

Zoning Session - Common Council - Thursday, April 12, 1973.  
In The Council Chambers of the Municipal  
Building with Charlotte Zietlow, Councilpresident,  
presiding, from 7:45p.m. to 10:15 p.m.

Present: Councilmembers: Behen, Davis, Fix, Mizell, De St. Croix,  
Towell, Zietlow, Ackerman. (Councilman Ackerman arrived late and  
therefore was not present for the first to votes taken.)

Absent: Councilman Morrison.

City Officials present: Grace Johnson, City Clerk; Stu Reller,  
Senior Planner.

Councilman De St. Croix moved that section 20.05.02.00, Business  
or Commercial Zones, be amended by adding a business institutional  
zone as follows:

BI - Institutional Business District. Institutional Business  
and Commercial districts are established to provide areas in  
which the principle use of land is devoted to commercial  
establishments which cater specifically to the needs of the  
population affiliated with major institutions. The primary  
intent of this zone is to provide districts adjacent to a major  
institution, and within easy walking distance of a significant  
segment of the population affiliated with that institution which  
may provide facilities, personal service facilities and  
professional services normally required on a regular basis.  
In general these districts will be oriented to the University,  
however, application could be made to any institutional area.  
Because of the very large population of Indiana University  
these districts will allow a broader range of uses than  
provided in the BL district.

Uses to be permitted on use table: Duplex, Fourplex or  
Townhouse, Apartment over retail facilities (subject to  
bulk and density requirements of RH zone); apparel sales;  
auto parking; bakery sales; book and stationery sales;  
grocery, meat, drug product sales; hardware; florists; jewelery;  
liquor sales; sporting goods sales; variety sales; small  
appliance repair; branch banks; bars; restaurants (not  
drive-ins); laundry pick-up stations; barber and beauty shops;  
job printing service; taxi stand.

Addition to Bulk Table:  
Minimum lot area (note 3)  
1st DU 5000 sq. ft.  
Add'n DU 2500 sq. ft.  
Townhouse 2000 sq. ft. (note 1)  
Maximum height 80 feet  
Minimum lot width none  
Front setback local 15 feet  
least side yards (note 4)  
combined side yards 0  
rear yard 15 feet (note 5)  
Add'n each story over one X  
Max. lot coverage 60%  
usable open space per DU 800 sq. feet  
FAR 2.4

Addition to Parking Regulations: Because of its close  
proximity to the normal retail market parking required for  
commercial facilities in the BI district shall be 1/2 that  
specified in the table of required parking.

Councilman Towell seconded the motion.

THE MOTION WAS CARRIED BY A ROLL CALL VOTE OF AYES 5, NAYS 2  
(Nay: Mizell, Fix)

The Council asked the planning department to prepare some recommendation  
on the mapping of the BI Zone.

Councilman De St. Croix presented a motion, which was seconded by Councilman Towell, to add the BP zone drafted by the planning department to the Business and Commercial Zones section. After some discussion of the zone as drafted, Councilmen De St. Croix and Towell WITHDREW the motion.

The Council asked the planning department to prepare recommendations on non-residential uses that might be appropriate in RM and RH zones.

Councilman De St. Croix moved that Section 20.05.02.00 be adopted as amended. Councilman Davis seconded the motion. THE MOTION WAS CARRIED BY A ROLL CALL VOTE OF AYES 6, Nays 1 (Nay: Mizell)

(Councilman Ackerman arrived at this point in the meeting.)

Councilman De St. Croix moved adoption of Section 20.05.03.00, Industrial Zones, as prepared. Councilman Ackerman seconded the motion. The motion was CARRIED BY A ROLL CALL VOTE OF AYES 8, Nays 0.

The Council considered the special districts. The Council asked Mr. Reller, for the planning department, to prepare a draft of the special conservancy district to reflect the hyphenated zoning of the district that was adopted by the Council at the meeting of February 22, 1973.

Councilman De St. Croix moved that section 20.05.04.02, "SC-Special Conservancy Zone", be deleted until such time as alternate wording is prepared by the planning department to reflect the hyphenated zoning recommended by the council. Councilman Ackerman seconded the motion. the motion was CARRIED BY A ROLL CALL VOTE OF Ayes 6, Nays 2 (Nay: Mizell, Fix)

Councilman De St. Croix moved that section 20.05.04.00, Special Districts, as amended be adopted. Councilman Towell seconded the motion. THE MOTION WAS DEFEATED by a ROLL CALL VOTE OF Ayes 1, Nays 6, Abstentions 1 (Aye: Davis; Abstention: Behen)

By a unanimous voice vote the Council agreed to direct the planning department to look into jurisdictions the city might have in special institutional zones (SI) and prepare wording to reflect that.

Councilman De St. Croix moved that section 20.05.05.00, Establishment or Designation of Special Areas Within Existing Zoning Districts, be adopted. Councilman Ackerman seconded the motion. The MOTION WAS CARRIED BY A ROLL CALL VOTE OF AYES 7, Abstentions 1 (Abstention: Fix)

Councilman De St. Croix moved that section 20.05.06.00, Establishment of Zone Map, be amended by changing, under 20.05.06.11 "B1 Limited Business Zone to BN Neighborhood Business Zone" to read "B-1 Limited Business Zone to EL Limited Business Zone", and by adding, in section 20.05.06.12, "BI Institutional Business Zone". Councilman Davis seconded the motion. THE MOTION WAS CARRIED BY A ROLL CALL VOTE OF AYES 6, Nays 2 (Nay: Mizell, Fix)

Councilman De St. Croix moved that section 20.05.06.00 as amended be adopted. Councilman Ackerman seconded the motion. THE MOTION WAS CARRIED BY A ROLL CALL VOTE OF AYES 6, Nays 2. (Nay: Mizell, Fix)

The Council asked Mr. Reller to work on wording for problems of nonconforming buildings.

Councilman Ackerman moved and Councilman Behen seconded that the meeting be adjourned. The meeting was adjourned at 10:15 by a unanimous voice vote.

Councilpresident Zietlow announced that the next meeting will be Monday, April 16, 1973 at 8:00 p.m.

  
Amy G. Mann, Council Secretary