**CARMEL CITY CODE**

**CHAPTER 10: ZONING & SUBDIVISIONS**

**ARTICLE 1: ZONING CODE**

**CARMEL ZONING ORDINANCE**

**CHAPTER 23A: KEYSSTONE PARKWAY CORRIDOR OVERLAY ZONE**

23A.00 **Keystone Parkway Overlay Zone** ¹

23A.00.01 **Purpose, Intent and Authority.** The purpose of this zone is to provide consistent treatment for properties bordering the limited access highway, known as Keystone Parkway, to preserve the aesthetic qualities of these properties, and to protect the health and safety of the property owners. This district is superimposed over the other primary zoning districts and its regulations shall supersede those of the primary zoning districts over which it is superimposed. The Plan Commission, in establishing this zone, is relying on I.C. 36-7-4-100 et seq.

23A.00.02 **Plan Commission Approval.**

A. Development Plan (DP). Not required.


2. **Multi-Family, Business, Industrial, and Manufacturing Districts and/or Uses.** Commission approval of the Architectural Design, Exterior Lighting, Landscaping, Parking, and Signage (ADLS) is required. If a Parent Tract is located both inside and outside of the Keystone Parkway Corridor Overlay Zone, ADLS approval is required for the entire Parent Tract.

23A.00.99 **Application Procedure.**


23A.01 **District Boundaries.**

The boundaries of the Keystone Parkway Overlay Zone are hereby established as shown on the Zoning Map. The zone shall include an area of one hundred twenty (120) feet on either side of the right-of-way for Keystone Parkway.

23A.02 **Minimum Front Yard.**

From the right-of-way of Keystone Parkway:

A. **Residential Zones**: Thirty (30) feet.

B. **Business, Industrial, and Manufacturing Districts and/or Uses**: One hundred twenty (120) feet.

23A.03 **Landscaping Requirements.** See Chapter 33: Commercial Development Landscape Ordinance.

23A.04 **unassigned.**

23A.05 **unassigned.**

23A.06 **Other Requirements.**

A. **Primary Zoning Districts.** All other requirements not mentioned in this Section shall remain as stated for that primary zoning classification district mapped.

B. **Conflicting Ordinances.** Wherever there exists a conflict between the requirements of the U.S. 31/Meridian Street Overlay Zone and those of the Keystone Parkway Corridor Overlay Zone, the requirements for the U.S. 31/Meridian Street Corridor Overlay Zone shall govern.

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2 Section 23A.02 amended per Ordinance No. Z-365-01; Z-369-02, §ao.
4 Section 23A.04 amended per Ordinance No. Z-549-11.
6 Section 23A.06 amended per Ordinance No. Z-369-02, §aq.
### CHAPTER 23A: KEYSTONE PARKWAY CORRIDOR OVERLAY ZONE
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