Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

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																			ricts	ricts					
	R1 - One-Family Dwelling Districts	R1A - One-Family Dwelling Districts	R2 - One-Family Dwelling Districts	R3- One-Family Dwelling Districts	R4 - Two-Family Dwelling Districts	R5 - Multi-Family Dwelling Districts	R6 - Multi-Family Dwelling Districts	R7 - Multi-Family Dwelling Districts	B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	B2-1 - General Retail Districts	B2-2 - General Retail Districts	B2-3 - General Retail Districts	B3-1 - Limited Service Districts	B3-2 - Limited Service Districts	B4-1 - General Service Districts	B4-2 - General Service Districts	B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle Districts	B5-2 - Wholesale and Motor Vehicle District	M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	M3 - Heavy Industrial Districts
Zoning Code Section Reference	163.051	163.051	163.052	163.053	163.054	163.055	163.056	163.057	163.066	163.066	163.067	163.067	163.067	163.068	163.068	163.069	163.069	163.069	163.07	0 163.070	163.081	163.081	163.082	163.082	163.083
	0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 6,000 s.f.	0.50 35% 40% If lot < 7,500 s.f.	0.70 35% 40% If lot < 7,500 s.f.	1.00 40% 35% If lot < 7,500 s.f.	2.40 40% 35% If lot < 7,500 s.f.	4.50 40% 30% If FAR > 2.4.	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	2.40 n/a	3.20 n/a	1.50 n/a	2.40 n/a	3.20 n/a	5.00 n/a	5.00 n/a
Land Use/Description																									
One-Family Detached Dwellings	Р	Р	Р	P	P	P	P P																		$\vdash$
One-Family Row Dwellings, party wall type Dwelling Units						P	Р							Р	Р	P	P	Р	P	P	-				
Dwelling Units, but not permitted below the second floor, with conditions									<u> </u>	_	_		_	Р	Р	Р	Р	Р	Р	Р					
(§163.066(A)(4) and §163.067(A)(1))									Р	Р	Р	Р	Р												ı
Dwelling Units, other than those located in a transient hotel or motel and														Р	Р	Р	Р	Р	Р	Р					
not permitted below the second floor														Р	Р	Р	Р	Р	Ρ	Р					
Dwelling Units, other than those located in a transient hotel or motel if																									
business uses or premises designed for these uses occupy the ground														Р	Р	Р	Р	P	Р	Р					ı
floor, with conditions set forth in §163.068(B)(5)(b)  Dwelling Units, for watchmen and their families when located on the																			_						$\vdash$
premises where they are employed in that capacity																					Р	Р	Р	Р	P
Two-Family Detached Dwellings	Т	т	Т	т	P	P	P												1	1					$\overline{}$
Multiple-Family Detached Dwelling	- '	-	-	-	T	P	P	Р											1	-					$\overline{}$
Lodging Houses and Tourist Homes					-	P	P	•																	
Lodging Room, but not permitted below the second floor, with conditions									р	Р	Р	Р	Р												
(§163.066(A)(4) and §163.067(A)(1))									Р	Р	Р	Р	Р												
Lodging Room, other than those located in a transient hotel or motel and not														Р	Р	Р	Р	Р	Р	Р					ı
permitted below the second floor Lodging Room, other than those located in a transient hotel or motel if																									
business uses or premises designed for these uses occupy the ground floor,														Р	Р	Р	Р	Р	Р	Р					ı
with conditions set forth in §163.068(B)(5)(b)																									ı
Fraternity and Sorority House						P	P	P																	
Transient Hotels, when retail or service uses occupy the street frontage,									Р	Р	Р	Р	Р												
except for entranceways to the hotel lobby																									$\square$
Apartment Hotels									Р	P	P	P	P												$\vdash$
Apartment Buildings Motels											S P	S P	S P						_						-
Transient Hotels and Motels									-		<u> </u>	r	r	Р	Р	P	P	Р	Р	P	-	-	$\vdash$		-
Mobile Home Parks														S	S	S	S	S	S	S	S	S	S	S	S
Rectors, Parish Houses	S	S	S	S	S	S	S	Р	S	S	S	S	S	S	S	S	S	S	S	S					$\overline{}$
Convents and Monasteries	S	S	S	S	S	Р	Р	Р	S	S	S	S	S	S	S	S	S	S	S	S					
Rest Homes								S	S	S	S	S	S	S	S	S	S	S	S	S					
Convalescent Homes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Nursing Homes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					

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S = Special Use (2)				Residenc	e Districts								В	usiness	Distric	ts						Manufa	cturing	Districts	S .
Zoning Code Section Reference	BB R1 - One-Family Dwelling Districts	89 R1A - One-Family Dwelling Districts	R2 - One-Family Dwelling Districts	83- One-Family Dwelling Districts	799.87 PA - Two-Family Dwelling Districts	89 R5 - Multi-Family Dwelling Districts	Psp. R6 - Multi-Family Dwelling Districts	85 R7 - Multi-Family Dwelling Districts 99	89 B1-1 - Limited Retail Districts	99:09 B1-2 - Limited Retail Districts	99 B2-1 - General Retail Districts	99 B2-2 - General Retail Districts	B2-3 - General Retail Districts	8.83-1 - Limited Service Districts	8 B3-2 - Limited Service Districts	B4-1 - General Service Districts	89 B4-2 - General Service Districts	EB B4-3 - General Service Districts	85-1 - Wholesale and Motor Vehicle Districts	85.2 - Wholesale and Motor Vehicle Districts	88 M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	88 M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	99 M3 - Heavy Industrial Districts
3	_									+			_	_					+	+	_	1	_		-
Floor Area Ration ("FAR") Maximum Building Coverage	0.50 35%	0.50 35%	0.50 35%	0.50 35%	0.70 35%	1.00 40%	2.40 40%	4.50 40%	1.50 n/a	2.40 n/a	2.40 n/a	3.20 n/a	5.00 n/a	1.50 n/a	2.40 n/a	2.40 n/a	3.20 n/a	5.00 n/a	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage (Exception)	40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Goverage (Exception)	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >	11/0	11/4	III	100	IIVa	11/4	TI/U	100	TI/CI	TIFG	TI/G	100	11/4	11/4	100	11/4	140
	7,000 s.f.	7,000 s.f.	6,000 s.f.		7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																	1
Land Use/Description		-																							1
Community Service Uses																			1				1		-
Nursery School, including playground and athletic fields auxiliary						Р	P	Р											1						-
Elementary School, including playground and athletic fields auxiliary	P	Р	Р	Р	P	P	P	P																	
High School, including playground and athletic fields auxiliary	P	P	P	P	P	P	P	P																	
Boarding School, including playground and athletic fields auxiliary						Р	P																		
Non-Boarding School, including playground and athletic fields auxiliary	P	P	P	P	P	P	P																		
Medical and Dental Offices and Medical and Dental Clinics, all limited to						Р	Р	Р																	1
the ground floor Colleges or Universities, but not business colleges or trade schools	S	S	S	S	S	S	S	S	_	1									-		-		1		$\vdash$
Trade Schools	3	3	3	3	- 3	3	3	3	-										1		P	P	P	P	Р
Colleges or Universities, and schools of <i>Music, Dance, Business</i> ,										1											<u>                                   </u>	<u> </u>	<del>  '</del> -	-	一一
Commercial, or trade when not involving any danger of fire or explosion, nor									s	s	s	S	s	S	S	s	S	s	s	s					1
of offensive noise, vibration, smoke, dust, odor, glare, heat, or other																									1
Schools, including Music, Dance, Business or trade when not involving any																									
danger of fire or explosion, nor of offensive noise, vibration, smoke, dust,											Р	Р	Р												1
odor, glare, heat, or other objectionable influences not located on the ground																									1
floor within 50 feet of any street Schools, including Music, Dance, Business or trade when not involving any																			1		l				
danger of fire or explosion, nor of offensive noise, vibration, smoke, dust,														Р	Р	Р	Р	Р	Р	Р	11				1
odor, glare, heat, or other objectionable influences									1					'	•	'	•	Ι΄.	Ι΄.	1	11		I		1
Riding Academies and stables, horses																					Р	Р	Р	Р	Р
Miscellaneous Uses																									
Agricultural Uses, including nursuries and truck gardens but not including																									
the raising of poultry or livestock, provided no offensive odor or dust is	Р	Р	Р	Р	Р	Р	Р																		1
created and there is no sale of products not produced on the premises		'	'	'		'																			1
with no stand or building for retailing of products Packing and Crating									-	-									P	P	P	P	P	P	P
r acking and Graung		1					I			1	I	1	l					1	<u> </u>	Г	<u> </u>	<u> </u>	Г.	г	Г

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

S = Special Use (2)				Residenc	e Districts								B	usine <u>ss</u>	Distric	ts						Manufa	cturing	Districts	
	istricts	Districts	istricts	stricts	istricts	Districts	Districts	Districts	S	S	ts	ts	ts	cts	cts	icts	icts	icts	Vehicle Districts	and Motor Vehicle Districts	g Districts	g Districts	ng Districts	ng Districts	ıts
	One-Family Dwelling Districts	One-Family Dwelling Districts	One-Family Dwelling Districts	One-Family Dwelling Districts	Two-Family Dwelling Districts	Multi-Family Dwelling Districts	R6 - Multi-Family Dwelling Districts	Multi-Family Dwelling [	- Limited Retail Districts	- Limited Retail Districts	General Retail Districts	General Retail Districts	- General Retail Districts	B3-1 - Limited Service Districts	- Limited Service Districts	- General Service Districts	General Service Districts	General Service Districts	Wholesale and Motor	Wholesale and Moto	- Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	General Manufacturing	M3 - Heavy Industrial Districts
Zoning Code Section Reference	O - 163.051	163.051	O 22 163.052	Ö 2 163.053	163.054	- S 22 163.055	- 98 163.056	N- 2 163.057	163.06	163.066	- - 163.067	- B3.067	- E-28 163.067	163.068	163.068	163.069	- 2-48 163.069	- E-+B 163.069	163.070	- Z-58 163.070	163.081	-5- W 163.081	- L-ZM 163.082	- Z-ZW 163.082	H- EW 163.083
Floor Area Ration ("FAR") Maximum Building Coverage Maximum Building Coverage (Exception)	0.50 35% 40%	0.50 35% 40%	0.50 35% 40%	0.50 35% 40%	0.70 35% 40%	1.00 40% 35%	2.40 40% 35%	4.50 40% 30%	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	2.40 n/a	3.20 n/a	1.50 n/a	2.40 n/a	3.20 n/a	5.00 n/a	5.00 n/a
Land Use/Description Incidential Uses to Principal Permitted Uses	If lot < 7,000 s.f.	If lot < 7,000 s.f.	If lot < 6,000 s.f.	If lot < 7,500 s.f.	If lot < 7,500 s.f.	If lot < 7,500 s.f.	If lot < 7,500 s.f.	If FAR > 2.4.																	
Accessory Uses  Accessory Uses	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	P
Home Occupations to permit by exception existing beauty and barber shops licensed by the State whose operation does not involve employed persons and is district and separate from residential quarters, provided the ownership, location, and license number are registered within 30 days after the adoption of this amendment in the Office of the Plan Commission and the use is not reinstituted if terminated or relinquished	P	P	P	P	P	P	P	·			•	•									·	•	•		
for any reason by the original registrant																								ш	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P P								-	ь	_	-	D.
Signs, as classified and regulated in Chapter 159 Temporary Buildings for Construction Purposes, for a period not exceed the duration of the construction	P	P	P	P	P	P	P	P	P P	P P	P P	P P	P								P P	P P	P P	P P	P P
Advertising Signs (Billboards)																S	S	S						-	-
Marguees, and Canopies and Sign attached thereto as regulated by §159.05									S	S	S	S	S	S	S	S	S	S	S	S					
Principal offices of professional persons fror the practice of medicine, dentistry, law, architecture, engineering and similar professions. Each office must be situated in the same dwelling unit as the home of the occupant, with not more than two persons other than members of the occupant's immediatel family employed; and the residential character of the exterior of the dwelling shall be entirely maintained, except for the display of the accessory business signs permitted under the provisions of Chanter 159	Т	Т	T	Т	Т																				
Airports or Aircraft Landing Fields, Heliports	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Cemetaries, inlcuding crematories and mausoleums in conjunction therewith, if not located within 300 feet of any other property in a residence district	S	S	S	S	S	S	S																		
Hospitals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				ш	
Sanitariums	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	<u> </u>	<u> </u>	-	$\vdash \vdash$	
Institutions for the Aged		1						S	S	S	S	S	S	S	S	S	S	S	S	S	-	<u> </u>	-	$\vdash \vdash$	
Institutions for the Children		1	-	-				S	S	S	S	S	S	S	S	S	S	S	S	S	_	1	-	$\vdash\vdash$	-
Controlled Substance Abuse Center, with conditions §163.066(C)(19)	S	S	S	S	S	S	S		P(3)	S P(3)	S P(3)	S P(3)	P(3)	3	3	3	3	١	١ ٥	3	P	P	P	P	P
Medical and Dental Offices  Medical and Dental Clinics	S S	S	S	S	S S	S	<u> </u>		P(3)	P(3)	P(3)	P(3)	P(3)					-			P	P	P	P	P
Laboratories, including medical, research and testing, not located on the	3	3	3	3	3	3	3		P(3)	P(3)	1		``					-							
ground floor within 50 feet of any street									1		Р	Р	Р					İ			Р	Р	Р	Р	P
Laboratories, medical, dental, research and testing										1				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
	*			•										-	•		•				<u> </u>				

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															s Distric								cturing		
Zoning Code Section Reference	83 R1 - One-Family Dwelling Districts	F21 F14 - One-Family Dwelling Districts	F20 F21 - One-Family Dwelling Districts	89 R3- One-Family Dwelling Districts	F99: R4 - Two-Family Dwelling Districts	89 R5 - Multi-Family Dwelling Districts	1930.69 R6 - Multi-Family Dwelling Districts	땶 R7 - Multi-Family Dwelling Districts 일	89 B1-1 - Limited Retail Districts	99:99 B1-2 - Limited Retail Districts	99: B2-1 - General Retail Districts	99. B2-2 - General Retail Districts	8 B2-3 - General Retail Districts	989 889 B3-1 - Limited Service Districts	B3-2 - Limited Service Districts	B 84-1 - General Service Districts	8 B4-2 - General Service Districts	B B 4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle Districts	85-2 - Wholesale and Motor Vehicle Districts	89 M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	88 M2-1 - General Manufacturing Districts	78.59 M2-2 - General Manufacturing Districts	88 M3 - Heavy Industrial Districts
Floor Area Ration ("FAR")	0.50	0.50	0.50	0.50	0.70	1.00	2.40	4.50	1.50	2.40	2.40	3.20	5.00	1.50	2.40	2.40	3.20	5.00	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage		35%	35%	35%	35%	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.40	3.20	1.50	2.40	3.20	3.00	3.00
Maximum Building Coverage (Exception)	40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >																	
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																	
Land Use/Description																									
Laboratories, Medical, Dental, Research, Experimental and Testing, provided	1																								
there is no danger of fire or explosion, nor of offensive noise, vibration,																			Р	Р	Р	Р	Р	Р	Р
smoke, dust, odor, glare, heat, or other objectionable influencesf any street																					-				₩
Animal Hospitals, Pounds and Shelters, provided all facilities for the care and boarding of animals are in completely enclosed buildings	1																		Р	Р					
Golf Courses, but not including commercially-operated driving ranges or																									+-
miniature golf courses	S	S	S	S	S	S	S																		
Institutions for Children	S	S	S	S	S	S	S																		
Parks, Playgrounds and Community Centers, privately-owned and operated	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Р	Р	Р	Р	Р
Parks, Playgrounds and Community Centers, publically-owned and operated	S	S	S	S	S	S	S	P	S	S	S	S	S	S	S	S	S	S	S	S	Р	Р	Р	Р	Р
Community Centers, privately-owned and operated																					P	P	Р	Р	P
Community Centers, publically-owned and operated																					P	P	Р	Р	P
Parks																					P	Р	Р	Р	Р
Outdoor Amusement Establishments														S	S	S	S	S	S	S					
Fair Grounds														S	S	S	S	S	S	S					
Kiddie Parks														S	S	S	S	S	S	S					
Other Similar Amusements Centers														S	S	S	S	S	S	S					
Stadiums									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Auditoriums									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Arenas									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Amusement Establishments, including bowling alleys, pool halls, dance halls,											1			s	s	s	S	s	s	s					
skating rinks and other similar places of recreation		_	_				_		<u> </u>					Ļ	Ŭ	_	ŭ	Ľ	Ľ	Ľ.				<u> </u>	₩
Planned Unit Developments, Residential	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-		1	₩
Planned Unit Developments, Business Planned Unit Developments, Industrial, with conditions §163.081(M)	1								3	3	3	3	3	3	3	3	3	3	3	3	S	S	S	S	S

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Span	Manufacturing Districts   September   Service Districts   Service   September   Service   Service   September   Service   Service   September   Service   Service   September   Service   September   Service   September   Service   September   Service   Service   September   Service   Serv
Zoning Code Section Reference   163.051   163.051   163.051   163.052   163.053   163.053   163.055   163.055   163.057   163.057   163.057   163.051   163.057   163.051   163.057   163.051   163.057   16	S
Maximum Building Coverage   Maximum Building Coverage   Exception   Maximum Building Coverage (Exception   A0%   40%   40%   40%   40%   40%   35%	n/a
Maximum Building Coverage (Exception)   40%   40%   40%   40%   40%   35%   35%   30%   n/a   n/a   n	n/a
If lot <    S S S S S S S S S S S S S S S S S S S	
Land Use/Description   Public Villily and Public Service Uses   S S S S S S S S S S S S S S S S S S	S S S S S S S S S S S
Public Utility and Public Service Uses	S S S S S S S S S S S
Public Utility and Public Service Uses	S S S S S S S S S S S
Bus Turn-arounds (Off-Street)	S S S S S S S S S S S
Bus Garages         S <td< td=""><td></td></td<>	
Bus Lots   Street Railway Terminals or Street Car Houses   S S S S S S S S S S S S S S S S S S	
Street Railway Terminals or Street Car Houses         S </td <td>S S S S S S S P P P</td>	S S S S S S S P P P
Fire Stations         S         <	S S S S S S S P P P
Police Stations S S S S S S S S S S S S S S S S S S S	S S S S S S S P P P
	S S P P P P P P P P P
Dublic Art Collegies and Museums	S S P P P P P P P P P
	S S S S S S S S S
Incineration, Municipal	
Telephone Exchanges         S	S S P P P P P P P P P
Railroad Facilities         S         S         S         S         S	
Railroad Passenger Facilities S S S S	S S S S S S S S S S S S S S S S S S S
Railroad Passenger Stations	P P P
Railroad Rights-of-Way	S S S S S S S S P P P P
Water Filtration Plants         S	
Water Pumping Stations     S     S     S     S     S     S     S       Public Libraries     S     S     S     S     S     P     P     P     P	S S S S S S S P P P P P P P P P P P P P
Public Libraties	S S S S S S S P P P
Water Reservoirs   3   3   3   3   3   3   3   3   3	S S S S S S S S P P
Other Stitute   Uses	P P P P P
Cas Public Utilities	P P P P P
Gas runic unities Sewage Disposal Plants	
Servage Disposal ratios Telephone Utilities P	
Post Offices PP P I	S
Areas for the Dumping or Disposal of Garbage, Refuse and Trash	P P P P

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S = Special Use (2)					D										D									a:	
Í				Residenc	e Districts								R	usiness	District	is		1	tts	ts.		vianuta	turing	Districts	
Zoning Code Section Reference	88 R1 - One-Family Dwelling Districts	88 R1A - One-Family Dwelling Districts	: R2 - One-Family Dwelling Districts	훒 R3- One-Family Dwelling Districts 뗤	중 유	: R5 - Multi-Family Dwelling Districts	R6 - Multi-Family Dwelling Districts	85 R7 - Multi-Family Dwelling Districts	98:28 99:11 - Limited Retail Districts	990 B1-2 - Limited Retail Districts	99.89 99.80 99.80 99.80 99.80 99.80 99.80	85.8 B2-2 - General Retail Districts	음 용 8 B2-3 - General Retail Districts	85 B3-1 - Limited Service Districts	8. B3-2 - Limited Service Districts	B4-1 - General Service Districts	98. B4-2 - General Service Districts	99:291 B4-3 - General Service Districts	163.070 182-1 - Wholesale and Motor Vehicle District	Wholesale and Motor Vehicle District	28.59 871-1 - Limited Manufacturing Districts	82 M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	M3 - Heavy Industrial Districts
Floor Area Ration ("FAR")	0.50	0.50	0.50	0.50	0.70	1.00	2.40	4.50	1.50	2.40	2.40	3.20	5.00	1.50	2.40	2.40	3.20	5.00	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage	35%	35%	35%	35%	35%	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a						1 1	
Maximum Building Coverage (Exception)	40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >																1 1	
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																1 1	
Land Use/Description																									
Radio and Television Towers, commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	Р	P	P	Р
Radio and Television Towers, municipal									S	S	S	S	S	S	S	S	S	S	S	S	Р	Р	Р	Р	Р
Penal and Correctional Institutions	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-		$\vdash$	<del>⊢</del>	
Recreation Buildings, privately-owned and operated, not for pecuniary profit Recreation Building, municipally owned	3	3	3	3	3	3	3	3	S	S	S	S	S	Р	Р	P	Р	Р	Р	Р	Р	P	Р	Р	Р
Recreation Building, municipally owned  Recreation Building, privately owned									<u>S</u>	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Physical culture and health services, including gymnasiums, swimming pools,									1	3	3	3	3	Р	Р	Р	Р	Р	Р	Р	P	Р	$\vdash$	P	Р_
reducing salons, masseurs, public baths, not located on the ground floor											P	P	Р								Р	Р	Р	Р	Р
within 50 feet of any street											'	'	•								1 '	'	1 ' 1	1 ' 1	
Physical culture and health services, including gymnasiums, swimming pools,														Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
reducing salons, masseurs, public baths Nursery and Day Schools	S	S	S	S	S	S	S		-												-		$oldsymbol{oldsymbol{eta}}$	$\vdash \vdash$	—
Private Clubs or Lodges, except those the chief activity of which is a service																					-		$\vdash \vdash$	$\vdash$	-
customarily carried on a a business	S	S	S	S	S	Р	Р	Р																	
Orthopedic, medical, and surgical applicane stores, not including the assembly of manufacture of these articles														Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Clubs or Lodges (Non-profit), Fraternal or Religious Institutions, not located									Р	Р	Р	Р	Р								Р	Р	Р	Р	Р
on the ground floor within 50 feet of any street																					Р	Р	Р	L	Р
Meeting Halls, not located on the ground floor within 50 feet of any street									Р	P	Р	Р	P										ш	$ldsymbol{\sqcup}$	
Philanthropic and Eleemosynary (non-profit/charitable organizations) Uses or									s	S	S	S	S	S	S	S	S	S	S	S			]	1 1	
Institutions Health Care Centers, government operated	S	S	S	S	S	P	P	P	P(3)	P(3)	P(3)	P(3)	P(3)	P	Р	P	P	Р	Р	Р	P	P	P	Р	Р
Type I Manufacturing Homes	S	S	S	S	S	S	S	<u> </u>	1 (3)	1 (3)	1 (3)	1 (3)	1 (3)	•		-	-	<u> </u>	<u> </u>	-	<u> </u>			$\vdash$	
Undertaking Establishments and Funeral Parlors	S	S	S	S	S	S	S		S	S	S	S	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Accessory Off-Street Motor Vehicle Parking Lots for Other than Residential	S	S	S	S	S	S	S																		
Parking Lots or Garages, other than accessory, for the storage of motor									S	S	S	S	S	S	S	S	S	S	S	S			j		
vehicles under 1 1/2 ton capacity and subject to the provisions of §163.100										3	,	3	,	3	3	3	,	,	۲	3			ш	igspace	
Parking Lots or Garages, other than accessory, for the storage of motor vehicles but not truck trailers and subject to the provisions of §163.100																			Р	Р	Р	Р	Р	Р	Р
Parking Lots, Open and other then accessory, for the storage of private														Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р
passenfter automobiles and subject to the provisions of §163.100 to 112														•		'		<u> </u>	Ŀ		<u> </u>		ட்ப	┵	
Churches	S	S	S	S	S	S	S	P	-									-	<b>!</b>		-		$\vdash \vdash$	$\vdash$	
Existing Churches, provided their original design, purpose and use was for a									s	s	S	s	S	S	s	s	S	s	s	s				i I	
house of workship and has at least 351 square feet of floor area and the required amount of off-street parking									'	3	٥	٦	3	3	3	3	3	3	٠	٦			i 1	i I	
reduired amount of our street parking																			-						

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

P = Permitted Use

T = Transitional Use (1)

S = Special Use (2)				Residenc	e Districts								В	usiness	Distric	ts						Manufa	cturing I	District	
Zoning Code Section Reference Floor Area Ration ("FAR") Maximum Building Coverage		0.50 0.50 3.50 0.50 0.50 0.50 0.50 0.50	05.0 820.891 R2 - One-Family Dwelling Districts	%35. Due-Family Dwelling Districts %25. 000-501	07.0 35%	80.00 Noveling Districts 7.00	800 P.S. Wulit-Family Dwelling Districts 400 Month (1997)	%0+ 05 P. Multi-Family Dwelling Districts	1.50 Va 0.51 - Limited Retail Districts	163.066 1.5- Limited Retail Districts	20.067 163.067 09.2 09.2 09.2	87. Seneral Retail Districts	00.5 Pg. 92-3 - General Retail Districts	1.50 n/a	9 28 83-2 - Limited Service Districts	a DF SE B4-1 - General Service Districts	a) 25 84-2 - General Service Districts	00.5 B4-3 - General Service Districts	2.40 PS-1 - Wholesale and Motor Vehicle Districts	3.2 - Wholesale and Motor Vehicle Districts	1.50 M1-1 - Limited Manufacturing Districts	04.5 - Limited Manufacturing Districts	05.5 88 M2-1 - General Manufacturing Districts	00.9 M2-2 - General Manufacturing Districts	900 M3 - Heavy Industrial Districts
Maximum Building Coverage (Exception)  Land Use/Description  Wholesale establishments, restricted to a maximum gross floor area of 12,500 square feet exclusive of any floor are devoted to off-street parking and	40% If lot < 7,000 s.f.	40% If lot < 7,000 s.f.	40% If lot < 6,000 s.f.	40% If lot < 7,500 s.f.	40% If lot < 7,500 s.f.	35% If lot <	35% If lot < 7,500 s.f.	30% If FAR > 2.4.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
loading facilities  Wholesale offices and storerooms, with storage limted in a B5-1 District to 6.250 square feet of floor area per establishment.																			Р		P	Р	Р	Р	P
Wholesale offices and storerooms																				P	Р	Р	Р	Р	Р
Wholesale establishments, provided that storage is limited to samples only									P	Р	Р	Р	Р								P	P	P	P	P
and not located on the ground floor within 50 feet of any street										'	'	'											•		•
Wholesale and Warehousing, but not including motor freight terminals																					Р	Р	P	P	Р
Business establishments, shall be retail or service establishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples											Р	Р	Р								Р	Р	Р	Р	Р
Restricted Production and Repair, limited to the following: art, needlework and handweaving: clothing, cutom manufacturing and alterations, for retail only; jewely from precious metals; watches; dentures, and optical lenses, not located on the ground floor within 50 feet of any street											Р	Р	Р								Р	Р	Р	Р	Р
Restricted Production and Repair, limited to the following: art, needlework and handweaving: clothing, cutom manufacturing and alterations, for retail only; jewelry from precious metals; watches: dentures, and optical lenses																Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Production and Processing, limited to the following uses or products: advertising displays: art, needlework and hand weaving: awnings, venetian blinds and window shades; wholesale bakeries; books, handbinding and tooling; brushes and brooms; carpenter shops for custom woodworking and custom furniture making; clothing, custom manufacturing and alterations for retail sale only; cosmetics, drugs and perfumes; dentures; food processing, packaging and distributing, except meat and fish; glass cutting and glazing;																			P	P	P	P	P	P	P

perwaying and ustrouburing, except ried and rist, glass cutting and glazing, jewelry from precious metals; optical lenses; commercial printing, including engraving and photo-engraving limited to 6,250 square feet of floor area per establishment for production pruposes; products from the following finished materials: plastic, bone, cork, felt, feathers, fibre, fur, glass hair, horn, leather, paper, precious and semi-precious stones, rubber, shell, or yarn; soldering or

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S = Special Use (2)				Residenc	e Districts								В	usiness	Distric	ts						Manufa	cturing	Districts	
Zoning Code Section Reference	150'891 R1 - One-Family Dwelling Districts	器 R1A - One-Family Dwelling Districts	R2 - One-Family Dwelling Districts	R3- One-Family Dwelling Districts	950 R4 - Two-Family Dwelling Districts	85 - Multi-Family Dwelling Districts	R6 - Multi-Family Dwelling Districts	88 R7 - Multi-Family Dwelling Districts	181 - 1 - Limited Retail Districts	B1-2 - Limited Retail Districts	90.891 - General Retail Districts	90.891 - General Retail Districts	EB B2-3 - General Retail Districts	8 8 8 8 8	B3-2 - Limited Service Districts	E B4-1 - General Service Districts	등 용 8	99 B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle Districts	95.2 - Wholesale and Motor Vehicle Districts	18.081 18.081 18.081	180.691 180.012 - Limited Manufacturing Districts	780.891 780.891 780.891	M2-2 - General Manufacturing Districts	Wo. M3 - Heavy Industrial Districts
Floor Area Ration ("FAR") Maximum Building Coverage Maximum Building Coverage (Exception)	0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 6,000 s.f.	0.50 35% 40% If lot < 7,500 s.f.	0.70 35% 40% If lot < 7,500 s.f.	1.00 40% 35% If lot < 7,500 s.f.	2.40 40% 35% If lot < 7,500 s.f.	4.50 40% 30% If FAR > 2.4.	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	2.40 n/a	3.20 n/a	1.50 n/a	2.40 n/a	3.20 n/a	5.00 n/a	5.00 n/a
Land Use/Description									-											P	P	P	P		
Repair of Household or Office Machinery or Equipment  Adult Bookstores									S	S	S	S	S	S	S	S	S	S	P S	S	Р	Р	Р	P	Р
All business establishments classified and service <sup>(3)</sup> , retail and service uses									3	3	13	<u> </u>	3	3	3	3	3	3	3	3	_				-
									D/2\	D(2)	P(3)	P(3)	D(2)								P	P	P	P	P
Adult Businesses, in compliance with conditions under §136.066(A)(6)									P(3)	P(3)	P(3)	P(3)	P(3)	P	P	P	P	P	P	P	P	P	P	P	P
Ambulatory Service Antique Shops									P(3)	P(3)	P(3)	P(3)	P(3)	Р	Р	Р	Р	Р	Р	Р	P	P	P	P	P
Art and School Supply Stores									P(3)	P(3)		P(3)	P(3)						-		P	P	P	P	P
Art Galleries, not located on the ground floor within 50 feet of any street									P(3)	P(3)	P(3)	P(3)	P(3)						-		P	P	P	P	P
Auction Rooms, not located on the ground floor within 50 feet of any silect									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Auto Accessory Stores									F(3)	F(3)	F(3)	F(3)	F(3)	Р	Р	Р	Р	Р	Р	Р	P	P	P	P	P
Auto Laundries														•	•	•	•	•	S	S	P	P	P	P	P
Automobile Service Station, where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out-of-doors																					s	s	s	s	s
Automobile Lubrication and Washing Facilities, including auto laudries, if completely enclosed within a building, the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out-of-doors.																					S	S	Р	Р	Р
Automobile Service Station, provided that within 150 feet of a residence district and the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto. may be conducted out-of-																							Р	Р	Р
Automobile Service Station, with conditions of §163.068(C)(8) and (E)  Banks									P(3)	D/3\	D(3)	D/3/	P(3)								P	P	P	P	P
Banks Battery and Tire Service Stations	-			-					P(3)	P(3)	P(3)	P(3)	P(3)					-	P	P	P	P	P	P	P
Battery and Tire Service Stations  Barber Shops		-	<del>                                     </del>		-	-	1		P(3)	P(3)	P(3)	P(3)	P(3)						r	r	P	P	P	P	P
Barber Snops  Beverage, non-alcoholic, bottling and distributing		-	<del>                                     </del>		-	-	1		P(3)	P(3)	P(3)	P(3)	P(3)						P	P	P	P	P	P	P
Book and Stationay Stores					1		1		P(3)	P(3)	P(3)	P(3)	P(3)					<del>                                     </del>		-	P	P	P	P	P
Bicycle Stores, including rental and repair									1 (3)	1 (3)	1 (3)	1 (3)	1 (3)	Р	Р	Р	P	Р	Р	Р	P	P	P	P	P
Blueprinting and photostating establishments									-	-	1	1		P	P	P	P	P	P	P	P	P	P	P	P
Building Materials and Sales											t			•		H	-	<del>- '-</del>	P	P	P	P	P	P	P
4			•															•			<u> </u>		•		

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One-Family Dwelling Districts	R1A - One-Family Dwelling Districts	ng Districts	Residence stricts			S						Bu	siness	District	IS			Districts	Districts				Districts S	
Family Dwelling Districts	Dwelling Districts	ng Districts	stricts	icts	ts	S												Distric	Distric	S		S	S	' Ì
Zoning Code Section Reference  Floor Area Ration ("FAR")  Maximum Building Coverage  35%	05.0 05.0 35%	% 65 88 R2 - One-Family Dwelling Districts	% 95 0.00 Stricts One-Family Dwelling Districts	% 2.0 0.20 0.52 R4 - Two-Family Dwelling Districts	% 0 8 R5 - Multi-Family Dwelling Districts	70 00 00 00 00 00 00 00 00 00 00 00 00 0	20.54 Work Pamily Dwelling Districts 20.89	92 097 B1-1 - Limited Retail Districts	07.5 08.09. B1-2 - Limited Retail Districts	a O F S B2-1 - General Retail Districts	op 25.2 - General Retail Districts	00.59 B2-3 - General Retail Districts	nda 1.50 P3-1 - Limited Service Districts	of the service Districts and the service District Districts and the service District Districts and the service Districts and the service Districts and the service District Districts and the service Districts and the service District District Districts and the service District Districts and the service District Districts and the service District District Districts and the service District Districts and the service District Districts and the service District District Districts and the service District Districts and the service District Distric	op. 2. B4-1 - General Service Districts	a 05. B4-2 - General Service Districts	00.5 Pla. 3 - General Service Districts	163.070 2.40	_	05 M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	3.20 M2-1 - General Manufacturing Districts	00 89 M2-2 - General Manufacturing Districts	20 M3 - Heavy Industrial Districts
Maximum Building Coverage (Exception) 40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
If lot < 7,000 s.f.	If lot < 7,000 s.f.	If lot < 6,000 s.f.	If lot <	If lot < 7,500 s.f.	If lot < 7,500 s.f.	If lot < 7,500 s.f.	If FAR > 2.4.	Il/a	II/a	11/d	IVa	II/d	IIIa	II/a	IVa	IVa	Illa	IIIa	IVa	II/a	IIIa	IVa	II/a	IVa
Land Use/Description																								
Camera and Photography Supply Stores								P(3)		P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Carpet, Rug and linoleum Stores								P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Cartage and Express Facilities																		P	Р	P	P P	P	P	P
Cartage and Express Facilities, but not including motor frieght terminals								-					P	Р	Р	D	P	P	P	P P	P	P P	P P	P P
Casket and Casket Supplies Catering Establishment												-	P	P	P	P P	P	P	P	P	P	P	P	P
Catering Establishment China and Glassware Stores								P(3)	P(3)	P(3)	P(3)	P(3)	Р	Р	Р	Р	Р	Р	Р	P	P	P	P	P
Clothes Pressing Establishments								P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Clothing and Costume Rental Shops								1 (3)	1 (3)	1 (3)	1 (3)	1 (3)	Р	Р	Р	Р	Р	Р	Р	P	P	P	P	P
Coin and Philatelic (Stamp/Postage Collecting) Stores								P(3)	P(3)	P(3)	P(3)	P(3)	•			•	•	<del>L'</del>	-	P	P	P	P	P
Contractor or Construction Shops, such as building, cement, electrical,								. (0)	. (0)	. (0)	. (0)	. (6)											$\overline{}$	$\dashv$
roofing, refrigeration, heating and ventilation, masonry, painting,																		Р	Р	Р	Р	Р	Р	Р
plumbing, and air conditioning																							ı	, ,
Currency Exhanges								P(3)	P(3)	P(3)	P(3)	P(3)								Р	P	Р	P	P
Custom Dressmaking and Millinary Shops								P(3)	P(3)	P(3)	P(3)	P(3)								P	P	Р	Р	P
Department Stores								P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Drive-in, Automobile																				S	S	S	S	S
Drug Stores								P(3)		P(3)	P(3)	P(3)								Р	Р	Р	P	P
Dry Cleaning and Laundry Receiving Stations, processing done								P(3)	P(3)	P(3)	P(3)	P(3)								Р	P	Р	P	P
Dry Cleaning Establishment, employing not more than four persons in addtionl to one owner or manager													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Dry Cleaning Establishments, limited to 6,250 square feet of gross floor																		Р	Р	Р	Р	Р	Р	Р
area per establishment						_		D(2)	D/3)	D/2\	P(3)	P(3)						1		P	P	P	P	P
Dry Goods Stores  Electrical and Household Appliance Stores, including radio and television	1							P(3)	P(3)	P(3)	- ` /	` '						1	1					
sales								P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
Financial Institutions								P(3)	P(3)	P(3)	P(3)	P(3)								Р	P	Р	P	P
Florist Shops and Conservatories								P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Food Stores, including grocery stores, meat markets, bakerires, candy																								
and ice cream shops, delicatessans, and frozen food stores, including								P(3)	P(3)	P(3)	P(3)	P(3)						1		Р	Р	Р	P	Р
locker rental in cojunction therewith																				L			لا	
Frozen Food Lockers																		Р	Р	Р	P	P	P	P
Fuel Sales, with storage of fuel oils, gasoline, and other flammable																		1						
products limited to 120,000 gallons per tank, with total storage on one																		1		Р	Р	Р	Р	Р
zoning lot not to exceed 500.000 gallons																		<u> </u>		L	l			

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### Comparison of the Property	S = Special Use (2)				Residenc	e Districts								В	ısiness	Distric	ts						Manufa	cturina	Districts	
Maximum Building Coverage (Exception   40%   4	Zoning Code Section Reference	163.051	163.051	163.052	85 R3-One-Family Dwelling Districts	89 R4 - Two-Family Dwelling Districts	890 R5 - Multi-Family Dwelling Districts	163.056	163.057	163.06	6 163.066	163.067	163.067	음 8 8 8 8	용 8 88 80 B3-1 - Limited Service Districts	8 B3-2 - Limited Service Districts	B4-1 - General Service Districts	B4-2 -	B4-3 - General	92. B5-1 - Wholesale and Motor Vehicle	7-58 163.070	98. 189 M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	880 W2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	99. M3 - Heavy Industrial Districts
Further Stores, including indicated storage and conditioning of furs   P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)	Maximum Building Coverage	35% 40% If lot <	35% 40% If lot <	35% 40% If lot <	35% 40% If lot <	35% 40% If lot <	40% 35% If lot <	40% 35% If lot <	40% 30% If FAR >	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Furniture Stores, including upholstering when conducted as part of the retail operation and secondary to the principal use and assendard to the principal use and assendarity to the principal use assentiated or used away from the present including upholstering man making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated to a large of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated or used away from the present including upholstering and making of the principal use assentiated to a leastly operation assentiated to the principal use.  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)																										
Feb   Post   P										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	P
Carriges, Model Display and Sales   P   P   P   P   P   P   P   P   P										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)										-	+									D	D	D	D	D	D	D
P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)										P(3)	P(3)	P(3)	P(3)	P(3)						Г	F					
Habradrasherike (Imenfunishings such as hats, shirts, socks)   P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)																										
Harvare Stores																						P	P	P		
Hobby Shops, for related if items to be assembled or used away from the premise in the premise i																										
Hause Trailer Sales    Control of the Policy																							_			
Ice Sales  Junk Yards  Live Ball Stores  Live Ba										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Live Bail Stores Live Bail Rober Bail And Live Where the work handled comes didness bail not be transmitted beyond to of the permitted use Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons in addition to one owner or manager Laundries, employing not more than four persons	House Trailer Sales																			P	P	Р	Р	Р	Р	Р
Line Ball Stores Interior Decorating Shops, including upholstering and making of draperies, silp covers, and other similar artificies, when conducted as part of the retail operations and secondary to the principal use  Lewelly Regals including watch repair  Laundries and Dry Cleaners, automatic self-service type or hand limited to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond to fit he nemitted use  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, limited to 6.250 square feet of gross floor area per  Leather Goods and Lugagee Stores  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)	Ice Sales																					Р	Р			
Interior Decorating Shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail poerations and secondary to the principal use  Jewelry Repair, including watch repair  Laundries and Dry Cleaners, automatic self-service type or hand limited to a laundry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause fumes shall not be transmitted bewond lot of the nermitted use Laundries, employing not more than four persons in addition to one owner or manager  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, imitted to 6,250 square feet of gross floor area per  Laundries, sulmed to 6,250 square feet of gross floor area per  Laundries, sulmed to 6,250 square feet of gross floor area per  Laundries, possible of the certified to the certi	Junk Yards																									
draperies, silp covers, and other similar articlices, when conducted as part of the retail operations and secondary to the principal use Jewelry Repair, including watch repair to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond to of the permitted use Laundries, employing not more than four persons in addition to one owner or manager  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, sing covers, and other similar articles, when conducted as part of the perincipal use laundries, employing not more than four persons in addition to one owner or manager  Laundries, sing covers, and other similar articles, when conducted as part of the perincipal use laundries, sing coverage and the perincipal use laundries, sing coverage and the perincipal use laundries, sing coverage and the stress of the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond to of the perintide use Laundries, employing not more than four persons in addition to one owner or manager  Laundries, sing covers, and other similar supply services or provided the perintide use Laundries, single provided to 4.520 square feet of gross floor area per Leather Goods and Lugage Stores  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)															Р	P	Р	Р	P	P	P	Р	Р	P	Р	P
of the retail operations and secondary to the principal use  Jeweiry Repair, including waich repair  Laundries and Dry Cleaners, automatic self-service type or hand limited to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause flumes shall not be transmitted be use  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, limited to 6,250 square feet of gross floor area per  Leather Goods and Luqqage Stores  Linen, Towel, Diaper, and Other Similar Supply Services  Liquor Stores, package goods only  Loan Offices  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)																									1 ,	ı
Jewelry Repair, including watch repair  Laundries and Dry Cleaners, automatic self-service type or hand limited to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond lot of the permitted use Laundries, employing not more than four persons in addition to one owner or manager  Laundries, ilmited to 6,250 square feet of gross floor area per  Laundries, limited to 6,250 square feet of gross floor area per  Linen, Towel, Diaper, and Other Similar Supply Services  P(3) P(3) P(3) P(3) P(3) P(3) P(3)  P(7) P(7) P(7) P(7) P(7) P(7) P(7) P(7)										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Laundries and Dry Cleaners, automatic self-service type or hand limited to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond fold of the permitted use.  Laundries, employing not more than four persons in addition to one owner or manager  Laundraires, limited to 6,250 square feet of gross floor area per  Laundraires, limited to 6,250 square feet of gross floor area per  Laundraires, limited to 6,250 square feet of gross floor area per  Linen, Towel, Diaper, and Other Similar Supply Services  Liquor Stores, package goods only  Loan Offices  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)										D (0)	D(0)	D(0)	D (0)	D (0)										_	igsquare	
to a laudry operation of a retail nature where the work handled comes directly from the customer to the shop, and any noise, vibration, odor, or exhause furnes shall not be transmitted beyond lot of the permitted use Laundries, employing not more than four persons in addition to one owner or manager  Laundries, limited to 6,250 square feet of gross floor area per  Laundries, limited to 6,250 square feet of gross floor area per  Leather Goods and Luqaqge Stores  P(3) P(3) P(3) P(3) P(3) P P P P P P P P P P P P P P P P P P P										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
directly from the customer to the shop, and any noise, vibration, odor, or exhause fumes shall not be transmitted beyond lot of the permitted use  Laundries, employing not more than four persons in addition to one owner or manager  Laundries, limited to 6,250 square feet of gross floor area per  Leather Goods and Lugqage Stores  Linen, Towel, Diaper, and Other Similar Supply Services  Locksmith Shops  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)																									1 ,	ı
exhause furnes shall not be transmitted beyond lot of the nermitted use   Laundries, employing not more than four persons in addition to one owner or manager   P P P P P P P P P P P P P P P P P P	, ,									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Laundries, employing not more than four persons in addition to one owner or manager  Laundries, imited to 6,250 square feet of gross floor area per  Leather Goods and Lugage Stores  P(3) P(3) P(3) P(3) P(3) P(3) P(3) P(3)																									1 ,	ı
owner or manager         Laundaries, limited to 6,250 square feet of gross floor area per         P											1															
Leather Goods and Lugage Stores															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р
Linen, Towel, Diaper, and Other Similar Supply Services																				Р	Р	Р	Р	Р	Р	Р
Linen, Towel, Diaper, and Other Similar Supply Services										P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
Loan Offices																				Р	P					
Locksmith Shops												P(3)														
Monument Sales																										
Motor Freight Terminals, with conditions §163.081(C)(11)  Motor Freight Terminals  Motor Vehicle Sales, including storage, servicing and minor and major  S S S S S S S S S S S S S S S S S S S										P(3)	P(3)	P(3)	P(3)	P(3)												
Motor Freight Terminals P P Motor Vehicle Sales, including storage, servicing and minor and major S S S S S S											<u> </u>	<u> </u>								Р	P					P
Motor Vehicle Sales, including storage, servicing and minor and major										_	<u> </u>	<u> </u>							<u> </u>			S	S	S	S	اليا
										<u> </u>	1										$\vdash$		•	_	$\vdash$	
MOUNT VEHICLE REPAIR										_	+										-					
	iviolor veriicie kepali	I	l					I			1	ı	l l						l			3	3	3	3	3

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

S = Special Use (2)				Residence	e Districts								Вι	usiness	Distric	ts						Manufa	cturing	Districts	s
																			icts	icts					
Zoning Code Section Reference	81 - One-Family Dwelling Districts	82 82 83 83 84 85 85 87 87 87 87 87 87 87 87 87 87 87 87 87	82 - One-Family Dwelling Districts	85 R3- One-Family Dwelling Districts	59 799 799 799 799 799 799 799 799 799 7	85 - Multi-Family Dwelling Districts	1899:09 R6 - Mulli-Family Dwelling Districts	85 99 99	89 B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	82-1 - General Retail Districts	85 B2-2 - General Retail Districts	85 B2-3 - General Retail Districts	8. B3-1 - Limited Service Districts	85 B3-2 - Limited Service Districts	B B4-1 - General Service Districts	B 84-2 - General Service Districts	89 B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle Districts	9.59 B5-2 - Wholesale and Motor Vehicle District	M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	880:891 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	89 M3 - Heavy Industrial Districts
· ·										_		-										-			
Floor Area Ration ("FAR")	0.50	0.50	0.50	0.50	0.70	1.00	2.40	4.50	1.50	2.40	2.40	3.20	5.00	1.50	2.40	2.40	3.20	5.00	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage	35%	35%	35%	35%	35%	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a				-1-	/		
Maximum Building Coverage (Exception)	40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >																	1
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																	1
Land Use/Description																									1
Motor Vehicle Repairs, including servicing and minor repairs for vehicles														S	S	S	S	s	S	s					
under two ton capacity, but not for major repairs														3	3	3	3	3	3	3					1
Motor Vehicle Repairs, minor, not in connection with motor sales																			S	S					
Motor Vehicle Sales, including servicing and minor repairs for vehicles																			S	s					
under 1 1/2 ton capacity, but not for major repairs																			,	3					<u>L</u>
Motor Vehicle Trailer Sales and Rentals, not including house trailer or														S	S	S	S	S	Р	Р	Р	Р	Р	Р	Р
mobile homes sales or rentals														,	3	3	,	3						·	
Motorcycle Sales, including service and repair																			Р	P	P	P	P	P	P
Musical Instrument Stores, including minor repairs									P(3)	P(3)	P(3)	P(3)	P(3)								Р	P	Р	P	P
Newspaper Printing and Publishing																Р	Р	Р	Р	P	P	P	Р	Р	Р
Office Supply Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	Р	Р	Р	Р
Optician Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	Р	P	P	Р
Pawn Shops									D(0)	D (0)	D(0)	D (0)	D (0)	Р	P	P	Р	P	P	Р	Р	P	P	P	P
Paint and Wallpaper Stores									P(3)	P(3)	P(3)	P(3)	P(3)	_	_	_					Р	P	P	P	P
Pet Shops									-					Р	P	Р	Р	Р	Р	Р	Р	P	P	P	Р
Picture Framing Establishments, when conducted for retail trade on the														Р	Р	P	Р	Р	Р	P	P	Р	Р	P	Р
premises only									-					Р	P	P	Р	P	Р	P	P	P	P	P	P
Photograph Developing and Processing Shop Plumbing Showrooms	-	1							-			-		P	P	P	P	P	P	P	P	P	P	P	P
Printing Establishments for Letter Press, Business Cards,									_																
Mimeographing and Other Similar Custom Services									1					Р	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Р
Radio and Television Service and Repair Shops														P	P	Р	Р	Р	Р	P	Р	Р	Р	Р	Р
Railroad Terminals																	-	<del>- '-</del>	<u> </u>		S	S	S	S	P
Railroad Switching and Classification Yards, Repair Shops and																					S	S	S	S	P
Restaurant, Hotel and Bar Fixture Stores														Р	Р	Р	Р	Р	Р	Р	P	P	P	P	P
Restaurants, not including the sale of alcoholic beverages and liquor									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
Restaurants and Taverns, including live entertainment and dancing										, ,				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Restaurants, including live entertainment and dancing and the serving of											Р	Р	Р								Р	Р	Р	Р	Р
liquor in conjunction therewith											r	r	г												
Rummage Shops														Р	P	P	P	Р	Р	P	Р	P	P	P	P
Schools, including music, dance, or business, not located on the ground									P(3)	P(3)	P(3)	P(3)	P(3)												1
floor wtihni 50 feet of any street									F(3)	F(3)	F(3)	F(3)	F(3)												<u> </u>
Second Hand Stores									P(3)	P(3)	P(3)	P(3)		Р	Р	Р	Р	Р	Р	P	P	P P	P P	P P	P P
Sewing Machine Stores, household machines only													P(3)								P				

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

S = Special Use (2)				Residence	e Districts								В	usiness	Distric	ts						Manufa	cturing	Districts	s
																			tricts	tricts					
Zoning Code Section Reference	1978 R1 - One-Family Dwelling Districts	문 R1A - One-Family Dwelling Districts 달	88 R2 - One-Family Dwelling Districts	동 R3- One-Family Dwelling Districts 용	88 R4 - Two-Family Dwelling Districts	85 - Multi-Family Dwelling Districts	85 - Multi-Family Dwelling Districts	887 - Multi-Family Dwelling Districts	99: B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	90.891 - General Retail Districts	8 B2-2 - General Retail Districts	89.89 9.89 B2-3 - General Retail Districts	89. B3-1 - Limited Service Districts	B3-2 - Limited Service Districts	B4-1 - General Service Districts	B4-2 - General Service Districts	98.98 89. B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle District	85-2 - Wholesale and Motor Vehicle District	183.881 183.881	M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	28.088 88.088 M3 - Heavy Industrial Districts
Floor Area Ration ("FAR")	0.50	0.50	0.50	0.50	0.70	1.00	2.40	4.50	1.50	2.40	2.40	3.20	5.00	1.50	2.40	2.40	3.20	5.00	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage		35%	35%	35%	35%	40%	40%	40%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Maximum Building Coverage (Exception)	40%	40%	40%	40%	40%	35%	35%	30%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >																	
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																	1 1
Land Use/Description																									
Shoe and Hat Repair Stores									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
Shoe Stores									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	Р
Sidewalk Occupation														S	S	S	S	S	S	S					
Slaughter and Retail Sale, of poultry and rabbits for domestic and family																			Р	Р	Р	Р	Р	Р	Р
use but not for hotel, restaurant or other commercial use																			٢	Р			Р	Р	Р
Sporting Goods Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	Р	P	Р	Р
Storage of Flammable Liquids																							S	S	S
Taxidermist Shops														Р	P	P	P	P	Р	P	Р	Р	P	P	P
Tailor Shops									P(3)		P(3)	P(3)	P(3)								Р	Р	P	P	P
Telegraph Offices									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	P	P	P
Theaters														Р	P	P	P	P	Р	P	S	S	S	S	S
Ticket Agencies, Amusement											P	P	Р	Р	Р	Р	Р	Р	Р	P	P	Р	Р	P	Р
Tobacco Shops									P(3)		P(3)	P(3)	P(3)								P	Р	Р	Р	Р
Toy Shops									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	P	Р
Travel Bureaus and Transportation Ticket Offices											Р	P	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р
Truck Stops, with conditions §163.081(C)(11)																					S	S	S	S	S
Truck Fuel Sales, with conditions §163.081(C)(11)									- (-)	- (-)	- (-)	- (-)	- (-)								S	S	S	S	S
Variety Stores									P(3)	P(3)	P(3)	P(3)	P(3)								Р	Р	Р	Р	P
Water Freight Terminals									D(2)	D(3)	D(2)	D/2\	D(2)								_	D			P
Wearing Apparel Shops Offices, business and professional									P(3)	P(3)	P(3)	P(3)	P(3)								P P	P P	P P	P P	P P
Radio and Television Broadcasting Stations, not located on the ground floor																									_
within 50 feet of any street									Р	Р	Р	Р	Р								Р	Р	Р	Р	Р
Employment Agencies											Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Machinery Sales Rooms, with no repair or servicing, provided storage and											Ė		-	•	•		•	•	<u> </u>		Ė	Ė	Ė	Ė	一一
display of machinery, except of household appliances and offices machines											Р	Р	Р								Р	Р	Р	Р	Р
such as typewriters, are restricted to new floor samples																					1			1	
Machinery Sales																			Р	Р	Р	Р	Р	Р	Р
Exterminating shops														Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р
Feed and Seed Shops														Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Green Houses (retail only)														Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
<u> </u>									_												_				

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

P = Permitted Use T = Transitional Use (1)

-	Transitional 030	- 1
Ξ	Special Use (2)	

3 – Special USE (2)				Residence	e Districts								В	ısiness	District	ts						Manufa	cturing	Districts	
Zoning Code Section Reference Floor Area Ration ("FAR") Maximum Building Coverage Maximum Building Coverage (Exception)	0.50 40% 808 If lot < 0.00 Stricks	0.50 0.50	%05.0 %05.0 %06.0 %15 of 50.0 %15 of 50.0 %15 of 50.0 %15 of 50.0	> %05.0 0.50 0.50 0.50 0.50 0.50 0.50 0.50	07.0 35% 84 - Two-Family Dwelling Districts 101 / 2016	1.00 Noelling Districts 1.00 N	\$ 163.056 \$ 40% \$ 35% \$ 16 10 < 5	30% >	1.50 n/a n/a	2.40 n/a	06.25 163.067	05.2 - General Retail Districts	90.5 B2-3 - General Retail Districts	90.51 Umited Service Districts	9.0 B3-2 - Limited Service Districts	지 등 등 84-1 - General Service Districts	n a Service Districts 84.2 - General Service Districts	80.00 p.l/a n/a	n/a  Nuclesale and Motor Vehicle Districts	87 Co. 10 10 10 10 10 10 10 10 10 10 10 10 10	2.50 Varied Manufacturing Districts	mla Districts of Manufacturing Districts	280 M2-1 - General Manufacturing Districts	© 00 % M2-2 - General Manufacturing Districts	00.5 W3 - Heavy Industrial Districts
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																ı l	
Land Use/Description																								<b>└</b>	
Restricted Production and Repair, limited to the following:										_															
Advertsing Displays									_	-	_								-	-	P	P P	P P	P P	P P
Art Needleework and Hand-weaving Awnings and Venetian Blinds									-	-											P	P	P	P	P
Bakeries										-										-	P	P	P	P	P
Beverages, Non-alcoholic										-											P	P	P	P	P
Blacksmith Shop										+											P	P	P	P	P
Boat Building and Repair of Pleasure Craft and other Small Craft, but not																									
including shipbuilding or ship repair																					Р	Р	Р	Р	Р
Books, Hand-binding and Tooling;																					Р	Р	Р	Р	P
Bottling Works, Beverage																					Р	Р	Р	P	Р
Brooms and Brushes																					Р	Р	Р	P	P
Cameras and other Photograpic Equipemnt Supplies																					Р	P	P	P	P
Canvas and Canvas Products																					Р	P	Р	P	P
Ceramic Products, such as as pottery and small glazed tile																					P	Р	P	P	P
Clothing										_											Р	P	P	P	P
Cosmetics and Toiletries																					P P	P P	P	P P	P P
Dentures Drugs									-	-	_									1	P	P	P P	P	P
Dry Cleaning Establishments									-	-	1	1			-				-	-	P	P	P	P	P
Electrical Appliances, such as home radio and television recievers and									1	+										$\vdash$					
home movie equipment, but not including electrical machinery									1												Р	Р	Р	Р	Р
Manufacturing and Assembly of Electrical Supplies, such as wire and																				1		Р			
cable assembly, switches, lamps, insulation, and dry cell batteries									1												Р	Р	Р	Р	Р
Processing and Combining of Food Products, except meat and fish,																									
baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding,																					Р	Р	Р	P	Р
mixing, and pressings									<u> </u>															igspace	
Fur Goods, not including tanning or dying	<b>.</b>					<b>.</b>			<u> </u>			<u> </u>						<u> </u>	<u> </u>	igspace	Р	P	P	P	P
Glass Products, from previously manaufactured glass	-				-	-			-	+	₩	1	$\vdash$					-	-	$\vdash \vdash$	P	P P	P P	P P	P P
Hair, Felt, and Feather Products, except washing, curling and dyeing Hat Bodies of Fur and Wool Felt	-					-		$\vdash$	$\vdash$	+	1	-	$\vdash$					-	-	$\vdash$	P	P	P	P	P
Hat Bodies of Fur and Wool Felt Hosiery:		-			-		1		1	-	1	1							<del>                                     </del>	$\vdash$	P	P	P	P	P
House Trailers									1	+										$\vdash$	P	P	P	P	P
Ice, dry and natural										+										$\vdash$	P	P	P	P	P
rows or process that Mill																	1					-			

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

S = Special Use (2)				Residenc	e Districts								Βι	ısiness	District	S						Manufa	cturina	Districts	s
																			ricts	ricts					
	R1 - One-Family Dwelling Districts	R1A - One-Family Dwelling Districts	R2 - One-Family Dwelling Districts	R3- One-Family Dwelling Districts	R4 - Two-Family Dwelling Districts	R5 - Multi-Family Dwelling Districts	R6 - Multi-Family Dwelling Districts	R7 - Multi-Family Dwelling Districts	B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	B2-1 - General Retail Districts	B2-2 - General Retail Districts	B2-3 - General Retail Districts	B3-1 - Limited Service Districts	B3-2 - Limited Service Districts	B4-1 - General Service Districts	B4-2 - General Service Districts	B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle District	B5-2 - Wholesale and Motor Vehicle District	M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	M3 - Heavy Industrial Districts
Zoning Code Section Reference	163.051	163.051	163.052	163.053	163.054	163.055	163.056	163.057	163.066	163.066	163.067	163.067	163.067	163.068	163.068	163.069	163.069	163.069	163.070	163.070	163.081	163.081	163.082	163.082	163.083
Floor Area Ration ("FAR") Maximum Building Coverag Maximum Building Coverage (Exception	e 35%	0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 6,000 s.f.	0.50 35% 40% If lot < 7,500 s.f.	0.70 35% 40% If lot < 7,500 s.f.	1.00 40% 35% If lot < 7,500 s.f.	2.40 40% 35% If lot < 7,500 s.f.	4.50 40% 30% If FAR > 2.4.	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	2.40 n/a	3.20 n/a	1.50 n/a	2.40 n/a	3.20 n/a	5.00 n/a	5.00 n/a
Land Use/Description																									
Ink Mixing and Packaging and Inked Ribbons																					Р	Р	Р	Р	Р
Insecticides																					P	P	P	P	P
Jewelry  Laboratories, medical, dental, research, experimental and testing,									-												Р	Р	Р	Р	Р
provided there is no danger from fire or explosion nor the offensive noise vibration, smoke, dust, odors, heat, glare, or other objectionable	÷,																				Р	Р	Р	Р	Р
Laundries									-												Р	Р	Р	Р	Р
Leather Products, including shoes and and machine belting																					P	Р	Р	P	P
Luggage																					Р	Р	Р	P	Р
Machine Shops, for tool, die and pattern-making																					Р	Р	Р	Р	Р
Meat Products																					Р	Р	Р	Р	Р
Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rustproofing, and Heat Treatment																					Р	Р	P	Р	Р
Metal Stamping and Extrusion of Small Products, such as costume		1							_														1		₩
jewelry, pins and needles, razor blades, bottles, buttons and kitchen																					Р	Р	P	Р	Р
Musical Instruments																					Р	Р	Р	Р	Р
Orthopedic and Medical Appliances, such as artificial limbs, braces,																					Р	Р	Р	Р	Р
supports and stretchers																					Р	Р	P	Р	Р
Small Paper Products, such as envelopes and stationary, bags, boxes,																					Р	Р	Р	Р	Р
tubes and wallpaper printing Perfumes and Perfumes Soaps, compounding only		1							-												P	Р	P	P	P
Pharmaceutical Products, compounding only		1							_												P	P	P	P	P
Poultry and Rabbits, slaughtering and retail sale of poultry and rabbits for	r								-																
domestic and family use but not for hotel, restaurant or other commercia																					Р	Р	Р	Р	Р
Precision Instruments, such as optical, medical and drafting																					Р	Р	Р	P	Р
Products from Finished Materials, including plastic, bone, cork, feathers,																									
felt, fibre, paper, fur, glass, hair, horn, leather, precious and semi-																					Р	Р	Р	Р	Р
precious stones, rubber, shell, or varn  Printing and newspaper publishing, including engraving and photo-									-																$\vdash$
engraving.																					Р	Р	Р	Р	Р
Small Rubber Products and Synthetic Treated Fabrics, excluding all	1																								┢
rubber and synthetic procesing, such as washers, gloves, footwear,																					Р	Р	Р	Р	Р
bathing caps, and atomizers																									
Repair of Household or Office Equipment																					Р	P P	P P	P P	P P
Silverware, Plate and Sterling																					P				

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

P = Permitted Use T = Transitional Use (1)

	-	Hallsillollal USC	
•	_	Special Hea (2)	

S = Special Use (2)				Residenc	e Districts								В	usiness	Distric	ts						Manufa	cturing	Districts	
Zoning Code Section Reference Floor Area Ration ("FAR") Maximum Building Coverage Maximum Building Coverage (Exception)	40% If lot <	%05.0 120.630 140.631 150.631		0.50 350 40% Flot > 101	0.70 250.801 - 1.00   1	1.00 1.00 23.055 1.00 35% If lot <	163.056 2.40 40% 15 lot <	<ul> <li>Multi-Family Dwelling Districts</li> <li>Multi-Family Dwelling Districts</li> <li>Multi-Family Dwelling Districts</li> </ul>	1.50 n/a n/a	08.2 Plus - Fiunted Retail Districts	163.067 163.067 20.087 20.087 20.087	163.067 n/a n/a	a b c c c c c c c c c c c c c c c c c c	ususususususususususususususususususus	2.40 B3-2 - Limited Service Districts	a by 10 8 84-1 - General Service Districts	v v v v v v v v v v v v v v v v v v v	0.05 Peneral Service Districts 163.069 U/a u/a	n/a Molesale and Motor Vehicle Districts	163.070 and Motor Vehicle Districts	1.500 Manufacturing Districts	163.08: M1-2 - Limited Manufacturing Districts	163.082 M2-1 - General Manufacturing Districts	a M2-2 - General Manufacturing Districts	83.08 M3 - Heavy Industrial Districts
	7,000 s.f.	7,000 s.f.	6,000 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	7,500 s.f.	2.4.																	
Land Use/Description Soap and Detergents, packaging only										-											P	P	P	P	P
Soldering and Welding																					P	P	P	P	P
Sporting and Athletic Equipment, such as balls, baskets, cues, gloves,																					Р	Р	Р	Р	Р
bats, racquets, and rods											<u> </u>									1	<u> </u>	<u>'</u>	<u>L'</u>	⊢	⊢ᆣ┤
Statuary, Manequins, Figurines, and Religious and Church Art Goods, excluding foundry operations																					Р	Р	Р	Р	Р
Textiles, including spinning, weaving, manufacturing, dyeing, printing,																					Р	Р	Р	Р	Р
knit goods, yarn, thread and cordage, but not including textile bleaching Tobacco Curing and Manufacturing and Tobacco Products									-	+	-							-			P	P	P	P	P
Tools and Hardware, such as bolts, nuts and screws, doornobs, drills,																				$\vdash$	P	Р	Р	F	H
hand tools and cutlery, hinges, house hardware, locks, non-ferrous metal																					Р	Р	Р	Р	Р
castings, and plumbing supplies																									
Toys																					P	P	P	P	Р
Umbrellas										-											Р	Р	Р	Р	Р
Bulk Apholsterhing, including mattress manufacturing, rebuilding and																					Р	Р	Р	Р	Р
renovating  Vehicles for Children, such as bicycles, scooters, wagons, and baby	1																				<u> </u>				
carriages																					Р	Р	Р	Р	Р
Watches																					Р	Р	Р	Р	Р
Wood Products, such as furniture, boxes, crates, baskets, pencils, and																					Р	Р	Р	Р	Р
cooperage works																					<u> </u>	Ŀ	Ľ	∸	ட்ப
Any production, processing, cleaning, servicing, testing, repair, or storage of	I								1										1			İ		ı J	ı I
materials, goods, or products which conform to the performance standards of \$163.082(D) through (I), including:	1								1										1			İ		ı J	i 1
Ready-mix Concrete Plants	1								$\vdash$	+	1	-						1		$\vdash$		-	Р	Р	P
Storage of Fuel Oils, Gasoline and Other Flammable Products,	1		l				i e			1										$\Box$			T .	$\vdash$	一
exceeding 12,000 gallons, but not including any of the uses first listed as	I								1										1			ĺ	Р	Р	Р
permitted in the M3 District									<u> </u>	1										Ш				ш	igsquare
Any production, processing, cleaning, servicing, testing, and repair including	I								1										1			ĺ		ı J	ı I
the following uses and manufacturing of the following products:  Automobile Wrecking	1		<del>                                     </del>		<del>                                     </del>	<del>                                     </del>				1	1	-						<del>                                     </del>	1	$\vdash$	-		1	$\vdash\vdash$	Р
Asphalt and Asphalt Products																									Р
Charcoal, Lampblack, and Fuel Briquettes										$\perp$											$\perp$			ш	Р
Chemicals, including acetylene, aniline dyes, ammonia, carbide, caustic	I								1										1			ĺ		ı J	ı I
soda, cellulose, chlorine, carbon black and bone black, cleaning and									1	1		l						l	I		1	l		ı l	i
polishing preparations, creosote, exterminating agents, hydrogen and	I								1										1			ĺ		ı J	Р
oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates - manufactured and natural of an explosive nature, potash, plastic									1	1		l						l	I		1	l		ı l	ı '
materials and synthetic rosins, pyroxylin, rayon yard, hydrochloric, picric									1										l			İ		i I	
and sulfuric acids and derivitives																								ш	

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

S = Special Use (2)				Residenc	e Districts								В	usiness	Distric	ts						Manufa	cturina	Districts	s
																			icts	icts			9		
	R1 - One-Family Dwelling Districts	R1A - One-Family Dwelling Districts	R2 - One-Family Dwelling Districts	R3- One-Family Dwelling Districts	R4 - Two-Family Dwelling Districts	R5 - Multi-Family Dwelling Districts	R6 - Mulit-Family Dwelling Districts	R7 - Multi-Family Dwelling Districts	B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	B2-1 - General Retail Districts	B2-2 - General Retail Districts	B2-3 - General Retail Districts	B3-1 - Limited Service Districts	B3-2 - Limited Service Districts	B4-1 - General Service Districts	B4-2 - General Service Districts	B4-3 - General Service Districts	B5-1 - Wholesale and Motor Vehicle District	B5-2 - Wholesale and Motor Vehicle Districts	M1-1 - Limited Manufacturing Districts	M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	M3 - Heavy Industrial Districts
Zoning Code Section Reference	163.051	163.051	163.052	163.053	163.054	163.055			163.06	163.066	163.067	163.067	163.067	163.068	163.068	163.069	163.069	163.069	163.070	163.070	163.081	163.081	163.082	163.082	163.083
Floor Area Ration ("FAR") Maximum Building Coverage Maximum Building Coverage (Exception)		0.50 35% 40% If lot < 7,000 s.f.	0.50 35% 40% If lot < 6,000 s.f.	0.50 35% 40% If lot < 7,500 s.f.	0.70 35% 40% If lot < 7,500 s.f.	1.00 40% 35% If lot < 7,500 s.f.	2.40 40% 35% If lot < 7,500 s.f.	4.50 40% 30% If FAR > 2.4.	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	1.50 n/a n/a	2.40 n/a n/a	2.40 n/a n/a	3.20 n/a n/a	5.00 n/a n/a	2.40 n/a	3.20 n/a	1.50 n/a	2.40 n/a	3.20 n/a	5.00 n/a	5.00 n/a
Land Use/Description																									
Coal, Coke, and Tar Products, including gas manufacturing										1														$\vdash$	Р
Electric Central Station Power and Steam-Generating Plants																								$\vdash$	P
Explosives, when not prohibited by other City laws																									P
Fertilizers																									Р
Film, Photographic																								1	Р
Flour, Feed, Grain, Processing																								1	Р
Gelatin, Glue and Size, Animal																									Р
Incineration or Reduction of Garbage, Offal, and Dead Animals																									Р
Linoleum and Oil																									Р
Magnesium Foundaries																									P
Matches																									P
Metal and Metal Ores, and Rare Metals, Reduction, Refining, Smelting, and Alloying																									Р
Paint, Lacquer, Shellac, Varnishes, Linseed Oil, and Turpentine																								<u> </u>	Р
Petroleum and Petroleum Products, subject to the provisions of division (H) of §163.083																								!	Р
Rubber, natural and synthetic																									Р
Soaps, including fat and oil rendering																									Р
Starch																									P
Stock yard, Slaughter Houses, and Abattoirs (French: slaughterhouse)																									P
Wood, Coal, and Bone Distillation																									Р
Wood Pulp and Fibre, reduction and processing, inlcuding paper mill operations																								$\Box$	Р
Any Other Production, Processing, Cleaning, Servicing, Testing and Repair, which conforms with the performance standards established hereinafter for the M3 District																									Р

Gary Zoning Code: Permitted Uses Analysis Gary Smart Growth

3 - Special 03c (2)				Residence	e Districts								В	usiness	Distric	ts						Manufa	cturing [	Districts	
Zoning Code Section Reference	1937 R1 - One-Family Dwelling Districts	돐 R1A - One-Family Dwelling Districts 을	R2 - One-Family Dwelling Districts	ᇙ R3- One-Family Dwelling Districts 응	뛄 R4 - Two-Family Dwelling Districts 유	: R5 - Multi-Family Dwelling Districts 요	189 R6 - Multi-Family Dwelling Districts	89 89 89 89 89	89 B1-1 - Limited Retail Districts	B1-2 - Limited Retail Districts	99. B2-1 - General Retail Districts	90.81 - General Retail Districts	8 B2-3 - General Retail Districts	8 B3-1 - Limited Service Districts	8 B3-2 - Limited Service Districts	B4-1 - General Service Districts	B 8-2 - General Service Districts	25 B4-3 - General Service Districts	985-1 - Wholesale and Motor Vehicle Districts	85-2 - Wholesale and Motor Vehicle Districts		M1-2 - Limited Manufacturing Districts	M2-1 - General Manufacturing Districts	M2-2 - General Manufacturing Districts	M3 - Heavy Industrial Districts
ÿ								-	_			-								-		-	_		_
Floor Area Ration ("FAR")		0.50	0.50	0.50	0.70	1.00 40%	2.40	4.50	1.50	2.40	2.40	3.20	5.00	1.50	2.40	2.40	3.20	5.00	2.40	3.20	1.50	2.40	3.20	5.00	5.00
Maximum Building Coverage Maximum Building Coverage (Exception)		35% 40%	35% 40%	35% 40%	35% 40%	35%	40% 35%	40% 30%	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a n/a	n/a	n/a	n/a n/a	n/a n/a	n/a n/a	n/a	nla	n/o	nlo	n/o	nlo	n/a
Maximum Bulluling Coverage (Exception)	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If lot <	If FAR >	II/d	II/d	II/d	II/d	II/d	n/a	n/a	II/d	IIId	II/d	II/d	n/a	n/a	n/a	n/a	n/a	II/d
		7,000 s.f.					7,500 s.f.	2.4.																	
	7,000 5	7,000 5	0,000 5	7,000 5	7,000 5	7,000 5	7,000 5	2																	
Land Use/Description Storage, including the following uses and materials or products:																					-				
Goods, used in or produced by manufacturing activities permitted in the									-										-		-				
M3 District																					I				Р
Dumps and Slag Piles of Solid or Processed By-Product Materials	1																		<b>†</b>						Р
Explosives, subject to the provisions of division (H) of §163.083																									P
Grain																									P
Manure, Peat, and Top-soil																									Р
Flammable Liquids and Oils Stored, Sold, and Used in Conjuction with						_																			
the Operation of an Automobile Service Station and Customarily																					I				Р
Required fro Used in that Operation																									

Footnotes
(1) "Transitional Uses" are permitted by definition when located on a lot not over 100 feet wide which adjoins at a side lot line or is separated only by an alley at a side lot line from property in a buisness or manufacturing district or a railroad right-of-way.

<sup>(2) &</sup>quot;Special Uses" may be allowed upon a recommendation by the Board of Zoning Appeals and upon the approval of the City Council.

<sup>(3)</sup> All business establishments shall be retail or service estabishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples. All goods produced on the premises shall be sold at retail on the premises where produced, and not more than three person [sic] in addition to a single owner or manager shall be engaged at any one time in fabricating, repairing, cleaning, or processing of goods or products in any establishment.