



Mission of Indy Rezone

Update Indy's zoning ordinances and related development regulations to be more sustainable and to improve our residents' quality of life providing the foundation for redevelopment into vibrant communities.

Indy Rezone is a HUD-funded, 3-year project to update the ordinances, regulations and design practices at a county-wide level and neighborhood-specific level to improve the sustainability and livability of the neighborhood areas as well as provide the foundation for redevelopment into vibrant communities.

The Indy Rezone work plan is a dual-track approach: 1) Review of development regulations from a county-wide perspective using, and 2) review zoning and building regulations from a localized, neighborhood level using 3 consecutive prototype areas to address their situation-specific issues.

The three prototype areas are: Smart Growth Redevelopment District (SGRD), University Heights Village (UHV), and East 10th Street corridor. The successful facets of these prototype Neighborhood Invigoration Initiatives will be replicated after the grant award period throughout the county in areas that are in a similar situation.

At the county-wide level, six task forces will be formed to review these topics:

1. Residential Development
2. Non-Residential Development (Commercial, Industrial, Special Uses and Mixed Use)
3. Parking & Streets
4. Process & Administration of Development
5. Wellfield & Gravel-Sand-Borrow & Flood Control
6. Signs

These topical taskforces will learn, share and evaluate the development regulations affecting their particular focus and propose corrective changes; the topical taskforces will also gain instructive feedback from the efforts in the 3 prototypes areas.

The topical taskforces will include community leaders, elected officials, topical experts, industry representatives and neighborhood representatives as well as representation from agencies within city government that exert considerable influence over the development regulations. At a minimum, these include: The Indianapolis Metropolitan Planning Organization (MPO), the Indianapolis Department of Public Works, the Indianapolis Department of Code Enforcement, IndyGo (the local transit company).

Each Taskforce will:

1. Profile and analyze their topic from all perspectives, such as current status of regulation and review best practices.
2. Develop possible solution scenarios (set of ordinance changes)
3. Recommend ideal scenario to the Steering Committee

Overseeing the taskforces and the prototype area efforts will be a Steering Committee who keep task forces focused; select Taskforce Conveners; facilitate communication and feedback; and ultimately makes the call if taskforces or advisory groups cannot.

Specifically, Indy Rezone will be successful upon presentation of amendments for adoption that:

- require minimum densities
- allow more mixed use opportunities
- require less area devoted to parking
- regulate how water edges are 'developed'
- require the removal of current encroachment upon water edges
- require more natural filtration of surface water
- evaluate waste stream and improve recycling
- require multi-modal connectivity
- redevelop areas to be pedestrian-friendly

Pedestrian-friendly requires changes to:

- ✓ Setbacks, including establishing build-to lines
- ✓ road widths requirements
- ✓ road configurations
- ✓ sidewalk requirements
- ✓ streetscape infrastructure requirements
- ✓ landscaping requirements
- ✓ sign limitations
- ✓ establishing form and relationship standards of the buildings to the street

Steering Committee will have a Public Reveal of all taskforces change recommendations. Final proposals passed to Steering Committee will be prepared and sent for adoption by MDC and the City-County Council.