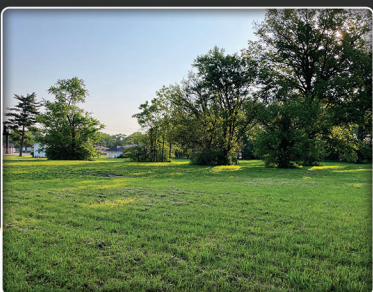




FOR SALE

4.02 Acres

10095 E US Hwy 136, Indianapolis, IN 46234



Features

- Zoning: GB - General Business
- Allowed Uses Attached
- Utilities Nearby
- Survey Available
- 634 SF House
- 280 SF Detached Garage
- Agent Part Owner of The Property

KARAN CHEEMA

Commercial Real Estate Agent

317-657-9985

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Table 4.3: Permitted and Special Exception Land Uses	Zoning Districts																
	AGB	AGI	AGR	RA	RB	RC	RD	RE (MF)	MHP	NB	GB	HB	PB	LI	MI	PP	AD ¹
Permitted Uses = P Special Exceptions = S																	
Agricultural																	
Low Intensity Uses																	
agricultural use, low intensity	P	P	P	P	P	P	P	P								P	P
Medium Intensity Uses																	
agricultural chemical sales, distribution, & storage	S	P													P		P
agricultural entertainment	P		P														P
agricultural processing, minor	P	P	P														P
animal boarding/stables (excluding kennels)	P	P	S													P	P
farm co-op. facility	P	P															P
farm equipment sales and service	P										S						P
farmer's market	P	P	S							P							P
greenhouse (on-site plant sales)			P														P
winery	P	P	S								P	P					P
High Intensity Uses																	
agricultural processing, major	P	P															
CAFO		P															
CFO (confined feeding operation)		P															
livestock auction/sales facility	S	P															P
Residential																	
bed and breakfast establishments			S	S	S	S	S			P							
boarding house			S	S	S	S	S										
day care home (child / adult)				S	S	S	S										
dwelling, accessory apartment			S	S	S	S	S										
dwelling, manufactured housing (single unit)			S						P								
dwelling, multi-family								P									
dwelling, part of mixed-use structure										P	P						
dwelling, single-family	S ²	P ²	P	P	P	P	P										P ²
dwelling, two-family				P	P	P	P	P									
group home / residential facility			P	S	S	S	S										
home business			S	S	S	S	S	S									P
home occupation			P	P	P	P	P	P	P								P
kennel, private			S														
manufactured home parks									P								
nursing home, assisted living, or retirement facility				S	S	S	S	S		S	P	P					

¹ In addition to permitted uses listed here, any other use that supports the purpose of this Ordinance, as determined by the Plan Commission, is permitted.

² Excluding major residential plats.

³ Special exception required if outside runs exist

⁴ In urban areas as defined by IC 36-7-4-1103

4.3 Permitted and Special Exception Uses

CHAPTER 4: ZONING DISTRICTS

4

Table 4.3: Permitted and Special Exception Land Uses	Zoning Districts																
	AGB	AGI	AGR	RA	RB	RC	RD	RE (MF)	MHP	NB	GB	HB	PB	LI	MI	PP	AD ¹
Permitted Uses = P Special Exceptions = S																	
Communications / Utilities																	
essential services, minor	P	P	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P
essential services, major	S	S	S	S	S	S	S	S		S	P	P	P	P	P		P
wind energy conversion systems, noncommercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
wireless communications facilities	S	S	S												S		
Institutional																	
Education																	
educational inst, excluding p-12, public			S	S	S	S	S	S				P					
educational inst, p-12 only, public			S	S	S	S	S	S									
educational inst, excluding p-12, private										P	P	P					
educational inst, p-12 only, private			S	S	S	S	S	S			P						
Transportation																	
airport, commercial																	P
airport, private			S														
airport-related uses																	P
bus/train terminal	S	S	S	S	S	S	S	S		S	P	P	P	P	P		
parking lot or structure (as a primary use)											P						
Other																	
animal shelter														P			
cemeteries			S	S													S
clinic										P	P	P	P				
community center			S	S	S	S	S			S	S						
funeral home / mortuary / crematory										S	S						
health care facilities, medical and emergency										S	P	P	P				
lodge or private club										P	P	P					
penal or correctional institution, private			S	S	S	S	S	S		S	P	P	P	P	P		
places of worship			S	S	S	S	S	S		P	P	P					
publicly-owned buildings and facilities	S	S	S	S	S	S	S	S		S	P	P	P	P	P		P
Parks & Recreation																	
campground / rv park			S	S								P					
driving range (as a primary use)			S								P					S	P
golf course			S	S	S	S	S	S			P					S	P
nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
recreation (active)			S	S	S	S	S	S	S	S						P	P
recreation (passive)			P	P	P	P	P	P	P	P						P	P
shooting/archery range indoor	S															S	

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Table 4.3: Permitted and Special Exception Land Uses	Zoning Districts																
	AGB	AGI	AGR	RA	RB	RC	RD	RE (MF)	MHP	NB	GB	HB	PB	LI	MI	PP	AD ¹
Permitted Uses = P Special Exceptions = S																	
shooting/archery range outdoor	S															S	
Commercial																	
Adult Uses																	
sexually oriented businesses															S		
Motor Vehicle Services																	
car wash											P	P					
filling station										S	P	P					
impound facility											S				P		
motor vehicle parts sales (without on-site repair)											P	P					
motor vehicle repair and service, major											S						
motor vehicle repair and service, minor											P	P					
motor vehicle sales, small											P	S					
motor vehicle sales, large												S		P			
storage, rv and boat											S			P			P ¹
truck stop / travel center												P					
Entertainment / Recreation																	
banquet or assembly hall			S								P	P					
conference / convention center											P	P	P				
entertainment, commercial outdoor			S														
entertainment complex			S							S	S	P					
retreat center			S								P						
Services																	
commercial services										P	P	P					
day care center (child / adult)										P	P	P	P				
fitness center										P	P	P	P				
hotels / motels											P	P	P				
kennel											P ³	P ³					
lawncare/landscaping business	P										P						
storage, contractor											S			P	P		
storage, self-service										S	P	P		P			
Professional / Office																	
administrative/professional office										P	P	P	P	S			P
bank / financial/ investment institution										P	P	P	P				P
data processing / call center											P	P	P				P
employment service											P	P	P				P
medical and dental laboratories											P	P	P	P			P
radio / tv station											P	P	P	P	P		
veterinarian clinics and animal hospitals	P		S								P/S ³	P					

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4.3 Permitted and Special Exception Uses

CHAPTER 4: ZONING DISTRICTS

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Table 4.3: Permitted and Special Exception Land Uses	Zoning Districts																
	AGB	AGI	AGR	RA	RB	RC	RD	RE (MF)	MHP	NB	GB	HB	PB	LI	MI	PP	AD ¹
Permitted Uses = P Special Exceptions = S																	
Restaurant / Food Preparation																	
bar / tavern										S	P	P					
coffee shop										P	P	P	P	S		S	
microbrewery / brew-pub										P	P	P					
restaurants										P	P	P	P	S			
restaurants, fast food										S	P	P	P	S			
Retail																	
retail small-scale (less than 15,000sf)										P	P	P	P				
retail medium-scale (greater than 15,000sf, less than 35,000sf)											P	P					
retail large-scale (greater than 35,000sf)											P	P					
Light and Heavy Industrial																	
agricultural products terminal															P		
animal & animal products processing, packaging															P		
auction facility (excluding livestock)	P											S	S	P			
bottle gas storage & distribution														P			
composting facility	P		S												S		
concrete / asphalt production facility															P		
explosive manufacturing and storage															S		
food & beverage production													P	P			
junk / scrap metal yard															S		
lumber yard														P			
manufacturing (heavy)															P		
manufacturing (light)													P	P	P		P
mineral extraction operations ⁴			S												S		
petroleum and chemical processing and storage															P		
power generation facility (commercial)															P		
printing / publishing facility													P	P	P		
recycling center														S	P		
research and testing laboratories													P	P			P
salvage yard															S		
solid waste transfer station														S	P		
sanitary landfill															S		
tool and die shop											P		P	P			
truck freight terminal													P		P		
warehouse & distribution facility													P	P	P		P
waste incinerator															S		

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