



ZONING-INFO

2421 Central Ave
Indianapolis, IN 46205

Property Requirements Report
January 7, 2026

Property Requirements Report



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Zoning

Indianapolis - Marion - Indiana

C-1

1. Purpose The C-1 District is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.⁸¹⁴

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D-8

1. Purpose The D-8 district is a unique district designed for application in older developed urban areas. The district allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares. Due to the variety and intensity of development, clear delineation of public, semipublic and private areas must be ensured. Another important application of this district is in areas that are experiencing renewal either by public action or by natural process. Trees, as well as lot orientation, fulfill a critical cooling and drainage role for the lots in this district. A fine-grain of accessibility is provided and must be maintained. The D-8 district has a typical density range of 5 to 26 units per gross acre depending upon the type of development. This district fulfills the high density residential classification of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing conditions, including vegetation, topography, drainage and wildlife.

Allowed Uses/Parking

Table 1: C-1 Permitted Use Use Table

Permitted Use	Parking
Art Gallery	1 per 400 sf 1 per 200 sf
Art School	1 per 3 students at design capacity
Assisted Living Facility	1 per 2 habitable units 1 visitor space per 20 habitable units 2 per 3 habitable units
Bed and Breakfast	1 per guest room 1.5 per guest room
Business School	1 per 3 students at design capacity
Club	1 per 400 sf 1 per 200 sf
Community Center	1 per 400 sf 1 per 200 sf
Day Care Center	1 per 400 sf 1 per 200 sf

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Table 1: C-1 Permitted Use Use Table continued

Permitted Use	Parking
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
Financial and Insurance Services	5 spaces 1 per 350 sf
Funeral Home	1 per 4 seats in main seating areas 1 per 200 sf
Garden as a Primary Use	
Greenway	
Hair and Body Care Salon or Service	5 spaces 1 per 350 sf
Information Technology R&D	1 per 1,000 sf
Library	1 per 400 sf 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
Nursery School	1 per 400 sf 1 per 200 sf
Nursing Home	1 per four beds 1 visitor space per 6 beds 1 per two beds
Office: Business, Professional or Government	1 per 350 sf 1 per 200 sf
Post-Secondary Proprietary School	1 per 3 students at design capacity
Religious Uses	1 per 4 seats in the place of worship 1 per 1,000 sf
Schools: Elementary School	1 per 20 students at design capacity
Schools: High School	1 per 8 students at design capacity 1 per 6 students at design capacity
Schools: Middle School	1 per 20 students at design capacity
Substations and Utility Distribution Nodes	
Transit Center	
Wireless Communications Facility	

Table 2: C-1 Accessory use Use Table

Accessory use	Parking
Amateur Radio Antenna	
Automated Teller Machine (ATM)	
Bicycle Sharing	

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Table 2: C-1 Accessory use Use Table continued

Accessory use	Parking
Consumer Services or Repair of Consumer Goods	5 spaces 1 per 350 sf
Drive-Through	
Eating Establishment or Food Preparation	1 per 100 sf 1 per 150 sf
Game Courts	
Grocery Store	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Indoor Recreation & Entertainment	1 per 4 seats 1 per 400 sf 1 per 2 seats 1 per 250 sf
Outdoor Seating or Patio (nonresidential)	
Parking Garage, Commercial	
Parking Lot, Commercial	
Personal Garden	
Pick-up Station for Dry Cleaning or Laundry	
Recycling Collection Point	
Renewable Energy Facility, Solar and Geothermal	
Retail, Light General	1 per 350 sf 1 per 400 sf 1 per 1,000 sf of outside 1 per 200 sf
Satellite Dish Antenna	
Sidewalk Café	
Sign	
Swimming Pool or Hot Tub	
Transportation Facilities and Accessories (Ground)	

Table 3: C-1 Temporary use Use Table

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

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Table 4: C-1 Permitted if Vacant for 5 consecutive years Use Table

Permitted if Vacant for 5 consecutive years	Parking
Fourplex	1 per dwelling unit
Group Home	
Live/Work Unit	2 per dwelling unit
Multifamily Dwellings (five or more units)	1 per dwelling unit .75 per dwelling unit
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

Table 5: D-8 Permitted Use Use Table

Permitted Use	Parking
Fourplex	1 per dwelling unit
Garden as a Primary Use	
Greenway	
Group Home	
Multifamily Dwellings (five or more units)	1 per dwelling unit .75 per dwelling unit
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
Wireless Communications Facility	

Table 6: D-8 Special exception use Use Table

Special exception use	Parking
Assisted Living Facility	1 per 2 habitable units 1 visitor space per 20 habitable units 2 per 3 habitable units
Bed and Breakfast	1 per guest room 1.5 per guest room

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Table 6: D-8 Special exception use Use Table continued

Special exception use	Parking
Day Care Center	1 per 400 sf 1 per 200 sf
Manufactured Home on a lot platted before 7-1-82	
Manufactured Home on a lot platted on or after 7-1-82	
Nursery School	1 per 400 sf 1 per 200 sf
Nursing Home	1 per four beds 1 visitor space per 6 beds 1 per two beds
Religious Uses	1 per 4 seats in the place of worship 1 per 1,000 sf
Transitional Living Quarters	

Table 7: D-8 Accessory use Use Table

Accessory use	Parking
Amateur Radio Antenna	
Bicycle Sharing	
Child Care Home	
Employee Living Quarters	
Game Courts	
Home Occupations	
Minor Residential Structures	
Personal Garden	
Personal Livestock	
Pick-up Station for Dry Cleaning or Laundry	
Recreational Vehicle Parking	
Recycling Collection Point	
Renewable Energy Facility, Solar and Geothermal	
Residential Support Facility or Amenity	
Satellite Dish Antenna	
Secondary Dwelling Unit	
Sign	
Swimming Pool or Hot Tub	
Transportation Facilities and Accessories (Ground)	
Underground Storeroom or Safe Room	

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Table 8: D-8 Temporary use Use Table

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

Bulk Requirements

Table 9: C-1 Bulk Requirements Table

Requirement	Minimum	Maximum
Abutting Alley, Transitional Yard, Compact Context, Commercial (ft.)	8	N/A
Abutting Alley, Transitional Yard, Metro Context, Commercial (ft.)	10	N/A
Area, Courtyard, Walkable Neighborhood (sq. ft.) ¹	800	N/A
Area, Primary Building, Bed & Breakfast (sq. ft.) ²	1,500	N/A
Area, Private Balconies & Patios, Walkable Neighborhood (sq. ft.) ³	60	N/A
Area, Produce Sales (sq. ft.) ⁴	N/A	200
Area, Rooftop Decks, Walkable Neighborhood (sq. ft.) ⁵	160	N/A
Area, Sales Structure for Products Grown on Site, Garden as Primary Use (sq. ft.) ⁶	N/A	100
Area, Temporary Outdoor Display & Sales (%) ⁷	N/A	10
Area, Transportation Facilities & Accessories (sq. ft.) ⁸	N/A	4,000
Building & Structure Height, Compact Context, Commercial (ft.)	N/A	68
Building & Structure Height, Metro Context, Commercial (ft.)	N/A	50
Building Height, Abutting Transitional Yard, Compact Context, Commercial (ft.)	N/A	25
Building Height, Abutting Transitional Yard, Metro Context, Commercial (ft.)	N/A	35
Building Height, Garden Structures, Garden as Primary Use (ft.) ⁹	N/A	15
Floor Area, Percent of Primary, Transportation Facilities & Accessories (%) ⁸	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.) ⁹	20	N/A
Front Lot Line Setback, Natural Landscaping Areas (ft.) ¹⁰	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

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Table 9: C-1 Bulk Requirements Table continued

Requirement	Minimum	Maximum
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	65
Front Yard, Transitional, Compact Context, Commercial (ft.)	10	65
Front Yard, Transitional, Metro Context, Commercial (ft.)	20	85
Height, Amateur Radio Antenna ¹¹	N/A	75
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
Length, Courtyard, Walkable Neighborhood (ft.) ¹	20	N/A
Living Materials (%) ¹²	60	N/A
Lot Area, Garden as Primary Use (acres) ¹³	N/A	3
Lot Area, Percent of Primary, Accessory Buildings (%)	N/A	10
Number of Stands, Produce Sales ¹⁴	N/A	1
Other Lot Line Setback, Natural Landscaping Areas (ft.) ¹⁰	4	N/A
Parking Proximity To Use Served, Compact Context (ft.) ¹⁵	N/A	500
Parking Proximity To Use Served, Metro Context (ft.) ¹⁶	N/A	500
Parking, Percent of Setback Area (%) ¹⁷	N/A	10
Rear Yard Depth, Compact Context, Commercial (ft.)	N/A	N/A
Rear Yard Depth, Metro Context, Commercial (ft.)	10	N/A
Rear Yard Depth, Transitional, Compact Context, Commercial (ft.)	10	N/A
Rear Yard Depth, Transitional, Metro Context, Commercial (ft.)	15	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.) ¹⁸	500	N/A
Setback from Establishment Where Alcoholic Beverages may be Carried Out, Indoor Recreation & Entertainment (ft.) ¹⁸	500	N/A
Setback from Liquor Store, Indoor Recreation & Entertainment (ft.) ¹⁸	500	N/A
Setback from Lot Line and Sidewalk, Temporary Outdoor Display & Sales (ft.) ¹⁹	5	N/A
Setback from Night Club Establishment, Indoor Recreation & Entertainment (ft.) ¹⁸	500	N/A
Setback from Other Group Homes, Group Home (ft.) ²⁰	1,000	N/A
Setback From Project, Temporary Construction Yard, Office, or Equipment Storage (ft.) ²¹	N/A	300
Setback from Protected District, Recycling Collection Point (ft.) ²²	100	N/A
Setback from Protected Districts, Drive-Through (ft.) ²³	25	N/A
Setback from Rear Lot Line, Swimming Pool or Hot Tub (ft.) ²⁴	5	N/A
Setback from Substance Abuse Treatment Facility, Indoor Recreation & Entertainment (ft.) ¹⁸	500	N/A
Setback, Parking, Buffer/Suburban, Walkable Neighborhood (ft.)	10	N/A
Setback, Surface Parking, Connector, Walkable Neighborhood (ft.)	25	N/A

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Table 9: C-1 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Side Yard Width, Compact Context, Commercial (ft.)	N/A	N/A
Side Yard Width, Metro Context, Commercial (ft.)	10	N/A
Side Yard Width, Transitional, Compact Context, Commercial (ft.)	10	N/A
Side Yard Width, Transitional, Metro Context, Commercial (ft.)	15	N/A
Stream Protection Corridor, Category 1 Streams, Compact Context (ft.) ²⁵	60	N/A
Stream Protection Corridor, Category 1 Streams, Metro Context (ft.) ²⁵	100	N/A
Stream Protection Corridor, Category 2 Streams, Compact Context (ft.) ²⁵	25	N/A
Stream Protection Corridor, Category 2 Streams, Metro Context (ft.) ²⁵	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.) ²⁶	15	N/A
Width Behind FBL, Parking, Connector, Walkable Neighborhood (%)	N/A	40
Width, Courtyard, Walkable Neighborhood ¹	20	N/A

Table 10: D-8 Bulk Requirements Table

Requirement	Minimum	Maximum
Aggregate Side Yard Width, Metro Context, Single Family (ft.)	10	N/A
Area, Courtyard, Walkable Neighborhood (sq. ft.) ²⁷	750	5,000
Area, Home Occupation (%) ²⁸	N/A	30
Area, Home Occupation (sq. ft.) ²⁸	N/A	600
Area, In Dwelling Districts, Enclosed Buildings with No Foundation, Garden as Primary Use (sq. ft.) ²⁹	N/A	600
Area, Pick Up Station for Dry Cleaning or Laundry (%) ³⁰	N/A	10
Area, Primary Building, Bed & Breakfast (sq. ft.) ²	1,500	N/A
Area, Produce Sales (sq. ft.) ⁴	N/A	200
Area, Rear Yard or Uncovered Decks/Patios, Walkable Neighborhood (sq. ft.) ³¹	140	N/A
Area, Rooftop Decks, Walkable Neighborhood (sq. ft.) ³²	160	N/A
Area, Sales Structure for Products Grown on Site, Garden as Primary Use (sq. ft.) ⁶	N/A	100
Area, Secondary Dwelling Unit (sq. ft.) ³³	N/A	720
Area, Temporary Outdoor Display & Sales (%) ⁷	N/A	10
Area, Transportation Facilities & Accessories (sq. ft.) ⁸	N/A	4,000
Building Height, Accessory, Single Family (ft.)	N/A	25
Building Height, Detached House-Compact Lot, Single Family (ft.)	N/A	35
Building Height, Detached House-Compact Lot, Single Family (stories)	N/A	2.50
Building Height, Detached House-Small Lot, Single Family (ft.)	N/A	35
Building Height, Detached House-Small Lot, Single Family (stories)	N/A	2.50
Building Height, Duplex (ft.)	N/A	35
Building Height, Duplex (stories)	N/A	2.50

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Table 10: D-8 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Building Height, Garden Structures, Garden as Primary Use (ft.) ⁹	N/A	15
Building Height, Multi Unit House (2-4 Units)-Compact Lot (ft.)	N/A	35
Building Height, Multi Unit House (2-4 Units)-Compact Lot (stories)	N/A	2.50
Building Height, Multi Unit House (2-4 Units)-Small Lot (ft.)	N/A	35
Building Height, Multi Unit House (2-4 Units)-Small Lot (stories)	N/A	2.50
Building Height, Primary, Abutting a Lot Improved with Single Family Detached Dwelling (ft.)	N/A	40
Building Height, Primary, Single Family (ft.)	N/A	56
Building Height, Row House (2-12 Units/Building)-Small Lot (ft.)	N/A	40
Building Height, Row House (2-12 Units/Building)-Small Lot (stories)	N/A	3
Building Height, Row House (2-8 Units/Building)-Large Lot (ft.)	N/A	40
Building Height, Row House (2-8 Units/Building)-Large Lot (stories)	N/A	3
Building Height, Small Apartment (3-12 Units) (ft.)	N/A	50
Building Height, Small Apartment (3-12 Units) (stories)	2	4
Corner Side Yard Width, Detached House-Compact Lot, Single Family (ft.)	8	N/A
Corner Side Yard Width, Detached House-Small Lot, Single Family (ft.)	8	N/A
Corner Side Yard Width, Duplex (ft.)	8	N/A
Corner Side Yard Width, Multi Unit House (2-4 Units)-Compact Lot (ft.)	8	N/A
Corner Side Yard Width, Multi Unit Lot (2-4 Units)-Small Lot (ft.)	8	N/A
Corner Side Yard Width, Row House (2-12 Units/Building)-Small Lot (ft.)	8	N/A
Corner Side Yard Width, Row House (2-8 Units/Building)-Large Lot (ft.)	8	N/A
Corner Side Yard Width, Small Apartment (3-12 Units) (ft.)	10	N/A
Depth, Private Balcony or Patio, Walkable Neighborhood (ft.) ³⁴	10	N/A
Distance Between Primary Buildings, Project (ft.)	20	N/A
Floor Area Ratio, Buildings with 1-3 Floors (FAR)	N/A	0.60
Floor Area Ratio, Buildings with 4-5 Floors (FAR)	N/A	0.80
Floor Area, Percent of Primary, Transportation Facilities & Accessories (%) ⁸	N/A	10
Front Building Line, Neighborhood Yard Frontage, Walkable Neighborhood	20	50
Front Building Line, Terrace Frontage, Walkable Neighborhood (ft.)	10	19.90
Front Lot Line Setback, Compost, Refuse, Equipment, and Facility Areas, Garden as Primary Use (ft.) ⁹	20	N/A
Front Lot Line Setback, Natural Landscaping Areas (ft.) ¹⁰	2	N/A
Front Setback Along Collector Streets (ft.)	25	N/A
Front Setback Along Expressways & Freeways, Multifamily (ft.)	30	N/A
Front Setback Along Local Streets (ft.)	20	N/A
Front Setback Along Primary & Secondary Thoroughfares, Multifamily (ft.)	30	N/A
Front Yard Depth, Compact Context, Collector Streets, Single Family (ft.)	18	N/A
Front Yard Depth, Compact Context, Cul-de-Sac, Single Family (ft.)	18	N/A
Front Yard Depth, Compact Context, Expressways & Freeways, Single Family (ft.)	50	N/A
Front Yard Depth, Compact Context, Local Streets, Single Family (ft.)	18	N/A
Front Yard Depth, Compact Context, Primary & Secondary Thoroughfares, Single Family (ft.)	25	N/A
Front Yard Depth, Metro Context, Collector Streets, Single Family (ft.)	25	N/A

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Table 10: D-8 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Front Yard Depth, Metro Context, Cul-de-Sac, Single Family (ft.)	25	N/A
Front Yard Depth, Metro Context, Expressways & Freeways, Single Family (ft.)	50	N/A
Front Yard Depth, Metro Context, Local Streets, Single Family (ft.)	25	N/A
Front Yard Depth, Metro Context, Primary & Secondary Thoroughfares, Single Family (ft.)	35	N/A
Height, Amateur Radio Antenna ¹¹	N/A	75
Landscape Area, Neighborhood Yard Frontage, Walkable Neighborhood (%)	65	N/A
Landscape Area, Terrace Frontage, Walkable Neighborhood (%)	50	N/A
Landscaping, Courtyard, Walkable Neighborhood (%) ³⁵	40	N/A
Length, Courtyard, Walkable Neighborhood (ft.) ³⁶	25	N/A
Livability Space Ratio, Multifamily	0.66	N/A
Living Materials (%) ¹²	60	N/A
Lot Area, Detached House-Compact Lot, Single Family (sq. ft.)	2,500	N/A
Lot Area, Detached House-Small Lot, Single Family (sq. ft.)	5,000	N/A
Lot Area, Duplex (sq. ft.)	7,200	N/A
Lot Area, Garden as Primary Use (acres) ¹³	N/A	3
Lot Area, Multi Unit House (2-4 Units)-Compact Lot (sq. ft.)	3,500	N/A
Lot Area, Multi Unit House (2-4 Units)-Small Lot (sq. ft.)	5,000	N/A
Lot Area, Row House (2-12 Units/Building)-Small Lot (sq. ft.)	1,200	N/A
Lot Area, Row House (2-8 Units/Building)-Large Lot (sq. ft.)	2,000	N/A
Lot Area, Small Apartment (3-12 Units) (sq. ft.)	4,000	12,000
Lot Width, Detached House-Compact Lot, Single Family (ft.)	25	N/A
Lot Width, Detached House-Small Lot, Single Family (ft.)	40	N/A
Lot Width, Duplex (ft.)	60	N/A
Lot Width, Multi Unit House (2-4 Units)-Compact Lot (ft.)	35	N/A
Lot Width, Multi Unit House (2-4 Units)-Small Lot (ft.)	40	N/A
Lot Width, Row House (2-12 Units/Building)-Small Lot (ft.)	16	N/A
Lot Width, Row House (2-8 Units/Building)-Large Lot (ft.)	20	N/A
Lot Width, Single Family (ft.)	30	N/A
Lot Width, Single Family Attached (ft.)	20	N/A
Lot Width, Small Apartment (3-12 Units) (ft.)	40	100
Lot Width, Two Family (ft.)	30	N/A
Main Floor Area, Above One Story, Single Family (sq. ft.)	660	N/A
Main Floor Area, One Story, Single Family (sq. ft.)	800	N/A
Number of Secondary Dwelling Units Allowed ³⁷	N/A	1
Number of Stands, Produce Sales ¹⁴	N/A	1
Open Space, Detached House-Compact Lot, Single Family (%)	20	N/A
Open Space, Detached House-Small Lot, Single Family (%)	40	N/A
Open Space, Duplex (%)	60	N/A
Open Space, Multi Unit House (2-4 Units)-Compact Lot (%)	20	N/A
Open Space, Multi Unit House (2-4 Units)-Small Lot (%)	40	N/A
Open Space, Row House (2-12 Units/Building)-Small Lot (%)	10	N/A
Open Space, Row House (2-8 Units/Building)-Large Lot (%)	15	N/A

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Table 10: D-8 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Open Space, Small Apartment (3-12 Units) (per unit)	100	N/A
Other Lot Line Setback, Natural Landscaping Areas (ft.) ¹⁰	4	N/A
Parking Proximity To Use Served, Compact Context (ft.) ¹⁵	N/A	500
Parking Proximity To Use Served, Metro Context (ft.) ¹⁶	N/A	500
Rear Yard Depth, Along Railroad Track, Compact Context, Single Family (ft.)	50	N/A
Rear Yard Depth, Along Railroad Track, Metro Context, Single Family (ft.)	50	N/A
Rear Yard Depth, Compact Context, Single Family (ft.)	15	N/A
Rear Yard Depth, Duplex (ft.)	20	N/A
Rear Yard Depth, Fourplex (ft.)	15	N/A
Rear Yard Depth, Metro Context, Single Family (ft.)	15	N/A
Rear Yard Depth, Multi Unit House (2-4 Units)-Compact Lot (ft.)	10	N/A
Rear Yard Depth, Multi Unit House (2-4 Units)-Small Lot (ft.)	20	N/A
Rear Yard Depth, Row House (2-8 Units/Building)-Large Lot (ft.)	15	N/A
Rear Yard Depth, Small Apartment (3-12 Units) (ft.)	10	N/A
Rear Yard Depth, Triplex (ft.)	15	N/A
Rear Yard Width, Detached House-Compact Lot, Single Family (ft.)	15	N/A
Rear Yard Width, Detached House-Small Lot, Single Family (ft.)	20	N/A
Rear Yard, Row House (2-12 Units/Building)-Small Lot (ft.)	15	N/A
Setback from Lot Line and Sidewalk, Temporary Outdoor Display & Sales (ft.) ¹⁹	5	N/A
Setback from Other Group Homes, Group Home (ft.) ²⁰	1,000	N/A
Setback From Project, Temporary Construction Yard, Office, or Equipment Storage (ft.) ²¹	N/A	300
Setback from Protected District, Recycling Collection Point (ft.) ²²	100	N/A
Setback from Railroad Right-of-Way (ft.)	50	N/A
Setback from Rear Lot Line, Accessory Building (ft.) ³⁸	5	N/A
Setback from Rear Lot Line, Swimming Pool or Hot Tub (ft.) ²⁴	5	N/A
Side Yard Width, Compact Context, Single Family (ft.)	4	N/A
Side Yard Width, Detached House-Compact Lot, Single Family (ft.)	3	N/A
Side Yard Width, Detached House-Small Lot, Single Family (ft.)	5	N/A
Side Yard Width, Duplex (ft.)	5	N/A
Side Yard Width, Fourplex (ft.)	4	15
Side Yard Width, Metro Context, Single Family (ft.)	4	N/A
Side Yard Width, Multi Unit House (2-4 Units)-Compact Lot (ft.)	3	N/A
Side Yard Width, Multi Unit House (2-4 Units)-Small Lot (ft.)	5	N/A
Side Yard Width, Row House (2-12 Units/Building)-Small Lot (ft.) ³⁹	5	N/A
Side Yard Width, Row House (2-8 Units/Building)-Large Lot (ft.) ³⁹	5	N/A
Side Yard Width, Small Apartment (3-12 Units) (ft.)	5	N/A
Side Yard Width, Triplex (ft.)	4	12
Stream Protection Corridor, Category 1 Streams, Compact Context (ft.) ²⁵	60	N/A
Stream Protection Corridor, Category 1 Streams, Metro Context (ft.) ²⁵	100	N/A
Stream Protection Corridor, Category 2 Streams, Compact Context (ft.) ²⁵	25	N/A
Stream Protection Corridor, Category 2 Streams, Metro Context (ft.) ²⁵	50	N/A
Street Frontage Landscaping, Compact Context, Parking (ft.)	6	N/A

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Table 10: D-8 Bulk Requirements Table continued

Requirement	Minimum	Maximum
Street Frontage Landscaping, Metro Context, Parking (ft.)	10	N/A
Street Frontage, Fourplex (ft.)	40	N/A
Street Frontage, Project (ft.)	50	N/A
Street Frontage, Single Family (ft.)	30	N/A
Street Frontage, Single Family Attached (ft.)	20	N/A
Street Frontage, Triplex (ft.)	30	N/A
Street Frontage, Two Family (ft.)	30	N/A
Surface Parking Lot Setback, Terrace Frontage, Walkable Neighborhood (ft.)	20	N/A
Transitional Yard Edge Buffer, Multifamily Abutting Single Family (ft.) ⁴⁰	15	N/A
Width, Courtyard, Walkable Neighborhood ³⁶	25	N/A
Width, Parking, In Front of Building (%) ⁴¹	N/A	50
Width, Parking, In Front of Building, (ft.) ⁴¹	N/A	30
Width, Private Balcony or Patio, Walkable Neighborhood (ft.) ³⁴	6	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 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.5.1.2 :: Sec. 743.III.5.1.2 2. The use shall be located in a primary building with at least 1,500 sq. ft. of gross floor area
3. 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.
4. 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.

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5. 744-702.G.3 :: Sec. 744-702.G.3 3. Rooftop decks provided they are at least 160 square feet;
6. 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.
7. 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
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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
16. 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.
17. 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.
18. 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).
19. 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
20. 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.
21. 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

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22. 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.
23. 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.
24. 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.
25. 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
26. 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.
27. 744-701.E.3.f.1 :: Sec. 744-701.E.3.f.1 (1) Size. 750 to 5,000 square feet.
28. 743.III.6.L.4 :: Sec. 743.III.6.L.4 4. The home occupation shall be clearly incidental and subordinate to the primary residential use of the dwelling. No more than 600 square feet or 30% of the total square footage of the dwelling unit, whichever is less, shall be used in connection with the home occupation. If more than one home occupation operates in the dwelling unit, these limits shall apply to all of the home occupations combined, not to each home occupation individually.
29. 743.III.4.E.5 :: Sec. 743.III.4.E.5 5. In the dwelling districts, the size of all enclosed storage buildings and facilities shall be limited to 600 square feet and not on a permanent foundation
30. 743.III.6.X.3 :: Sec. 743.III.6.X.3 3. The area occupied by this use, including any accessory structures containing this use, shall not exceed 10% of the gross floor area of the primary building in which the use is located
31. 744-701.D.4 :: Sec. 744-701.D.4 4. Rear yards or uncovered decks or patios, provided they are part of an open area at least 140 square feet
32. 744-701.D.5 :: Sec. 744-701.D.5 5. Rooftop decks provided they are at least 160 square feet
33. 743.III.6.GG.5 :: Sec. 743.III.6.GG.5 5. The maximum size of a secondary dwelling unit is 720 sq. ft.
34. 744-701.D.6 :: Sec. 744-701.D.6 6. Private balconies or patios, provided they are at least 6 feet by 10 feet.
35. 744-701.E.3.f.4 :: Sec. 744-701.E.3.f.4 (4) Landscape. At least 40% of the area shall be allocated to planter beds, seasonal plantings, foundation plants or other landscape amenities, and otherwise meet the landscape standards applicable to Terrace frontages.
36. 744-701.E.3.f.2 :: Sec. 744-701.E.3.f.2 (2) Proportions. The courtyard shall be at least 25 feet in all directions and be no wider than 3:1 (length to width).
37. 743.III.6.GG.1 :: Sec. 743.III.6.GG.1 1. Limited to one secondary dwelling unit per lot per single-family detached dwelling.
38. 743.III.6.A.4.b :: Sec. 743.III.6.A.4.b b. Shall not be located closer to any rear lot line than 5 feet
39. 742.103.03 :: Table 742.103.03 5' / 0' if party wall
40. 744.V.6.A.1 :: Sec. 744.V.6.A.1 1. Option 1. A landscape buffer area at least 10 feet wide shall be provided by the multifamily dwelling 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 parking or impervious surfaces.

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41. 744-404-1 :: Table 744-404-1 Table 744-404-1: Limitations to Parking in Front of a Building Property location Restriction Regional Center and the North Meridian Street Corridor District Not permitted Dwelling Districts: D-A, D-S, D-1, D2, D-3, D-4, D-5, D-5II, D-8 Limited to the smaller of 30 ft. in width or 50% of the lot width Other Dwelling Districts N/A