

4.6 MIXED-USE CORRIDOR COMMERCIAL



A. Purpose

The Mixed-Use Corridor Commercial (MC) district is intended to accommodate a variety of Commercial and residential uses along the primary transportation corridors of the City. The mix of uses should create a high-quality pedestrian-oriented environment within walking distance of local neighborhoods. This district provides a variety of neighborhood-oriented Commercial uses including small-scale shopping centers, supermarkets, bakeries, pharmacies, variety stores, restaurants, laundries, and hardware stores. Residential uses are a Multifamily Building type. Mixed-Use Buildings are encouraged. Given the various uses and densities within and adjoining the district, new Development will need to be compatible with the adjacent uses.

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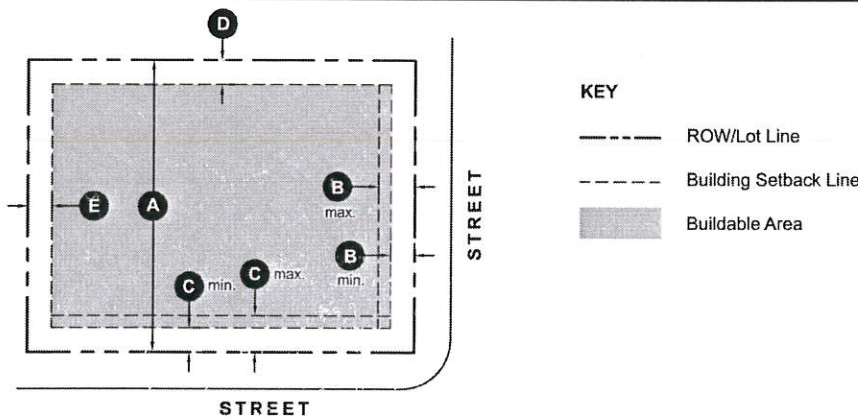


Figure 4-5: Mixed-Use Corridor Commercial Setbacks

B. Lot Requirements

Lot Size	
Residential Uses	1,800 s.f. minimum per Dwelling unit
Non-Residential Uses	No minimum
Lot Width	
Residential Uses	75' min. (A)
Non-Residential Uses	No minimum
Lot Frontage/Street Frontage	
No minimum requirement for Street frontage provided that any Lot without Street frontage has an unobstructed access Easement at least 25' wide.	

C. Building Placement Requirements

Setback	
Front	
Residential Uses	20' min., 30' max.
Non-Residential Uses adjacent to Residential Use and/or district	25' min., 35' max. (B)

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Non-Residential Uses all others	No min.	
Parking Area	30' min.	
Street Side		
Residential Uses	10' min., 20' max.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min., 30' max.	C
Non-Residential Uses all others	No min.	
Parking Area	20' min.	
Side Yard		
Residential Uses	5' min.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min.	D
Non-Residential Uses all others	No min. ¹	
Rear		
Residential Uses	10' min.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min.	E
Non-Residential Uses all others	No min.	
Distance Between Principal Building and Accessory Buildings	6' min.	
Garage Along Any Street		
Where abuts R zone	20' min.	
All others	No min.	

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¹Side Yard setback shall be a minimum of 5' if the Building is not located on the property line.

D. Building Form Requirements

Building Height	
Residential Uses	40' max.
Non-Residential Uses	35' max.
Lot Coverage	50% max.
Floor Area/Dwelling Unit for Multifamily Dwellings	450 s.f. plus 150 s.f. per Bedroom

E. Parking Requirements

See [Article 6.16 – Parking Standards](#).

F. Miscellaneous Requirements

See [Article 6.10](#) for the required landscape buffer where the parcel abuts a residential Use.

G. Use Table

See [CHAPTER 5 – PERMITTED USE TABLE](#)



5.1 APPLICATION

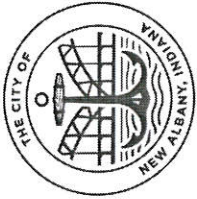
- A. **APPLICABILITY:** No Building, structure or land shall be used, and no Building or structure shall be erected, reconstructed or structurally altered, which is arranged, intended or designed to be used for any purpose other than a Use which is permitted and specified in a Zoning District in which such a Building, structure or land is located.
- B. **LAND USE SPECIFIED:** Each land Use is either a permitted, not permitted, or a Special Exception Use in each Zoning District as set forth in CHAPTER 5 - USE TABLE (the "Use Table") or elsewhere in this Ordinance.
- C. **SPECIAL EXCEPTION USES:** A Special Exception designation is not meant to imply that the Use will be disallowed, but that the Use requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board of Zoning Appeals reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for those Zoning Districts in which it is permitted. The determination of whether the Special Exception may be approved shall be subject to a public hearing by the Board of Zoning Appeals and review in accordance with Article 7.12 – Special Exceptions.
- D. **Unlisted or Questionable Land Uses:** Any Use not listed in the Use table or otherwise permitted by this Ordinance shall be prohibited. The Zoning Administrator shall determine into which category a land Use is placed if it is not specifically listed. This determination may be appealed to the Board of Zoning Appeals consistent with Article 7.3 - Appeals of Administrative Decisions.

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5.2 USE TABLE

A. [See Following Pages]

LDR	Low Density Residential
MDR	Mixed Density Residential
TR	Traditional Residential
HC	Highway Oriented Commercial
MC	Mixed Use Corridor Commercial
D	Downtown
MU	Mixed Use
IND	Industrial
IST	Institutional
OS	Open Space
CEM	Cemetery

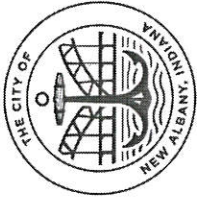


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CHAPTER 5: USE TABLE

KEY: Blank cell = Not Permitted P = Permitted S = Special Exception

USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
RESIDENTIAL	Single-Family Detached House: Medium	P	P	P		S		S			S		
	Single-Family Detached House: Compact		P	P		S	P	S			S		
	Duplex		P	P		P	P	S					
	Triplex & Fourplex		S	P		P	P	P					
	Courtyard Apartment			S		P	P	P					
	Bungalow Court		S	P		P	P	P					
	Rowhouse					P	P	P					
	Apartment Complex: Small		S	P		P	P	P					
	Apartment Complex: Large				P		P	P					(9)
	Efficiency Unit												
	Accessory Dwelling Unit		S	S		S	S	S					
	Upper Story Residential						P	P					
	Mobile Home												
	Mobile Home Park												
Modular Home	S	S	S			S		S					

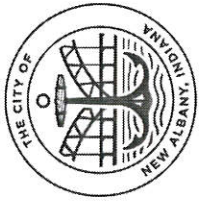
See Planned Unit Development



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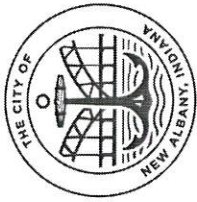
USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Household Living	Home Business	P	P	P		P	P	P					
	Live-Work					S	S	S					
	Model Home	P	P	P		P	P	P					
Group Living	Assisted Living Facility		S	P		P	S	P		P			
	Group Home & Transitional Housing	S	S	S		S		S					(1) (8)
	Hospice			S		P		P					
	Convent, Monastery			S		S		S					
	Nursing Home				S	P	S	P					
	Residential Facility	P	P	P				P		P	S		
CIVIC													
Community Service	Club, Civic				P	P	P	P		P			
	Club, Private	S	S	S		P	P	P		P			
	Conference Center					S	P	P		P			
	Museum, Library					P	P	S		P			
	Governmental Service or Use	P	P	P	P	P	P	P	P	P	P		
Temporary Use or Event	P	P	P	P	P	P	P	P	P	P			



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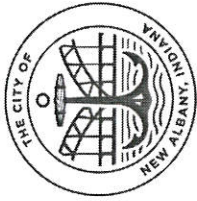
USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Educational Facility	All Educational Institutions, except as listed below:				P	P	S	P		P			
	College or University		S	S	(2)	P	S(3)	P		P			
	School, Vocational or Business				S	P	P	P		P			
	School, Trade, Fine Arts or Commercial				P	P	S	P	S	P			(4)
Medical Facility	All Medical Facilities, except as listed below:				P	P	P	P		P			
	Hospital, Medical Center				P	S	S	S	P	P			
	Pain Management Clinic				P		S	S	P	P			
	Therapeutic Massage				P		S	S	P	P			
Parks and Open Area	All parks and open areas, except as listed below:	P	P	P	P	P	P	P	P	P	P		
	Cemetery	S								S	P	P	
Passenger Terminal	Heliport	S							S	S			
	Passenger Terminal				P	S	S	S	P				
Place of Worship	All Houses of Worship	S	S	S	P	P	P	P	S	P	P	P	
Utilities	All Public Utilities, except as listed below:	S	S	S	S	S	S	S	S	S	S		
	Windmills								S	S	S		



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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Utilities	Wireless Communication Service Facility								P		S		
COMMERCIAL													
Indoor Recreation	All Indoor Recreation Facilities, except as listed below:				P	P	P	P	S	P			
	Arena/Auditorium, indoor				S		S			S			
	Recreational Facility, Commercial				P	P	P	S	S	P			
Office	Theater, Indoor				P	S	P	S		P			
	All Offices				P	P	P	P	P				
Outdoor Recreation	All Outdoor Recreation Facilities, except as listed below:	S	S	S	S	S		S		S			
	Amusement Parks				S				S				
	Camp, Public or Private							S					
	Golf Course	P	P	S		S		S	S	S	P		
Overnight Lodging	Racetrack or Speedway, Outdoor								S				
	Arena/Auditorium, outdoor				S	S	S	S	S	S			
	Zoo									S			
Overnight Lodging	Bed and Breakfast					P	P	P		S			
	Hotel or Motel				P	P	P	S		S			



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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Overnight Lodging	Short Term Rental	P	P	P		P	P	P		P	P		
	Independent Commercial parking				S	S	S	S	P				
Parking, Commercial	Restaurant, Fast Food				P	P	(6)	P	P	P			
	Restaurant, Sit Down				P	P	P	P		P			
	Restaurant, Specialty				P	P	P	P		P			
	Restaurant, Takeout & Deli-style				P	P	P	P	P	P			
	Nightclub				S	P	P	S					
	Tavern				S	P	P	S					
Retail Sales and Service	Retail, Low Intensity				P	P	P	P		P			
	Retail, Medium Intensity				P	P	P	S		S			
	Retail, High Intensity				P	S							
	Retail, Very High Intensity				S								
	Retail, Special Handling								S				
	Veterinary/Animal Hospital				P	P	S	S	S				
	Kennel								S				

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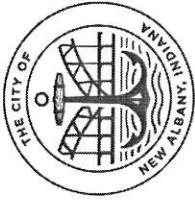


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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Retail Sales and Service	Auction Rooms				P	S	S	S	P				
	Convenience store with gas pumps, Gasoline Service Station				S	S	S		P				
	Convenience store without gas pumps				P	S	S	S	P				
	Adult Day Care Center	S	S	S	S	S	S	S		S			
	Child Care Center	S	S	S	S	S	S	S	S	S			Section 6.6
	Farmers Market				S	S	S	S					
	Funeral Home or Mortuary			S	P	P	P	P				p	(5)
	Garden and Lawn Center				P	P		S	S				
	Greenhouse or Nursery, Commercial							S	P				
	Health, Fitness, or Exercise Center				P	P	P	P	P				
	Liquor Store				P	P	P	P	S				
	Mobile Housing Sales				S				S				
	Off-Premise Signage/Billboards												
	Post Office		P	P	P	P	P	P	P				
	Sexually Oriented Business									S			

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Self-Service Storage	Warehouse, self-service, mini-storage				S				P				
	Warehouse, Indoor Multi-Story				S		S		S				
Vehicle Sales and Service	All Vehicle Sales & Service, except as listed below:				P								
	Full- or Self-Service Vehicle Wash				P	S							
	All Vehicle Repair				S	S							
Wholesale Trade	All wholesale Trade				S				P				
	Wholesale Display				S				S				
INDUSTRIAL													
Light Industrial	Industry, Light								P				
Medium Industrial	Industry, Medium								P				
Heavy Industrial	Industry, Heavy								S				
Warehouse & Distribution	All warehouse and distribution, except as listed below:								P				
	Motor Truck Terminal								S				
	Warehousing & Distribution Operations (Outside Storage)								S				
	All waste related services, except as listed below:								P				
	Composting Facility, Commercial								S				

INDUSTRIAL



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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Waste-Related Services	Material Recycling Facility								S				
	Recycling Collector System								S				
	Salvage Yard								S				
	Solid or Liquid Waste Transfer Station								S				
AGRICULTURE													
Agricultural Uses	All Agricultural Uses, except as listed below:	S									P		(7)
	Farm Stand	S			S	S		S	S		S		
	Stable, Private	P						S	S		P		
	Timber Harvesting	S									S		



5.3 USE STANDARD NOTES

1. There shall be a minimum of 1,000 feet between Group Homes.
2. Colleges and Universities without dormitory facilities are permitted Use in the Highway-Oriented (HC) district.
3. Colleges and Universities without dormitory facilities are permitted Use in the Downtown (D) district.
4. Excludes schools for heavy equipment or truck operators.
5. Facilities with a crematorium require Special Exception approval.
6. Permitted by right if no drive-thru facilities. Special exception approval required for drive-thru facilities.
7. The slaughter of animals shall be prohibited in all Zoning Districts.
8. Transitional housing facilities shall meet the following requirements:
 - a. There shall be no more than 16 beds in the facility.
 - b. There shall be a minimum of 1,000 feet between a Transitional Housing facility and another Transitional Housing facility or Group Home.
 - c. Off-Street parking shall be provided at a rate of 0.25 spaces per bed plus 1 space per employee on the largest shift.
 - d. The size and character of the Transitional Housing facility shall be compatible with the surrounding Buildings in the neighborhood.
 - e. If located within 150 feet of a residential Use, all outdoor activity shall be screened from public view and from the view of adjacent properties.
 - f. Interior waiting and client intake areas shall be provided at a rate of 1 Office or cubicle per 8 clients with at least 1 private Office.
 - g. Applications for Transitional Housing facilities shall include a written management plan addressing on-site management personnel required when clients are present; hours of operation; services provided at the site; kitchen, sanitation, and personal property storage facilities; and a neighborhood communication plan showing how facility staff will coordinate with the City, police, school district officials, local Businesses, and residents on issues related to the operation of the facility.
9. Apartments constructed in the HC District shall meet the development standards for residential uses in the Mixed-Use Corridor Commercial District (See 4.6 Mixed-Use Corridor Commercial).

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5.4 CHAPTER AMENDMENT LOG

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected