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Commercial Use Limit Overlay Zone

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City of Fishers  
Text Amendment

Ordinance No. \_\_\_\_\_

# Commercial Use Limit Overlay (CL-OL), District

## 3.11 CUL-OL District Intent, Effect on Uses and Development Standards

District Intent	Effect on Uses	Development Standards
<p><b>Commercial Use Limit Overlay District (CL-OL)</b></p> <p>It is the purpose of this ordinance to promote the public health, safety, comfort, convenience, and general welfare by providing for consistent and coordinated land uses for large commercial centers that are in transition and need land use limitations within the planning and zoning jurisdiction of the City of Fishers, Hamilton County, Indiana.</p> <p>It is important of this District to designate certain retail properties as an important location for certain land uses that will protect the quality of the property and the surrounding properties in close proximity to the retail properties identified.</p>	<p>For retail space, larger than 5,000 square feet, the only use permitted in the CL-OL District is a grocery store.</p>	

# Commercial Use Limit Overlay (CL-OL), District

## 3.12 Applicability

The provisions of the CL-OL District shall apply to all properties lying wholly or partially within the District as shown on the official zoning map and overlay map which is hereby adopted and made part of this Ordinance. No clearing or other disturbance of land shall occur and no building, structure, or use shall be established except in compliance with the provisions of this Ordinance.

If the provisions in this CL-OL District are inconsistent with one another or conflict with provisions found in other adopted codes and regulations of the City of Fishers, the more restrictive provision shall control unless otherwise expressly provided.

## 3.13 Uses

It is the intent of this Ordinance that lands within the CL-OL District allow nothing other than a grocery store for retail space that is 5,000 square feet or more. If a use is legally established on a parcel or portion of a parcel at the time the CL-OL District is enacted, but is no longer permitted per this Section, it shall be considered legally non-conforming. A parcel containing a legally nonconforming use may be developed, maintained, or reconstructed in furtherance of the existing legal non-conforming use (a) established on that parcel and (b) by the owner of the parcel at the time the legally non-conforming use is established.

