

- (b) Where an alley abuts rear of lot: depth of rear yard may be measured from the center line of the alley.
- (c) Accessory building may not be located closer than six feet of the rear lot line.
- (d) Accessory building detached from main building: maximum occupancy of rear yard, 20%.

(4) General yard specifications.

(a) Ordinary projections of skylights over basements, sills, belt courses, cornices, chimneys and flues and ornamental features not to exceed 12 inches; open or lattice-enclosed fire escapes, fireproof outside stairways, balconies and by windows projecting not more than four feet permitted: otherwise, yards must be open and unobstructed to the sky.

- (b) Required yards for one building shall not be used again for another building.

§ 156.115 LOTS DEFICIENT IN AREA OF WIDTH.

(A) Lot included in a recorded subdivision at the time of passage of this amendment which is deficient in area or width may be used as a building lot for B-1 Business District structures.

(B) Lot in single ownership at time of passage of this amendment deficient in area or width may be used as a building lot for Business District.

§ 156.116 OFF-STREET PARKING.

See §§ 156.215 and 156.216

§ 156.117 EXTERIOR MATERIALS.

All structures permitted within the B-1 Business District shall be constructed with exterior finishes consisting of brick, stone, or other approved masonry material covering 100% of the aggregate total area of all exterior walls, exclusive of doors, windows, and associated trim.

C-1 COMMERCIAL DISTRICT

§ 156.125 USES PERMITTED.

(A) Uses permitted and specified for B-1 Business District, excluding uses permitted and specified in R-1 Residential Districts.

(B) Additional uses:

- (1) Gas stations not engaging in motor vehicle services.
- (2) Business services including:
 - (a) Banks and loan offices.
 - (b) Engineering and architectural offices.
- (3) Personal and social services including:
 - (a) Public education.
 - (b) Day care centers.
 - (c) Employment offices (Human Resources Management).
 - (d) Dance studios and academies.
- (4) Health services including:
 - (a) Nursing homes.
 - (b) Medical labs.
 - (c) Medical offices.
 - (d) Emergency health care offices.
- (5) Clothing service uses including:

- (a) Dry cleaning.
- (b) Self service laundries.
- (c) Tailors, dressmakers, and millinery.
- (d) Shoe repair.
- (6) Equipment and retail service uses including:
 - (a) Computer and electronic sales and service.
 - (b) Appliance stores.
 - (c) Record, tape or compact disc stores.
 - (d) Personal and small business printing trades.
 - (e) Building trades.
 - (f) Retail general merchandise.
 - (g) Auto sales without motor vehicle service.
 - (h) Drugstores.
 - (i) News dealers and magazine shops.
 - (j) Flower shops and greenhouses in conjunction with a flower shop.
- (7) Food service uses including:
 - (a) Grocery.
 - (b) Meat markets.
 - (c) Delicatessens.
 - (d) Retail food.
 - (e) Restaurants and fast-food.
 - (f) Micro-brewery in conjunction with retail food sales.
- (8) Boarding houses.

§ 156.126 HEIGHT SPECIFICATIONS.

- (A) Dwelling:
 - (1) Maximum of 35 feet or two stories.
 - (2) Maximum of 45 feet, if building is set back from required side and rear yard lines one foot for each two feet in height above 35 feet.
- (B) Public or semi-public buildings, churches, temples or schools: maximum of 80 feet, if building is set back from required yard line, one foot for each two feet in building height above 35 feet.
- (C) Spires, church steeples, chimneys, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, tanks, stage towers, scenery lofts, water towers, transmission towers, farm buildings or necessary mechanical appurtenances permitted in this district, any height not in conflict with other ordinances or regulations.

§ 156.127 [RESERVED].

§ 156.128 [RESERVED].

§ 156.129 YARD SPECIFICATIONS.

- (A) Front yard. No structures shall be erected closer than 100 feet from the edge of the pavement of any public road or street or closer than the front of existing buildings at the time of passage of this section.
- (B) Side yard. Where a District 2 adjoins a residential district, five feet required along the line separating the C-

Total Consumer Spending	\$67.05M	\$261.27M	\$872.72M
Median Age	36.4	34.5	36.2
Households	2,548	10,050	33,574
Percent College Degree or Above	14%	15%	18%
Average Housing Unit Value	\$125,358	\$154,456	\$199,294

AMENITIES

Air Conditioning

Signage

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
US Hwy 31	Woodruff St, NW	26,807	2018	0.21 mi
US Hwy 31 S	E Grassy Creek, N	22,968	2012	0.25 mi
US Hwy 31	Tracy North Dr, SE	22,353	2018	0.25 mi
Whiteland Rd	Thurman Dr, W	7,620	2018	0.25 mi
Mooreland Dr	Brookside Dr, N	987	2018	0.44 mi

AIRPORT

	DRIVE	DISTANCE
Indianapolis International Airport	39 min	23.9 mi

2 District from such a residential district.

§ 156.130 OFF-STREET PARKING; DOCKING.

See §§ 156.215 and 156.216.

§ 156.131 EXTERIOR MATERIALS.

All structures permitted within the C-1 Commercial District shall be constructed with exterior finishes consisting of brick, stone, or other approved masonry material covering 100% of the aggregate total area of all exterior walls, exclusive of doors, windows, and associated trim.

C-2 COMMERCIAL DISTRICT

§ 156.140 USES PERMITTED.

(A) Uses permitted and specified for Apartment District, Business District and C-1 Commercial District, excluding uses permitted and specified in all Residential Districts.

(B) Additional uses:

- (1) Gas stations engaging in motor vehicle repair service.
- (2) Public parking lots.
- (3) Tire dealers and tire repair service.
- (4) Retail and department stores.
- (5) Hospitals.
- (6) Insurance companies.
- (7) Bakery.
- (8) Wholesale uses including:
 - (a) Wholesale storage and warehouses.
 - (b) Wholesale sales.
- (9) Recreational uses including:
 - (a) Amusement parks.
 - (b) Motion picture theaters but not drive-in theaters.
 - (c) Golf courses and driving ranges.
 - (d) Bowling alley.
 - (e) Skating rink.
 - (f) Billiard rooms.
- (10) Night clubs, bars or taverns and retail establishments selling alcoholic beverages by the drink.
- (11) Hotels and motels.
- (12) Private clubs.
- (13) Veterinary clinics without animal incineration.
- (14) Mobile home sales and service.
- (15) Public warehouses.
- (16) Retail hardware and building material sales.
- (17) Funeral homes.
- (18) General contracting and special trades services without outside storage:

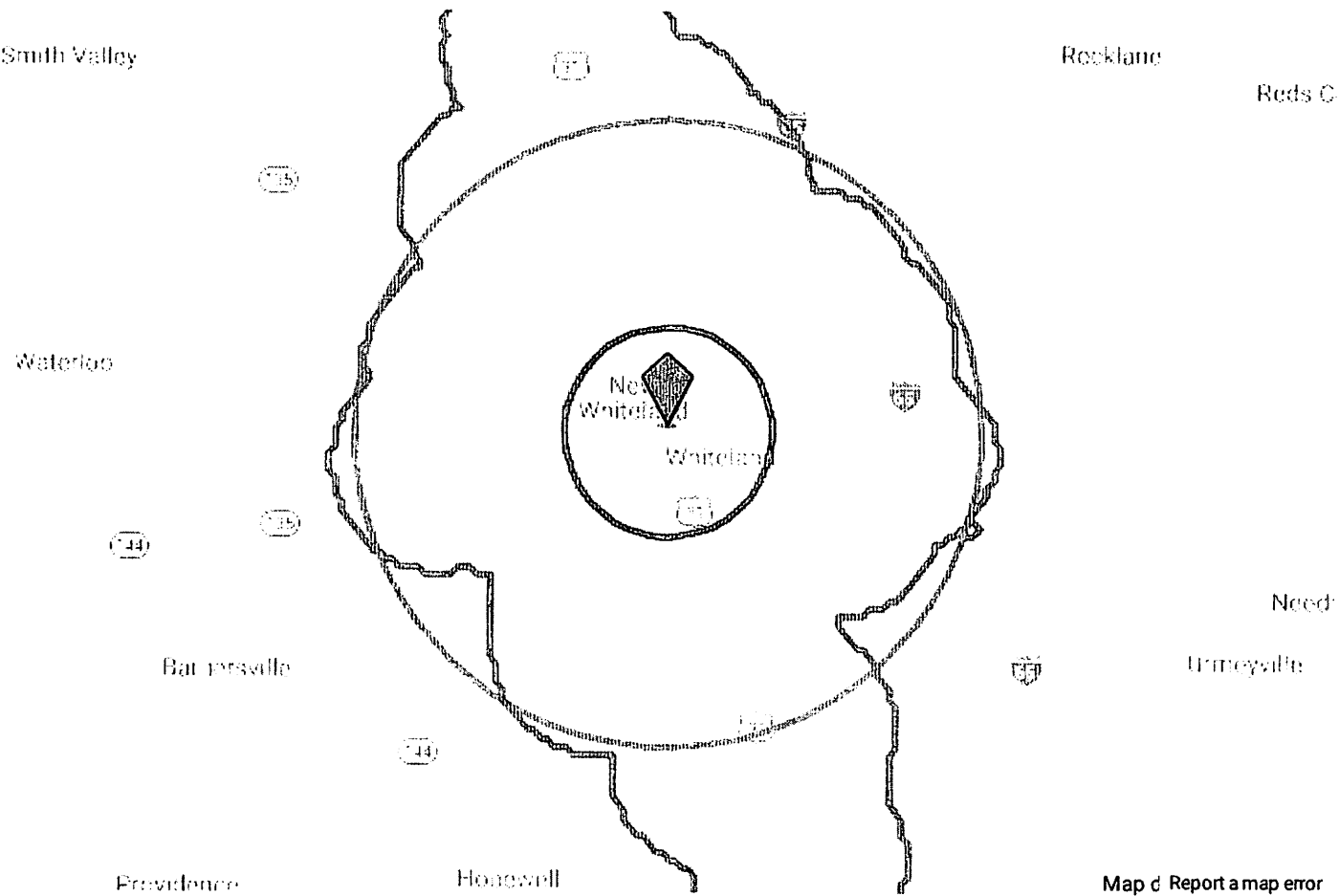
TRADE AREAS

1 mi

3 mi

5 mi

15 min drive ▾



Map of Report a map error

	1 MILE	3 MILE	5 MILE
Total Population	7,094	28,510	88,577
2010 Population	6,226	24,226	73,474
2024 Population	7,584	30,619	95,442
Employees	1,459	7,176	25,210
Total Businesses	194	604	2,214
Average Household Income	\$70,008	\$71,200	\$77,833
Median Household Income	\$62,637	\$63,317	\$64,014