

Residential Use Only

Creekside Woods Covenants

Section I Article 17 (a)

All Lots and Dwelling Units shall be used exclusively for residential purposes and for occupancy by a single family.

Section 2 Article 9

Section 3 Article 9

Section 4 Article 9

Section 5 Article 10

RESIDENTIAL USE ONLY. All lots in this Subdivision shall be used solely for residential purposes except for residences used as model homes during the sale and development of this Subdivision. No business buildings shall be erected on sold Lots, and no business may be conducted on any part thereof, other than the home occupation permitted in the Dwelling Districts Zoning Ordinances of Marion, County Indiana.

Indianapolis - Marion County, Indiana - Code of Ordinances

Title III - Public Health and Welfare

Chapter 743 - Uses and Use-Specific Standards

Article III. - Use-Specific Standards

Sec. 743-306. - Accessory and Temporary Uses

L. Home occupations.

1. The primary use of the dwelling unit shall remain residential.
2. The dwelling unit shall not be a mobile dwelling unit.
3. The operator of the home occupation shall make the dwelling unit within which the home occupation is conducted his legal and primary place of residence, and shall also carry out more of the activities such as sleeping, eating, entertaining and other functions and activities normally associated with home life in the dwelling unit where the home occupation is being conducted than are carried out at any other place.
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.

5. The area used for the home occupation shall be finished in accordance with the Building Code as habitable space.
6. Food preparation facilities and bathing facilities shall not be removed.
7. No structural additions, enlargements or exterior alterations changing the residential appearance of the dwelling or lot shall be permitted, and no additional or separate exterior entrance shall be constructed for the purpose of conducting the home occupation.
8. No provision for off-street parking or loading facilities, other than requirements of the applicable Dwelling District, shall be permitted. No part of the minimum required yard shall be used for such off-street parking or loading purposes. No additional driveway to serve the home occupation shall be permitted.
9. The home occupation shall not regularly attract more than four individuals simultaneously onto the premises for reasons related to the home occupation and shall not generate significantly greater traffic volume than would normally be expected in the residential area in which the home occupation is conducted.
10. No display of goods or external evidence of the home occupation shall be permitted other than one window or wall sign not exceeding two square feet in area.
11. No goods, commodities or stock in trade shall be received, retained, used, stored on or physically transferred from the premises except for:
 - a. A reasonable number of samples needed in the home occupation, or
 - b. Those goods, commodities or stock in trade, a substantial portion of the value of which is or will be attributable to work or services performed by the operator of the home occupation on the premises as a part of the operation of the home occupation. These materials may include, but are not limited to:
 - i. Equipment or devices, such as medical instruments in the case of a physician, necessary to the conduct of the home occupation;
 - ii. Materials, such as paint and canvas in the case of an artist, needed to produce a finished product or perform a service in the operation of the home occupation on the premises;
 - iii. Items of tangible property, such as legal documents in the case of an attorney, transferred in connection with the performance of personal services by the operator of the home occupation; or
 - iv. Items of tangible property, such as clothing in the case of a tailor, to be repaired, altered, or serviced by the operator of the home occupation on the premises.
12. No electrical or mechanical equipment shall interfere with local radio, television, or wireless internet connections.

13. No aspect of a home occupation, including but not limited to its hours of operation, shall interfere with the reasonable use and enjoyment of adjacent residential properties.
14. No one in addition to the operator may participate in or assist with the conduct or operation of a home occupation from a secondary dwelling unit.
15. No one may participate in or assist with the conduct or operation of a home occupation except:
 - a. Individuals who meet the same residence requirements, set forth in paragraph 3. above, that must be met by the operator of home occupation;
 - b. Two nonresident assistants, subject to the following requirements and limitations:
 - i. Nonresident assistant activity shall be limited to 45 hours per week per assistant.
 - ii. If more than one home occupation is conducted in the same dwelling unit, only one of the home occupations may utilize nonresident assistance.
16. The following are not permitted as home occupations:
 - a. The storage or parking of non-passenger vehicles not owned by the property owner;
 - b. All uses involving the storage or use of hazardous materials, such as petroleum or fertilizers, or the outdoor storage of nonresidential equipment or supplies;
 - c. Home based food production or brewing of alcoholic beverages for sale; and
 - d. Repair of motor vehicles or heavy equipment.
17. Permitted home occupations shall not operate between 10:00 p.m. and 7:00 a.m.
18. Permitted home occupations shall comply with all performance standards set forth in Section 740-401.B.
19. For purposes of the Zoning Ordinance, a child care home shall be considered an accessory use, and not a home occupation.

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