US 31/MERIDIAN STREET
OVERLAY DISTRICT
VISUAL GUIDE
The intent of the US Highway 31 Corridor Overlay Zone is to promote consistent and coordinated treatment of those properties within the Meridian Street Corridor. The corridor is defined as stretching from the north right-of-way line of 96th Street to 146th Street south to north, and from Spring Mill Road to College Avenue west to east, between 96th Street and Interstate 465; from Illinois Street to Pennsylvania Street west to east, between Interstate 465 and 131st Street; and all land within 600 feet, from 131st Street to 146th Street.

The US Highway 31/Meridian Street Corridor is a limited access highway. It also has the highest concentration of office and related uses in the region, next to downtown Indianapolis. The viability, quality, and character of the Corridor are important to the community as a whole, adjacent residents, employees, business owners, and taxing districts. Therefore, the purpose of the Overlay Zone is to preserve and enhance the aesthetic qualities of bordering properties through the establishment of high standards for buildings, landscaping, and other improvements; the encouragement of innovative site designs; and the establishment of development requirements that will encourage substantial capital investments for properties while maintaining the quality, scale, and character of development consistent with the Corridor’s existing and planned uses.

The Overlay Zone strives to establish a district characterized by urban forms, a variety of high-quality materials; and site designs which accommodate pedestrians and cyclists as well as vehicles. This document will provide a visual architectural summary of the quality, design, and level of detail expected by the Zone, through examples of existing sites and structures. For further detail, please refer to the Carmel City Code, Chapter 10: Zoning and Subdivisions; Article 1: Zoning Code; Chapter 23B: US Highway 31 Corridor Overlay Zone, or call the Department of Community Services Office at 317.571.2417. The Code is also available online at www.carmeldocs.com.
• Buildings must be designed to reflect the overall character of the corridor.

• Buildings in the Meridian Street Corridor must use a minimum of three materials, to provide a sense of visual interest and richness in detail.

• Permitted materials include: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, and ornamental metal.

• Expanses of glass up to 70% of the total façade area are permissable, however, buildings may not be entirely constructed of glass and metal curtain walls.

• Stucco/EIFS may be applied as trim details, but shall not exceed 10% of the overall non-window façade area.

• Concrete block is not permitted as an exterior finish material.
• Buildings within the Meridian Street Corridor are required to have a minimum of eight corners, to provide facade articulation and visual interest.

• Penthouses must be incorporated into the overall facade. Parapets should be complete for the entire roofline.
• Building entrances should be clearly delineated and should be a major feature of the facade. For buildings that have frontages on two or more streets, all facades should have the same treatment with regards to level of detail and material use.

• Buildings shall be designed with respect to the overall corridor, existing setbacks, and height. Buildings which are not in the Overlay but which abut it should reflect some of the required elements in their building and site design, to provide consistency within the overall area.

• Minimum building heights for those buildings along US 31 and I-465 are 38 feet, and three occupiable floors. Buildings along adjoining streets must be 26 feet, and two occupiable floors.
For More Information, Contact:
City of Carmel
Department of Community Services
Planning and Zoning Office - 3rd Floor
One Civic Square
Carmel, Indiana 46032

317.571.2417
www.carmeldocs.com