

## Chapter 742. Districts

### Article I. Primary Districts

#### Section 05. Mixed Use Districts

[This option for the MU districts breaks the current Indy Rezone format to be more effective and less repetitive. It would remove sub-sections C., D. and E., and replacing them this one new sub-section C. for MU-2, -3- and 4. Other options include:

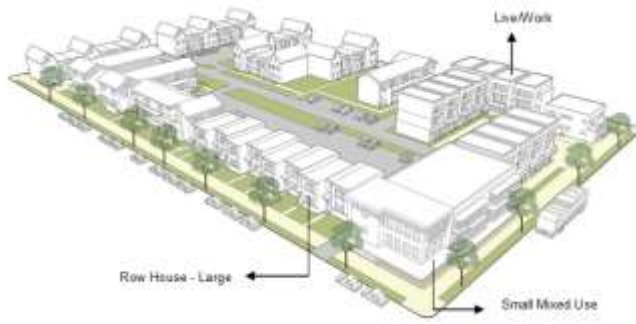
- Integrating sub-sections A. and B. (MU-1) into this format, but that may require additional revisions to MU-1 and shifting it to a building type approach for its development standards.
- Leaving it the same or similar to the Initial Draft, which followed the Indy Rezone format.]

#### C. Mixed Use Two (MU-2), Mixed Use Three (MU-3), and Mixed Use Four (MU-4) Districts

1. **Purpose.** The MU-2, MU-3, and MU-4 districts are intended to create compact, walkable places at a variety of scales and intensity, appropriate to their contexts. These districts implement the mixed use or transit-oriented development policies of the comprehensive plan. To advance the Livability Principles of this code, these districts rely on a connected network of slow or multi-modal streets, and a fine grain of human-scale buildings that line and activate the streetscapes. Each district has the following specific purposes and applicability:

**TABLE 742.105.## – Walkable Neighborhood District Purposes**

##### Mixed Use Two (MU-2)



The MU-2 District is intended to meet the daily needs for surrounding neighborhoods, and include, small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.


##### Mixed Use Three (MU-3)



The MU-3 District is intended to serve broader communities and are accessible by transit, and include social spaces that serve as civic gathering places. The district includes a wide range of community-serving businesses and institutions, including retail and services, employment, institutional and residential uses that complement the compact, walkable development pattern. District-wide parking strategies allow this district to serve as a community destination yet maintain the pedestrian focus and transit accessibility. The MU-3 District is implemented along major corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use or Urban Mixed Use Typology. This district should be located ½ mile or more from other similar destinations. The typical size of a district is from 6 to 30 acres (2 to 8 blocks), but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.

**TABLE 742.105.## – Walkable Neighborhood District Purposes**

**Mixed Use Four (MU-4)**

	<p>The MU-4 District is intended to create urban centers that serve as regional destinations and are accessible by transit, and include social spaces that serve as civic gathering places. The district includes a concentration of retail and services, employment, institutions and residential uses in a compact, walkable development pattern. District-wide parking strategies allow this district to serve as a regional destination yet maintain the pedestrian focus and transit accessibility. The MU-4 District implements the Urban Mixed Use Typology of the Land Use Pattern Book. This district should be located ½ mile or more from other similar community or regional destinations. The typical size of a district is from 8 to 40 acres (4 to 12 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.</p>
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2. **Examples.** The MU-2, MU-3 and MU-4 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.

Building Types	Photos
 <p>Large Mixed-Use***</p>	
 <p>Medium Mixed-Use</p>	
 <p>Small Mixed-Use</p>	

Building Types	Photos
 <p data-bbox="440 457 618 489">Compact Mixed-Use</p>	
 <p data-bbox="483 772 574 800">Live/Work</p>	
 <p data-bbox="456 1129 607 1157">Large Apartment</p>	
 <p data-bbox="444 1409 613 1436">Medium Apartment</p>	
 <p data-bbox="456 1751 607 1778">Small Apartment</p>	



Building Types	Photos
 <p>Row House – Small</p>	
 <p>Row House – Large</p>	

3. **Building Type Standards.** Table 742.105.## provides development standards for each building type and the zoning district where each type is permitted.

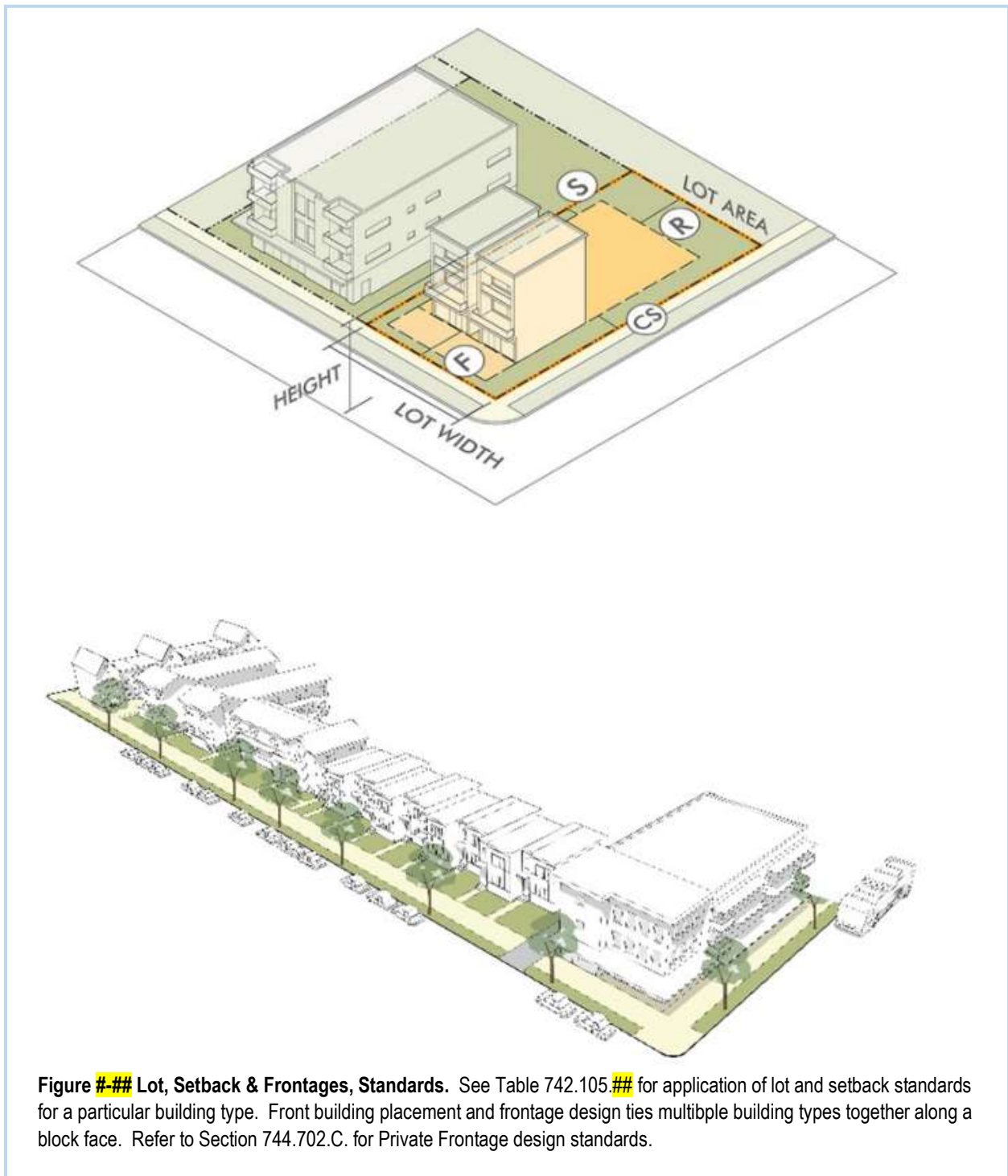
**TABLE 742.105.##: COMMERCIAL AND MIXED USE BUILDING TYPE STANDARDS**

NAME / TYPE	LOT		FRONT	SETBACKS			BUILDING		ZONING DISTRICTS		
	AREA	WIDTH		SIDE	CORNER SIDE	REAR	HEIGHT	OPEN SPACE*	MU-2	MU-3	MU-4
Live/Work	1.5K -6K s.f.	18’ – 50’	See Section 744. Article VII. Section 01C. Private Frontage Types	5’	10’	20’	40’ / 3 stories	n/a	■	■	■
Compact Mixed-Use	< 3K s.f.	20’ – 30’		5’ / 0’ if party wall	0’ - 10’	0’ min. / 10’ if alley	44’ / 3 stories	100 s.f. / unit	■	■	■
Small Mixed-Use	3K - 10K s.f.	30’ – 100’		5’ / 0’ if party wall	0’ - 10’	0’ min. / 10’ if alley	44’ / 3 stories	5%; and 100 s.f. / unit	■	■	■
Medium Mixed-Use	10K – 1 ac. (or ¼ block max)	100’ – 200’		5’ / 0’ if party wall	0’ - 10’	0’ min. / 10’ if alley	80’ / 6 stories	7.5%; and 75 s.f. / unit	□	■	■
Large Mixed Use	1 ac. – 2.5 ac. (or ½ block max)	200’ – 400’		5’ / 0’ if party wall	0’ - 10’	0’ min. / 10’ if alley	160’ / 12 stories	10%; and 60 s.f. / unit		□	■
Row House - Large									□	□	□
Row House - Small									□	□	□
Small Apartment	See Residential Building Type Standards in Table 742.103.7								□	□	□
Medium Apartment										□	□
Large Apartment											□

■ = Permitted by right

□ = Limited to blocks not designated as a Pedestrian Frontage type according to Section 744.702.C.

\* Open Space expressed as a % shall be measured as a % of the total building footprint. Mixed-use buildings with residential uses shall also provide the additional per-unit open space. See Mixed Use and Commercial Design Standards, Section 744. Article VII. Section 02.F. Block and Lot Open Space



**Figure ### Lot, Setback & Frontages, Standards.** See Table 742.105.### 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 744.702.C. for Private Frontage design standards.

4. **Other standards**  
All lots and buildings in the MU-2, MU-3 and MU-4 Districts shall conform to the Mixed-use and Commercial Design Standards Section 744.702.