



ZONING-INFO

# 3545 W. Washington Street

Indianapolis, IN 46241

Property Requirements Report  
August 14, 2024

# Property Requirements Report



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## Zoning

Indianapolis - Marion - Indiana

C-5

1. Purpose The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts.<sup>838</sup>

## Allowed Uses/Parking

Table 1: C-5 Permitted Use Use Table

Permitted Use	Parking
Adult Entertainment Business	1 per 285 sf 1 per 2 seats
Adult Entertainment Business: Retail	1 per 285 sf 1 per 2 seats
Agricultural Sciences R&D	1 per 1,000 sf
Animal Boarding	1 per 400 sf
Animal Care	1 per 400 sf
Art Gallery	1 per 400 sf 1 per 200 sf
Art School	1 per 3 students at design capacity
Artisan Food and Beverage	1 per 350 sf 1 per 200 sf
Automobile and Light Vehicle Wash	5 spaces
Automobile Fueling Station	1 per 250 sf
Automobile, Motorcycle and Light Vehicle Sales or Rental	5 spaces
Automobile, Motorcycle and Light Vehicle Service or Repair	2 per service bay 1 per 250 sf indoor sales
Bar or Tavern	1 per 150 sf  1 per 100 sf
Business School	1 per 3 students at design capacity
Check Cashing or Validation Service	5 spaces 1 per 350 sf
Clean Energy R&D	1 per 1,000 sf
Club	1 per 400 sf 1 per 200 sf
Community Center	1 per 400 sf 1 per 200 sf
Consumer Services or Repair of Consumer Goods	5 spaces 1 per 350 sf
Dental Centers	1 per 300 sf 1 per 150 sf
Dental Laboratories	1 per 350 sf 1 per 200 sf
Dental Offices	1 per 150 sf 1 per 300 sf
Department Store	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Eating Establishment or Food Preparation	1 per 100 sf 1 per 150 sf
Emergency Shelter, Daily	

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Table 1: C-5 Permitted Use Use Table continued

Permitted Use	Parking
Farmers' Market	
Financial and Insurance Services	5 spaces 1 per 350 sf
Firearm Sales	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Fireworks Sales, On-going	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Funeral Home	1 per 4 seats in main seating areas 1 per 200 sf
Greenway	
Grocery Store	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Hair and Body Care Salon or Service	5 spaces 1 per 350 sf
Hospital	1 per 3 patient beds at design capacity 1 per 2 patient beds at design capacity
Hotel, Motel or Hostel	1 per guest room 1.5 per guest room
Indoor Recreation & Entertainment	1 per 4 seats 1 per 400 sf 1 per 2 seats 1 per 250 sf
Indoor Spectator Venue	
Information Technology R&D	1 per 1,000 sf
Laundromats	5 spaces 1 per 350 sf
Library	1 per 400 sf 1 per 200 sf
Life Sciences R&D	1 per 1,000 sf
Liquor Store	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Lodge	1 per 400 sf 1 per 200 sf
Logistics R&D	1 per 1,000 sf
Medical Centers	1 per 150 sf 1 per 300 sf
Medical Laboratories	1 per 350 sf 1 per 200 sf
Medical Offices	1 per 300 sf 1 per 150 sf
Mortuary	1 per 4 seats in main seating areas 1 per 200 sf
Museum	1 per 200 sf 1 per 400 sf
Night Club or Cabaret	1 per 150 sf 1 per 100 sf
Office: Business, Professional or Government	1 per 350 sf 1 per 200 sf
Outdoor Advertising Off-Premise Sign	
Outdoor Recreation and Entertainment, General	1 per 400 sf 1.5 per 10,000 sf outdoor
Parking Garage, Commercial	
Parking Lot, Commercial	
Pawn Shop	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Plasma (Blood) Center	1 per 300 sf 1 per 150 sf
Post Office	1 per 200 sf 1 per 350 sf

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Table 1: C-5 Permitted Use Use Table continued

Permitted Use	Parking
Post-Secondary Proprietary School	1 per 3 students at design capacity
Power Generating Facility, Local	
Printing Services	5 spaces 1 per 350 sf
Public Safety Facility	1 per 350 sf 1 per 200 sf
Recycling Station	
Religious Uses	1 per 4 seats in the place of worship 1 per 1,000 sf
Retail, Heavy General	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Retail, Light General	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Schools: Industrial School	1 per 3 students at design capacity
Schools: Technical School	1 per 3 students at design capacity
Schools: Training Facility	1 per 3 students at design capacity
Schools: Vocational School	1 per 3 students at design capacity
Substance Abuse Treatment Facility	1 per 300 sf 1 per 150 sf
Substations and Utility Distribution Nodes	
Tattoo Parlor	5 spaces 1 per 350 sf
Transit Center	
Veterinarian Services	1 per 400 sf
Wireless Communications Facility	

Table 2: C-5 Special exception use Use Table

Special exception use	Parking
Methadone Clinic	1 per 300 sf 1 per 150 sf
Methadone Treatment Center	1 per 150 sf  1 per 300 sf

Table 3: C-5 Accessory use Use Table

Accessory use	Parking
Amateur Radio Antenna	
Automated Teller Machine (ATM)	
Automobile Rental Station	
Bicycle Sharing	
Day Care Center	1 per 400 sf 1 per 200 sf
Drive-Through	

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Table 3: C-5 Accessory use Use Table continued

Accessory use	Parking
Game Courts	
Garden as a Primary Use	
Nursery School	1 per 400 sf 1 per 200 sf
Outdoor Display and Sales, On-going	
Outdoor Seating or Patio (nonresidential)	
Outdoor Storage and Operations	
Personal Garden	
Pick-up Station for Dry Cleaning or Laundry	
Recycling Collection Point	
Renewable Energy Facility, Solar and Geothermal	
Renewable Energy Facility, Wind	
Satellite Dish Antenna	
Sidewalk Café	
Sign	
Swimming Pool or Hot Tub	
Transportation Facilities and Accessories (Ground)	
Vending Machine or Self-serve Kiosk (outside)	
Walk-up Window	

Table 4: C-5 Temporary use Use Table

Temporary use	Parking
Outdoor Display and Sales, Temporary	
Outdoor Seasonal Produce Sales	
Portable Storage	
Produce Sales	
Temporary Construction Yard, Office, or Equipment Storage	
Temporary Fireworks Sales	
Temporary Outdoor Event	

Table 5: C-5 Permitted if Vacant for 5 consecutive years Use Table

Permitted if Vacant for 5 consecutive years	Parking
Agricultural Uses, Buildings and Structures	
Artisan Manufacturing	1 per 350 sf 1 per 200 sf
Fourplex	1 per dwelling unit

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Table 5: C-5 Permitted if Vacant for 5 consecutive years Use  
Table continued

Permitted if Vacant for 5 consecutive years	Parking
Group Home	
Live/Work Unit	2 per dwelling unit
Mini-Warehouses (Self-Storage Facility)	1 per 30 units 1 per 15 units
Multifamily Dwellings (five or more units)	1 per dwelling unit .75 per dwelling unit
Research and Development, Other	1 per 1,000 sf
Rowhouses	1 per dwelling unit
Single-Family Attached Dwellings (a/k/a Townhouses or Rowhouses)	1 per dwelling unit
Single-Family Detached Dwelling	1 per dwelling unit
Townhouses	1 per dwelling unit
Triplex	1 per dwelling unit
Two-Family Dwelling	1 per dwelling unit
Warehousing, Wholesaling and Distribution	1 per 1,500 sf

## Bulk Requirements

Table 6: C-5 Bulk Requirements Table

Requirement	Minimum	Maximum
Abutting Alley, Transitional Yard, Compact Context, Commercial (ft.)	10	N/A
Abutting Alley, Transitional Yard, Metro Context, Commercial (ft.)	10	N/A
Area, Courtyard, Walkable Neighborhood (sq. ft.) <sup>1</sup>	800	N/A
Area, Outdoor Seasonal Produce Sales (%) <sup>2</sup>	N/A	10
Area, Percent of Parking Lot, Farmer's Market (%) <sup>3</sup>	N/A	25
Area, Private Balconies & Patios, Walkable Neighborhood (sq. ft.) <sup>4</sup>	60	N/A
Area, Produce Sales (sq. ft.) <sup>5</sup>	N/A	200
Area, Rooftop Decks, Walkable Neighborhood (sq. ft.) <sup>6</sup>	160	N/A
Area, Sales Structure for Products Grown on Site, Garden as Primary Use (sq. ft.) <sup>7</sup>	N/A	100
Area, Temporary Outdoor Display & Sales (%) <sup>8</sup>	N/A	10
Area, Transportation Facilities & Accessories (sq. ft.) <sup>9</sup>	N/A	4,000
Building & Structure Height, Compact Context, Commercial (ft.)	N/A	65
Building & Structure Height, Metro Context, Commercial (ft.)	N/A	65
Building Height, Abutting Transitional Yard, Compact Context, Commercial (ft.)	N/A	25
Building Height, Abutting Transitional Yard, Metro Context, Commercial (ft.)	N/A	18
Building Height, Garden Structures, Garden as Primary Use (ft.) <sup>10</sup>	N/A	15
Floor Area, Outdoor Storage & Operations (%)	N/A	25



# Property Requirements Report



Table 6: C-5 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Floor Area, Percent of Primary, Transportation Facilities & Accessories (%) <sup>9</sup>	N/A	10
Front Building Line, Buffer/Suburban, Walkable Neighborhood (ft.)	N/A	N/A
Front Building Line, Connector, Walkable Neighborhood (ft.)	N/A	25
Front Building Line, Pedestrian/Urban, Walkable Neighborhood (ft.)	N/A	10
Front Lot Line Setback, Compost, Refuse, Equipment, and Facility Areas, Garden as Primary Use (ft.) <sup>10</sup>	20	N/A
Front Lot Line Setback, Natural Landscaping Areas (ft.) <sup>11</sup>	2	N/A
Front Setback Along Collector Streets, Metro Context, Commercial (ft.)	10	N/A
Front Setback Along Expressways & Freeways, Metro Context, Commercial (ft.)	10	N/A
Front Setback Along Local Streets, Metro Context, Commercial (ft.)	10	N/A
Front Setback Along Primary & Secondary Thoroughfares, Metro Context, Commercial (ft.)	10	N/A
Front Yard Depth, Compact Context, Commercial (ft.)	10	N/A
Front Yard, Transitional, Compact Context, Commercial (ft.)	10	N/A
Front Yard, Transitional, Metro Context, Commercial (ft.)	20	N/A
Height, Amateur Radio Antenna <sup>12</sup>	N/A	75
Height, Outdoor Storage & Operations (ft.) <sup>13</sup>	N/A	10
Height, Wireless Communication Towers (ft.) <sup>14 15</sup>	N/A	90
Interior Landscaping, Development 75% Previously Developed Other than Residential or Agricultural, Parking (%)	6	N/A
Interior Landscaping, New and Any Other Type of Development, Parking (%)	9	N/A
Interior Landscaping, Undeveloped Commercial Lot, 2 Acres or Less, Parking (%)	6	N/A
Landscape Buffer, Accessory Facilities, Local Power Generating Facility (ft.) <sup>16</sup>	25	N/A
Landscape Buffer, Mini-Warehouses (ft.) <sup>17</sup>	50	N/A
Landscape Buffer, Perimeter, Wireless Communications Tower (ft.) <sup>18</sup>	10	N/A
Length, Courtyard, Walkable Neighborhood (ft.) <sup>1</sup>	20	N/A
Living Materials (%) <sup>19</sup>	60	N/A
Lot Area, Garden as Primary Use (acres) <sup>20</sup>	N/A	3
Lot Area, Percent of Primary, Accessory Buildings (%)	N/A	25
Lot Line Setback, Guy Anchorages, Wireless Communication Tower (ft.) <sup>21</sup>	30	N/A
Number of Stands, Produce Sales <sup>22</sup>	N/A	1
Other Lot Line Setback, Natural Landscaping Areas (ft.) <sup>11</sup>	4	N/A
Parking Proximity To Use Served, Compact Context (ft.) <sup>23</sup>	N/A	500
Parking Proximity To Use Served, Metro Context (ft.) <sup>24</sup>	N/A	500
Parking, Percent of Setback Area (%) <sup>25</sup>	N/A	10
Rear Yard Depth, Compact Context, Commercial (ft.)	10	N/A
Rear Yard Depth, Metro Context, Commercial (ft.)	10	N/A
Rear Yard Depth, Transitional, Compact Context, Commercial (ft.)	15	N/A
Rear Yard Depth, Transitional, Metro Context, Commercial (ft.)	20	N/A
Required Front Building Line, Buffer/Suburban, Walkable Neighborhood (%)	40	N/A
Required Front Building Line, Connector, Walkable Neighborhood (%)	60	N/A
Required Front Building Line, Pedestrian/Urban, Walkable Neighborhood (%)	80	N/A
Setback from Bar or Tavern, Indoor Recreation & Entertainment (ft.) <sup>26</sup>	500	N/A

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Table 6: C-5 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Setback from Church or Church District, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from Day Care Center or Day Care Home, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from Dwelling District, Aboveground Facilities & Equipment, Local Power Generating Facility <sup>28</sup>	100	N/A
Setback from Dwelling District, Outdoor Animal Exercise or Boarding Area (ft.) <sup>29</sup>	100	N/A
Setback from Dwelling Districts, Accessory Use Aboveground Facilities or Equipment, Local Power Generating Facility (ft.) <sup>16</sup>	100	N/A
Setback from Dwelling Districts, Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from Dwelling Unit, Compressed Natural Gas Storage, Automobile Fueling Station (ft.) <sup>31</sup>	100	N/A
Setback from Dwelling Zoning Districts, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from Dwellings, Lots <sup>32</sup>	500	N/A
Setback from Establishment Where Alcoholic Beverages may be Carried Out, Indoor Recreation & Entertainment (ft.) <sup>26</sup>	500	N/A
Setback from Historic Preservation Area, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from HP-1 District, Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from Indoor Recreation & Entertainment Establishment for People Under 21, Bar or Tavern (ft.) <sup>33</sup>	500	N/A
Setback from Indoor Recreation & Entertainment Establishment for People Under 21, Liquor Store (ft.) <sup>34</sup>	500	N/A
Setback from Indoor Recreation & Entertainment Establishment for People Under 21, Night Club or Cabaret (ft.) <sup>35</sup>	500	N/A
Setback from Indoor Recreation & Entertainment Establishment for People Under 21, Substance Abuse Treatment Facility (ft.) <sup>36</sup>	500	N/A
Setback from Liquor Store, Indoor Recreation & Entertainment (ft.) <sup>26</sup>	500	N/A
Setback from Lot Line & Sidewalk, Outdoor Seasonal Produce Sales (ft.) <sup>37</sup>	5	N/A
Setback from Lot Line and Sidewalk, Temporary Outdoor Display & Sales (ft.) <sup>38</sup>	5	N/A
Setback from Night Club Establishment, Indoor Recreation & Entertainment (ft.) <sup>26</sup>	500	N/A
Setback from Other Adult Business, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from Other Check Cashing or Validation Service, Check Cashing or Validation Service (ft.) <sup>39</sup>	500	N/A
Setback from Other Group Homes, Group Home (ft.) <sup>40</sup>	1,000	N/A
Setback from Parcel Containing a School, Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from Park or Park District, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback from PK-1 District, Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from Private, Public, or Parochial School or School District, Adult Business (ft.) <sup>27</sup>	500	N/A
Setback From Project, Temporary Construction Yard, Office, or Equipment Storage (ft.) <sup>41</sup>	N/A	300
Setback from Protected District, Automobile & Light Vehicle Wash (ft.) <sup>42</sup>	100	N/A
Setback from Protected District, Bar or Tavern (ft.) <sup>43</sup>	100	N/A
Setback from Protected District, Check Cashing or Validation Service (ft.) <sup>44</sup>	500	N/A
Setback from Protected District, Liquor Store (ft.) <sup>45</sup>	100	N/A

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Table 6: C-5 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Setback from Protected District, Recycling Collection Point (ft.) <sup>46</sup>	100	N/A
Setback from Protected Districts, Drive-Through (ft.) <sup>47</sup>	25	N/A
Setback from Protected Districts, Night Club or Cabaret (ft.) <sup>48</sup>	100	N/A
Setback from Protected Districts, Substance Abuse Treatment Facility (ft.) <sup>36</sup>	500	N/A
Setback from Protected Districts, Tattoo Parlor (ft.) <sup>49</sup>	1,000	N/A
Setback from Rear Lot Line, Swimming Pool or Hot Tub (ft.) <sup>50</sup>	5	N/A
Setback from SU-1 District (Church), Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from SU-2 District (school), Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from SU-37 District (Library), Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from SU-38 District (Community Center), Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback from Substance Abuse Treatment Facility, Indoor Recreation & Entertainment (ft.) <sup>26</sup>	500	N/A
Setback from University Quarter Districts, Methadone Clinic (ft.) <sup>30</sup>	500	N/A
Setback, Parking, Buffer/Suburban, Walkable Neighborhood (ft.)	10	N/A
Setback, Surface Parking, Connector, Walkable Neighborhood (ft.)	25	N/A
Side Yard Width, Compact Context, Commercial (ft.)	10	N/A
Side Yard Width, Metro Context, Commercial (ft.)	10	N/A
Side Yard Width, Transitional, Compact Context, Commercial (ft.)	15	N/A
Side Yard Width, Transitional, Metro Context, Commercial (ft.)	20	N/A
Stream Protection Corridor, Category 1 Streams, Compact Context (ft.) <sup>51</sup>	60	N/A
Stream Protection Corridor, Category 1 Streams, Metro Context (ft.) <sup>51</sup>	100	N/A
Stream Protection Corridor, Category 2 Streams, Compact Context (ft.) <sup>51</sup>	25	N/A
Stream Protection Corridor, Category 2 Streams, Metro Context (ft.) <sup>51</sup>	50	N/A
Street Frontage Landscaping, Compact Context, Parking (ft.)	6	N/A
Street Frontage Landscaping, Metro Context, Parking (ft.)	10	N/A
Street Frontage, Commercial (ft.)	50	N/A
Transitional Yard Edge Buffer, Multifamily Abutting Single Family (ft.) <sup>52</sup>	15	N/A
Width Behind FBL, Parking, Connector, Walkable Neighborhood (%)	N/A	40
Width, Courtyard, Walkable Neighborhood <sup>1</sup>	20	N/A

## Disclaimer of Warranty, Limitation of Liability & Venue Selection Agreement

Zoning-Info LLC makes no warranty of any kind, express or implied, including any implied warranty of merchantability or fitness for a particular purpose, in connection with the Commercial Report (“Report”) provided to you in this document. Zoning-Info LLC does not and cannot warrant that this Report will accurately report all permitted uses and that the municipality will not adversely change or interpret the zoning ordinance in a manner contrary to the Report. Unless specifically provided in this Report, or otherwise required by law, you agree that Zoning-Info LLC, its officers, directors, employees, agents or contractors are not liable for any indirect, incidental, special or consequential damages under or by reason as a

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result of providing this Report or by reason of your reliance on this Report, whether in an action in contract or tort or based on a warranty or any other legal theory. Further, in no event shall the liability of Zoning-Info LLC and its affiliates exceed the amounts paid by you for the Report. ALL PARTIES STIPULATE THAT ANY CAUSE OF ACTION SHALL BE BROUGHT EXCLUSIVELY IN DENTON COUNTY TEXAS IF BROUGHT IN STATE COURT AND THE EASTERN DISTRICT OF TEXAS IF SUCH ACTION IS BROUGHT IN FEDERAL COURT.

## Notes

1. 744-702.G.2 :: Sec. 744-702.G.2 2. Courtyards, plazas and patios or similar outdoor seating areas that are either designed as an extension of the public streetscape on the frontage, or at least 800 square feet and 20 feet in all directions if internal to the site.
2. 743.III.6.S.3 :: Sec. 743.III.6.S.3 3. Must use no more than 10% of the required on-site parking spaces and must maintain vehicle maneuverability on the site
3. 743.III.4.D.c :: Sec. 743.III.4.D.c c. If the Farmers' Market is conducted in a parking lot, it may not occupy more than 25% of the parking required by the other uses on the site.
4. 744-702.G.4 :: Sec. 744-702.G.4 4. Private balconies or patios for residential units, provided they are at least 60 square feet.
5. 743.III.6.Z.4 :: Sec. 743.III.6.Z.4 4. Size of the area used for produce sales shall not exceed 200 square feet.
6. 744-702.G.3 :: Sec. 744-702.G.3 3. Rooftop decks provided they are at least 160 square feet;
7. 743.III.4.E.9 :: Sec. 743.III.4.E.9 9. Sales of products grown on the site is permitted on the site, provided that any structure used for sales is no larger than 100 square feet, not on a permanent foundation and is not located in a required yard area.
8. 743.III.6.R.4.b :: Sec. 743.III.6.R.4.b b. Using no more than 10% of the required on-site parking spaces and maintaining vehicle maneuverability on the site
9. 743.III.6.NN.2 :: Sec. 743.III.6.NN.2 2. This use shall not exceed more than 10% of the gross floor area of the building within which it is located, or, if in a freestanding structure, the structure shall not exceed 4,000 square feet of gross floor area.
10. 743.III.4.E.4 :: Sec. 743.III.4.E.4 4. Garden structures, such as greenhouses, hoop houses, storage sheds, gazebos, shelters, cold frames, are limited to a maximum height of 15 feet and shall meet the setback requirements of the district. However, the area for compost, refuse, equipment and facilities shall also be setback at least 20 feet from the front lot line.
11. 744.V.3.N.2 :: Sec. 744.V.3.N.2 2. Natural landscaping areas shall not be located within 2 feet of a front lot line, or within 4 feet of any other lot line, except that no rear or side yard setback shall be required where the natural landscaping is separated from adjacent lots by fencing or continuous shrub growth 3 feet or more in height, or where the natural landscaping area abuts another permitted natural landscaping area on an abutting lot.
12. 743.III.6.D.1 :: Sec. 743.III.6.D.1 1. The height including masts shall not exceed 75 feet measured from grade level at the base of the antenna.
13. 743-306-2-1 :: Table 743-306-2-1 [1] In the Metro Context Area, within 500 feet; in the Compact Context Area, within 300 feet.
14. 743.III.5.OO.10.c.1 :: Sec. 743.III.5.OO.10.c.1 1. Maximum height of 90 feet allowed for freestanding WCF located 500 feet or more from a protected district or a greenway
15. 743.III.5.OO.10.c.2 :: Sec. 743.III.5.OO.10.c.2 2. Within 500 feet of a protected district or a greenway, the height for a freestanding WCF is limited to a maximum of 5 feet higher than the building height permitted by the district where the WCF is located.

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16. 743.III.5.EE.2 :: Sec. 743.III.5.EE.2 2. Any accessory use aboveground facilities or equipment that are not fully enclosed within a building and are located within 100 feet, measured in any direction, of a dwelling district, a vegetated buffer at least 25 feet in width, measured from and paralleling the lot line, shall be provided along such lot line.
17. 743.III.5.X.4 :: Sec. 743.III.5.X.4 4. A landscaped or naturally vegetated buffer at least 50 feet in width shall be provided along any lot line that abuts a protected district.
18. 743.III.5.OO.3.b :: Sec. 743.III.5.OO.3.b b. The landscape yard shall be a minimum of 10 feet in width.
19. 744.V.3.C :: Sec. 744.V.3.C C. Minimum Living Materials In all areas where landscaping is required, a minimum of 60% of the surface area shall be covered by living materials, rather than gravel, stone or other non-living materials.
20. 743.III.4.E.1 :: Sec. 743.III.4.E.1 1. The maximum size is 3 contiguous acres. Larger primary uses are classified as an agricultural use.
21. 743.III.5.OO.4 :: Sec. 743.III.5.OO.4 4. Guy anchorages No guy anchorages shall be located within any front, side or rear transitional yard, and shall be set back at least 30 feet from any lot line.
22. 743.III.6.Z.2 :: Sec. 743.III.6.Z.2 2. The number of produce stands on one lot shall be limited to one (1).
23. 744.IV.4.A.1.c :: Sec. 744.IV.4.A.1.c c. In the Compact Context area accessory off-street parking areas may be located within 500 feet of the property containing the building or use served
24. 744.IV.4.A.1.b :: Sec. 744.IV.4.A.1.b b. In the Metro Context area, buildings or uses existing on the first day of the month that is six months after the date of adoption that are subsequently altered or enlarged so as to require the provision of additional parking spaces under the requirements of this Chapter 744 Article IV may be served by parking spaces located on land other than the lot on which the building or use served is located, provided such spaces are within 500 feet of a lot line of the use served.
25. 744.IV.4.A.2.b.1 :: Sec. 744.IV.4.A.2.b.1 1. If located in an industrial or commercial zoning district, the parking area must not occupy more than 10% of the total area of the setback area.
26. 743.III.5.T.2 :: Sec. 743.III.5.T.2 2. All indoor recreation & entertainment establishments that cater to, or markets itself predominantly to, persons under 21-years of age shall not be located within 500 feet of any substance abuse treatment facility, bar or tavern, liquor store, night club establishment, or such establishment where alcoholic beverages may be carried out (except drug stores or grocery stores).
27. 743.III.5.A.3.a :: Sec. 743.III.5.A.3.a a. The establishment, enlargement, reconstruction, resumption or structural alteration of any adult entertainment business is prohibited if such business is within 500 feet of another such business or within 500 feet of any existing church, church zoning district, public, private or parochial school for kindergarten through twelfth grade, school zoning district, park, park zoning district, locally designated historic preservation area established by, and under the jurisdiction of the Indianapolis Historic Preservation Commission or the Meridian Street Preservation Commission, day care center, day care home or any existing dwelling zoning district within Marion County, Indiana.
28. 743.III.5.EE.1 :: Sec. 743.III.5.EE.1 1. All primary use aboveground facilities and equipment that are not fully enclosed within a building shall be located at least 100 feet, measured in any direction, from any Dwelling district.
29. 743.III.4.B.3 :: Sec. 743.III.4.B.3 3. No portion of an outdoor animal exercise or boarding area shall be located within 100 feet of any dwelling district other than the D-A district.
30. 743.III.3.H :: Sec. 743.III.3.H Notwithstanding the provisions of the Use Table, this use shall only be permitted after approval of a Special Exception by the Board of Zoning Appeals in accordance with Section 740-705, and shall not be located within 500 feet (See Section 740-308 and Section 743-301) of the following; 1. Dwelling districts; 2. HP-1 district; 3. PK-1 district; 4. University quarter districts; 5. SU-1 District (church); 6. SU-2 District (school); 7. SU-37 District (library); 8. SU-38 District (community center); or 9. A lot or parcel containing an elementary school, junior high school or high school, as defined in IC 20-10.1-1, regardless of zoning classification. If the elementary, junior high or high school use is included within an integrated center, the perimeter of the part of the lot, parcel, or building occupied by the elementary, junior high, or high school use shall be deemed the perimeter of the lot for purposes of the 500-foot spacing requirement.

# Property Requirements Report



31. 743.III.5.E.7 :: Sec. 743.III.5.E.7 7. Storage of compressed natural gas or associated CNG facilities shall not be located within 100 feet of an occupied dwelling unit on the same side of the street.
32. 743.III.4.A.2 :: Sec. 743.III.4.A.2 2. All area devoted to the concentration of cattle, swine or poultry shall be a minimum of 500 feet from any dwelling unit located on a lot of less than 3 acres, other than the principal homestead.
33. 743.III.5.H.2 :: Sec. 743.III.5.H.2 2. The use shall not be located within 500 feet, measured in any direction, of any indoor recreation & entertainment establishment that caters to, or markets itself predominantly to, persons under 21-years of age.
34. 743.III.5.V.2 :: Sec. 743.III.5.V.2 2. The use shall not be located within 500 feet, measured in any direction, of any indoor recreation & entertainment establishment that caters to, or markets itself predominantly to, persons under 21-years of age.
35. 743.III.5.Z.2 :: Sec. 743.III.5.Z.2 2. The use shall not be located within 500 feet, measured in any direction, of any indoor recreation & entertainment establishment that caters to, or markets itself predominantly to, persons under 21-years of age.
36. 743.III.3.I :: Sec. 743.III.3.I In the C-4, C-5, and C-7 districts, substance abuse treatment facilities shall not be located within 500 feet, measured in any direction, of any protected district or any Indoor recreation & entertainment establishment that caters to, or markets itself predominantly to, persons under 21-years of age.
37. 743.III.6.S.5 :: Sec. 743.III.6.S.5 5. Must maintain a setback of at least 5 feet from any lot line and any sidewalk
38. 743.III.6.R.4.c :: Sec. 743.III.6.R.4.c c. Maintaining a setback of at least 5 feet from any lot line and any sidewalk
39. 743.III.5.K.3 :: Sec. 743.III.5.K.3 3. This use is not permitted within 500 feet of any other Check Cashing or Validation Service.
40. 743.III.2.I.1 :: Sec. 743.III.2.I.1 1. No group home in a Dwelling District shall be located within 1,000 feet of another group home, as measured between the closest points on their respective lot lines, unless the two properties are separated by a river, creek, railroad track or street with 4 or more travel lanes.
41. 743.III.6.KK.2 :: Sec. 743.III.6.KK.2 2. The temporary use structure must be incidental to and necessary for the sale, rental, lease of, or construction of, real property or premises in the zoning district that permits the use and located within 300 feet of the lot or project
42. 743.III.5.D.3 :: Sec. 743.III.5.D.3 3. The use shall not be located within 100 feet, measured in any direction, of a protected district.
43. 743.III.5.H.1 :: Sec. 743.III.5.H.1 1. The use shall not be located within 100 feet, measured in any direction, of a protected district.
44. 743.III.5.K.2 :: Sec. 743.III.5.K.2 2. This use is not permitted within 500 feet from any protected district.
45. 743.III.5.V.1 :: Sec. 743.III.5.V.1 1. The use shall not be located within 100 feet, measured in any direction, of a protected district.
46. 743.III.6.BB.9 :: Sec. 743.III.6.BB.9 9. With the exception of recycling collection points located within a protected district, no recycling collection point shall be located closer than 100 feet of a protected district.
47. 743.III.6.I.1 :: Sec. 743.III.6.I.1 1. Drive-through including lanes must be located at least 25 feet from the boundary of any protected district.
48. 743.III.5.Z.1 :: Sec. 743.III.5.Z.1 1. The use shall not be located within 100 feet, measured in any direction, of a protected district.
49. 743.III.5.KK.1 :: Sec. 743.III.5.KK.1 1. In the C-4, C-5 and C-7 districts, the use shall not be permitted within 1,000 feet of any protected district
50. 743.III.6.JJ.2 :: Sec. 743.III.6.JJ.2 2. The pool or hot tub shall not be located in nor on any front yard or closer to any side lot line than the required minimum side yard setbacks of the dwelling district and in no case shall the pool or hot tub be located closer to any rear lot line than 5 feet.

# Property Requirements Report



51. 744-205-1 :: Table 744-205-1 Table 744-205-1: Stream Protection Corridor Widths Category One Streams Category Two (Other Mapped Streams)  
Compact Context 60 feet 25 feet Metro Context 100 feet 50 feet
52. 744.V.6.B.1 :: Sec. 744.V.6.B.1 1. Option 1. A landscape buffer area at least 15 feet wide shall be provided by the commercial or institutional project along the shared border. The buffer area shall consist of natural landscape materials such as grasses, ground cover, shrubs, and trees, and shall not contain impervious surfaces.