

Chapter 742. Districts

Article I. Primary Districts

Section 03. Dwelling Districts

[This option for the D districts breaks the current Indy Rezone format to be more effective and less repetitive. It would remove sub-sections H., I, M., N. and O. replacing them this one new sub-section; move the remaining districts up in order (J., K., L., P. and Q. become, H. – L. respectively...; Other options

- Renumber Primary District Sections (03 Standard Dwelling Districts; 04 Walkable Neighborhood Districts (and then D-5 – 10 get moved here with lettered sub-sections); and renumber other Primary District sections accordingly; or
- Re-letter Dwelling Districts sub sections - A. General; B. Standard Dwelling Districts (D-A through D-4, 6 and 7 and 11 get bumped in a level to numbered sections); C. Walkable Neighborhood Districts (D-5 – 10 get numbered sections); D. Planned Districts]

M. Walkable Neighborhood Dwelling Districts (D-5, D5II, D8, D9 and D10)

1. Purpose.

To advance the Livability Principles of this Code, the D-5, D-5II, D8, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments. Each district has the following specific purposes and applicability:

TABLE 742.103.## – Walkable Neighborhood District Purposes

Dwelling District Five (D-5)



The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book. In association with other zoning districts, the D-5 district should be used to achieve a target density of 5 to 10 units per acre up to ½ mile from transit stops or stations ("Secondary Area"), and 7 to 15 units per acre up to ¼ mile from transit stops or stations ("Primary Area").

TABLE 742.103.## – Walkable Neighborhood District Purposes**Dwelling District Five-two (D-5II)**

The D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book. In association with other zoning districts, the D-5II district should be used to achieve a target density of 5 to 10 units per acre up to ½ mile from transit stops or stations ("Secondary Area"), and 7 to 15 units per acre up to ¼ mile from transit stops or stations ("Primary Area").

Dwelling District Eight (D-8)

The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed Use Typologies of the Land Use Pattern Book. In association with other zoning districts, the D-8 district should be used to achieve a target density of 5 to 10 units per acre up to ½ mile from transit stops or stations ("Secondary Area"), 7 to 15 units per acre up to ¼ mile from transit stops or stations ("Primary Area"), and 15 to 25 dwelling units per acre near mixed use centers or station areas ("Core Area").

Dwelling District Nine (D-9)

The D-9 district is intended for higher density housing formats, with a mix of small- and moderate-scale multi-unit building types. This district can be used at transitions to walkable, commercial areas, transit stations and urban and suburban corridors, including the high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, or Village or Urban Mixed Use Typologies of the Land Use Pattern Book. In association with other zoning districts, the D-9 district should be used to achieve a target density 7 to 15 units per acre up to ¼ mile from transit stops or stations ("Primary Area"), and 15 to 25 units per acre adjacent to mixed-use, commercial or station areas ("Core Area").



Dwelling District Ten (D-10)

The D-10 district is intended for high density housing formats, in moderate- or large-scale multi-unit building types. This district can be used at transitions and urban centers and corridors, including the high-density residential recommendations of the Comprehensive Plan, and the City Neighborhood and Urban Mixed Use Typologies of the Land Use Pattern Book. In association with other zoning districts, the D-10 district should be used to achieve a target density over 25 units per acre for urban centers and station areas.

2. **Examples.** The D-5, D-5II, D8, D9 and D-10 districts regulate development by building type, with a range of building types permitted in each district and where each type has specific lot and building form standards. The following are examples of each type.

TABLE 742.103.## – Building Type Examples	
Building Types	Photos
 <p>Detached House - Standard</p>	
 <p>Detached House - Neighborhood</p>	
 <p>Detached House - Compact</p>	
 <p>Duplex</p>	
	

TABLE 742.103.## – Building Type Examples	
Building Types	Photos
<p>Multi-Unit House</p>  <p>Multi-Unit House – Compact</p>	
 <p>Row House – Large Lot</p>	
 <p>Row House – Small Lot</p>	
 <p>Small Apartment</p>	
 <p>Medium Apartment</p>	

TABLE 742.103.## – Building Type Examples	
Building Types	Photos
 <p>Large Apartment</p>	

3. **Building Type Standards.** Table 742.103.## provides development standards for each building type and the zoning district where each type is permitted.

TABLE 742.103.## – RESIDENTIAL BUILDING TYPE STANDARDS													
NAME/TYPE	LOT		SETBACKS				BUILDING		Zoning Districts				
	AREA (S.F.)	WIDTH	FRONT	SIDE	CORNER SIDE	REAR	HEIGHT	OPEN SPACE*	D5	D5II	D8	D9	D10
Detached House - Standard	7.2K	60'	See Section 744. Article VII. Section 01.C. Private Frontage Types	7'	10'	20'	35' / 2.5 story	60%	■	■			
Detached House - Neighborhood	5K	40'		5'	8'	20'	35' / 2.5 story	40%	■	■	■		
Detached House - Compact	2.5K	25'		3'	8'	15'	35' / 2.5 story	20%	□	■	■	■	
Duplex (2 units)	7.2K	60'		5'	8'	20'	35' / 2.5 story	60%	■	■	■		
Multi-Unit House (2-4 units)	5K	40'		5'	8'	20'	35' / 2.5 story	40%	□	■	■		
Multi-Unit House - Compact (2-4 units)	3.5K	35'		3'	8'	10'	35' / 2.5 story	20%		□	■		
Row House – Large Lot (2 – 8 buildings)	2K	20'		5' / 0' if party wall	8'	15'	40' / 3 story	15%		■	■	■	■
Row House – Small Lot (2-12 buildings)	1.2K	16'		5' / 0' if party wall	8'	15'	40' / 3 story	10%			■	■	■
Small Apartment (3 – 12 units)	4K – 12K	40' – 100'		5'	10'	10'	50' / 2-4 story	100 s.f. / unit		□	■	■	■
Medium Apartment (13-50 units)	12K – 1ac.	100' – 200'		5'	10'	10'	75' / 3-6 story	75 s.f. / unit			□	■	■
Large Apartment (51+ units)	1 ac. min.	150' min.	5'	10'	10'	150' / 3-12 story	60 s.f. / unit				□	■	

* See Walkable Neighborhood Design Standards, Section 744. Article VII. Section 01.E. Block & Lot Open Space for eligible open space designs.

■ Permitted Throughout District

□ Limited Location:

- Allowed on Corner Lots; and
- Allowed when lots front on an arterial roadway.

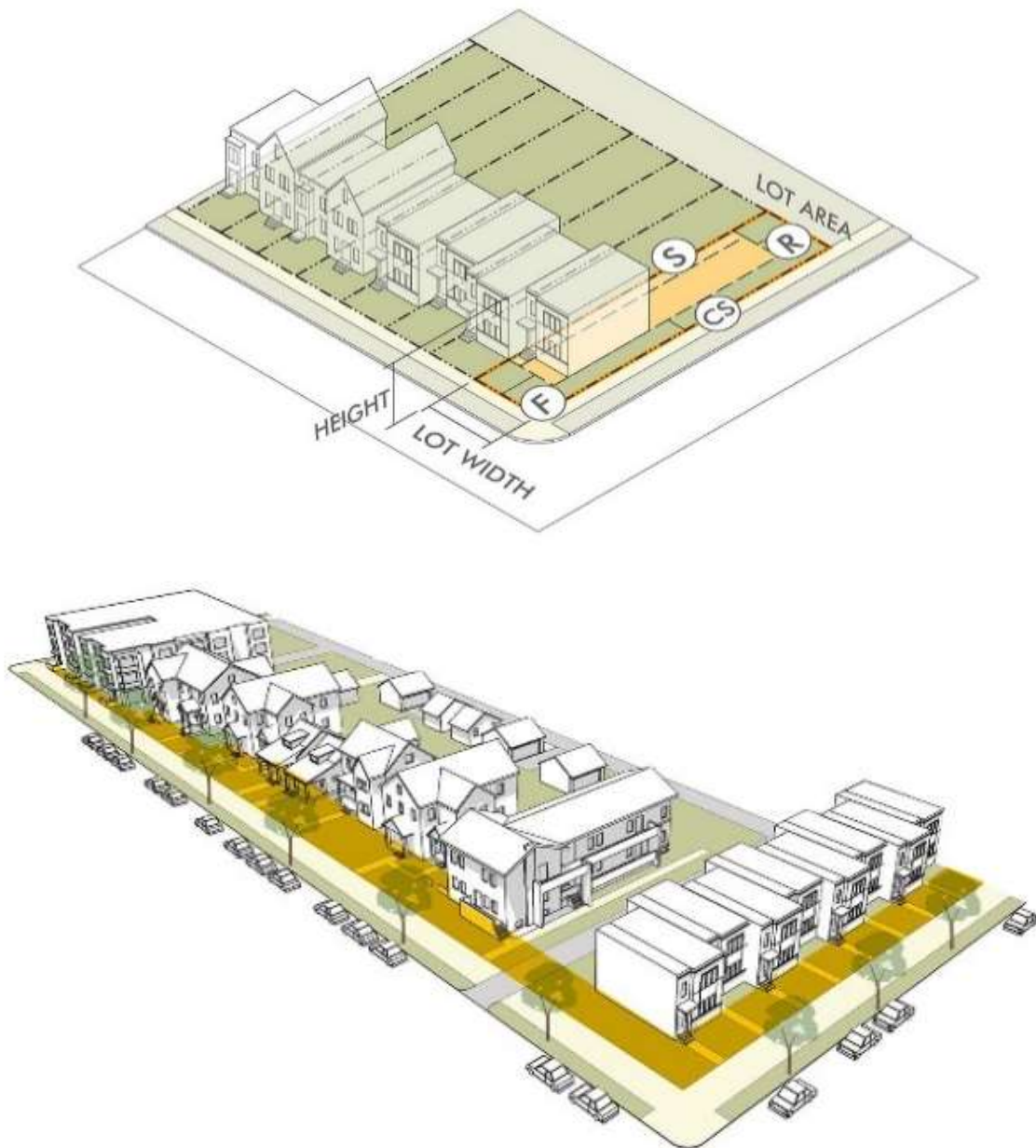


Figure ### Lot, Setback & Frontages, Standards. See Table 742.103.### for application of lot and setback standards for a particular building type. Front building placement and frontage design ties multiple building types together along a block face. Refer to Section 744.701.C. for Private Frontage design standards.

4. Other.

All lots and buildings in the D-5, D-5II, D8, D9 and D-10 districts shall conform to the Walkable Neighborhood Design Standards in Section 744.701.