

### 3.16 Commercial: Downtown (CD)

Zoning Districts

**District Intent:**

*The "CD", Commercial, Downtown zoning district is established as a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.*

*The "CD", Commercial, Downtown zoning district is intended to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is intended to serve as a focal point, and to be the most intensely developed area in the community. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.*

**Amendment(s):**

*Section 3.16(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).*

*Intent and Section 3.16(C) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).*



**A. Permitted Primary Uses:**

*Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.*

**Residential Uses**

- bed and breakfast facility
- dwellings, secondary (on upper floors of other use)

**Public / Semi-Public Uses**

- clinic
- day-care center (adult or child)
- funeral home
- government office
- library
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school

**Park Uses**

- nature preserve / conservation area
- park / playground

**Commercial Uses**

- conference center
- data processing / call center
- farmer's market
- health spa
- hotel / motel
- instructional center
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)



**B. Conditional Primary Uses:**

*Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.*

**Residential Uses**

- dwellings, multi-family
- dwelling, single-family
- dwelling, two-family
- retirement facility
- shared housing facility

**Communications/Utilities Uses\***

- sewage treatment plant
- utility substation
- water tower

\*see also Section 1.2(B)(5) for exemptions

**Public / Semi-Public Uses**

- community center
- correctional facility
- hospital
- private club
- school (grades pre-school through 12)
- transportation terminal
- university or college
- worship facility

**Park Uses**

- amphitheater / outdoor venue
- athletic complex

**Commercial Uses**

- agricultural supply facility
- auto-oriented uses (small scale)
- auto rental (includes truck, RV, etc.)
- microbrewery / artisan distillery
- retreat center

**Industrial Uses**

- agricultural products terminal
- light industrial assembly & distribution
- research & development facility
- wholesale facility

### 3.16 Commercial: Downtown (CD)

#### C. Lot Standards

**Minimum Lot Area**

- 3,000 sq. ft.

**Minimum Lot Width**

- 20 feet

**Minimum Lot Frontage**

- 20 feet

**Maximum Lot Coverage**

- 100%

**Front Setback / Build-to Line**

- Arterial Road: 0 foot setback
- Arterial Street: 0 foot build-to\*
- Collector Road: 0 foot setback
- Collector Street: 0 foot build-to\*
- Local Road: 0 foot setback
- Local Street: 0 foot build-to\*

\* the build-to line shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to a 0 foot build-to line

**Minimum Side Setback**

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

**Minimum Rear Setback**

- Primary Structure: 0 feet
- Accessory Structure: 0 feet

**Minimum Living Area per Dwelling**

- Single-Family: 1,000 square feet
- Two-Family: 1,000 square feet
- Secondary: 500 square feet
- Multi-family: 500 square feet

**Minimum Ground Floor Living Area**

- not applicable

**Maximum Primary Structures per Lot**

- 1

**Maximum Height**

- Primary Structure: 125 feet, except for the following - (1) Washington Street Frontage: 60 feet, for the one-half block on each side of Washington Street between 2nd and 8th Streets and (2) Residential Context: 50 feet, within one-half block of any single-family residential zoning district
- Accessory Structure: 35 feet

**D. Utility Requirements & Subdivision Limitations:**

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Title	Art./Page #
<b>Overlay Districts .....</b>	<b>Art. 4</b>
<b>Use Standards .....</b>	<b>Art. 6</b>
6.1 Acc. Use & Struct. ....	6-2
6.2 Temp. Use & Struct .....	6-12
6.5 Res. Group Home .....	6-22
6.6 Home-Based Business	
<i>Part 1</i> .....	6-23
6.8 Telecomm. Facility .....	6-31
6.9 Mineral Extraction .....	6-37
<b>Parking &amp; Cir. Req. ....</b>	<b>Art. 7</b>
7.1 General	
<i>Part 1</i> .....	7-2
<i>Part 2</i> .....	7-9
7.2 Design	
<i>Part 1</i> .....	7-13
<i>Part 4</i> .....	7-16
7.3 Circulation	
<i>Part 1</i> .....	7-21
<i>Part 2</i> .....	7-26
<b>Landscaping Req. ....</b>	<b>Art. 8</b>
8.1 Landscaping .....	8-2
8.2 Buffering .....	8-10
<b>General Dev. Req. ....</b>	<b>Art. 9</b>
9.1 Height. ....	9-2
9.2 Environmental .....	9-4
9.3 Fence & Wall .....	9-7
9.4 Exterior Lighting .....	9-10
<b>Sign Standards.. ....</b>	<b>Art. 10</b>

Cross-References