LAND USE CATEGORY																																	
Automobile and Vehicle Storage or Auction																																	
Automobile Fueling Station																																	
Automobile, Motorcycle, and Light Vehicle Sales or Rental																																	
Automobile, Motorcycle, and Light Vehicle Service or Repair																																	
<del>Fleet Terminals</del>																																	
<del>Heavy Vehicle Wash</del>																																	
<del>Helipad or Helistop</del>																																	
Motorsports Industry																																	
Other Vehicle Sales, Rental or Repair																																	
<del>Parking Lot, Commercial</del>																																	
Parking Garage, Commercial																																	
Transit Center																																	
Truck or Heavy Vehicle Sales, Rental or Repair																																	
<del>Truck Stop</del>																																	
<b>Waste and Recycling</b>																																	
Recycling Station																																	
Waste or Recycling Transfer Facility																																	

Yes L Yes L Yes L Yes L Yes L

PARKING

**Table 744-402-1: Required Parking Table**  
Standards based upon square footage refer to the total floor area square footage.

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
Crematorium or Funeral Home	1 per 4 seats in main seating areas or 1 per 200 sf, whichever is greater	None	Not required
Dry Cleaning Plant or Industrial Laundry	<i>See Manufacturing or Industrial Plants</i>		
Personal or Commercial Services including Consumer Services or Repair of Consumer Goods, Hair and Body Care Salon or Service, Financial and Insurance Services (banks and check cashing or validation services), Laundromats, Printing Services, and Tattoo Parlors	5 spaces or 1 per 350 sf, whichever is greater	None	3 spaces or 10% of required off-street parking spaces, whichever is greater [1]
<b>Food, Beverage, and Indoor Entertainment</b>			
Adult Entertainment Business	Greater of 1 per 285 sf or 1 per 2 seats	None	Not required
Bar, Tavern, Night Club, or Cabaret; Eating Establishment or Food Preparation	1 per 150 sf	1 per 100 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater
Indoor Recreation & Entertainment	Greater of 1 per 4 seats at maximum capacity or 1 per 400 sf	Greater of 1 per 2 seats at maximum capacity or 1 per 250 sf	10% of required off-street parking spaces [1]
<b>Heavy Services</b>			
Commercial and Building Contractors; Heavy Equipment Sales, Service or Repair	1 per 1,000 sf	None	Not required
<b>Lodging</b>			
Hotel, Motel, Hostel, or Bed and Breakfast	1 per guest room	1.5 per guest room	3 spaces
<b>Manufacturing</b>			
Artisan Food and Beverage, and Artisan Manufacturing	1 per 350 sf	1 per 200 sf	Greater of 3 spaces or 10% of required off-street parking spaces
Manufacturing or Industrial Plants	1 per 1,000 sf	None	Greater of 3 spaces or 5% of required off-street parking spaces [1]

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**Table 744-402-1: Required Parking Table**  
Standards based upon square footage refer to the total floor area square footage.

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
<b>Offices</b>			
Office: Business, Professional (includes research and development offices), or Government (includes Post Office).	1 per 350 sf	1 per 200 sf	10% of required off-street parking spaces [1] 60% must be covered or enclosed
<b>Outdoor Recreation and Entertainment</b>			
Outdoor Recreation and Entertainment, General	1 per 400 sf, plus 1.5 per 10,000 sf outdoor recreation /entertainment area	None	Greater of 3 spaces or 10% of required off-street parking spaces
Golf Course	1 per 250 sf of clubhouse and similarly common areas, plus 3 per green	None	Not required
<b>Research and Development</b>			
Agricultural Sciences R&D; Clean Energy R&D; Information Technology R&D; Life Sciences R&D; Logistics R&D; Research and Development, Other	1 per 1,000 sf	None	3 spaces
<b>Retail Sales</b>			
All Retail Sales uses	1 per 350 sf if under 200,000 sf, 1 per 400 sf if 200,000 sf or larger; plus 1 per 1,000 sf of outside display area	1 per 200 sf	3 spaces or 10% of required off-street parking spaces, whichever is greater [2]
<b>Utilities</b>			
Any use in the Utilities category	No parking required	None	Not required
<b>Vehicle-Related Operations</b>			
Automobile Fueling Station	1 per 250 sf; parking at fuel pumps can be counted toward requirement	None	2 spaces
Automobile, Motorcycle, Truck, and Light or Heavy Vehicle Service or Repair	2 per service bay plus 1 per 250 sf indoor sales/display area	None	2 spaces
Transit Center	Determined by Administrator	None	Determined by Administrator
All Other Vehicle-Related Operations	5 spaces	None	Not required

**Table 744-402-1: Required Parking Table**  
 Standards based upon square footage refer to the total floor area square footage.

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
Waste and Recycling; Wholesale Distribution or Storage			
Mini-Warehouses (Self-Storage Facility)	1 per 30 units. Required parking shall not be used as rental or leased spaces	1 per 15 units	Not required
Warehousing, Wholesaling and Distribution; Waste and Recycling uses	1 per 1,500 sf	None	Not required
Bulk Storage of Commercial or Industrial Liquids; Heavy Outdoor Storage	No parking required	None	Not required

**Notes:**

- [1] However, in no instance shall the total number of bicycle parking spaces required exceed 5 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.
- [2] However, in no instance shall the total number of bicycle parking spaces required exceed 8 per pedestrian entrance. The quantity of spaces located at any entrance may vary as long as the building's overall required quantity is met.

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**C. ADA parking requirements**

Off-street ADA parking spaces shall be provided in accordance with Table 744-402-2 for all uses that provide off-street parking.

**Table 744-402-2: ADA Parking Requirement Summary**

<ul style="list-style-type: none"> <li>• These requirements are applicable to all uses except residential facilities and units required to be fully ADA accessible, hospitals, and outpatient facilities, which have their own requirements.</li> <li>• If more than one parking facility is provided on a site, these requirements apply separately to each parking facility.</li> <li>• This is a summary table only. Site design must comply with all provisions of 2010 ADA Standards for Accessible Design, as amended.</li> </ul>
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Required Off-Street Parking Spaces	Minimum Number of ADA Reserved Spaces	Required Off-Street Van-Accessible Spaces
0-25	1	1 per 6 required ADA spaces shall be van-accessible
26-50	2	
51-75	3	
76-100	4	
101-150	5	
151-200	6	
201-300	7	
301-400	8	
401-500	9	
501-1,000	2% of the total number of parking spaces	
1,001 and over	20 plus 1 for each 100 spaces over 1,000	

**D.**

**Electric vehicle charging stations**

1. Two electric vehicle charging stations shall be required for developments that provide 500 or more off-street parking spaces.
2. Electric vehicle charging stations shall count toward the total required off-street parking spaces.

**E.**

**Bicycle parking**

**1. Bicycle Parking Design and Location Requirements**

- a. Bicycle parking shall be located in a visible area near the intended use.
- b. The minimum size of a bicycle parking space is two feet by six feet. Bicycle parking racks shall be provided for bicycle parking.
- c. Bicycle parking racks shall be located to avoid potential conflict with parking and circulation of motor vehicles. Bicycle parking racks shall be positioned out of any required walkway.