

**CITY OF GARY, INDIANA  
DEPARTMENT OF PLANNING**

Gary Zoning Code: Permitted Uses Analysis  
Gary Smart Growth

P = Permitted Use  
T = Transitional Use (1)  
S = Special Use (2)

Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
One-Family Detached Dwellings	P	P	P	P	P	P	P	P																	
One-Family Row Dwellings, party wall type					T	P	P	P																	
Dwelling Units														P	P	P	P	P	P	P					
Dwelling Units, but not permitted below the second floor, with conditions (\$163.066(A)(4) and \$163.067(A)(1))									P	P	P	P	P												
Dwelling Units, other than those located in a transient hotel or motel and not permitted below the second floor													P	P	P	P	P	P	P	P					
Dwelling Units, other than those located in a transient hotel or motel if business uses or premises designed for these uses occupy the ground floor, with conditions set forth in \$163.068(B)(5)(b)													P	P	P	P	P	P	P	P					
Dwelling Units, for watchmen and their families when located on the premises where they are employed in that capacity																					P	P	P	P	P
Two-Family Detached Dwellings	T	T	T	T	P	P	P	P																	
Multiple-Family Detached Dwelling					T	P	P	P																	
Lodging Houses and Tourist Homes						P	P	P																	
Lodging Room, but not permitted below the second floor, with conditions (\$163.066(A)(4) and \$163.067(A)(1))									P	P	P	P	P												
Lodging Room, other than those located in a transient hotel or motel and not permitted below the second floor														P	P	P	P	P	P	P					
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, with conditions set forth in \$163.068(B)(5)(b)														P	P	P	P	P	P	P					
Fraternity and Sorority House						P	P	P																	
Transient Hotels, when retail or service uses occupy the street frontage, except for entranceways to the hotel lobby									P	P	P	P	P												
Apartment Hotels									P	P	P	P	P												
Apartment Buildings											S	S	S												
Motels											P	P	P												
Transient Hotels and Motels														P	P	P	P	P	P	P					
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	P	S	S	S	S	S	S	S	S	S	S	S	S					
Convents and Monasteries	S	S	S	S	S	S	P	P	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					
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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Gary Smart Growth

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Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Community Service Uses																									
Nursery School, including playground and athletic fields auxiliary						P	P	P																	
Elementary School, including playground and athletic fields auxiliary	P	P	P	P	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						P	P	P																	
Non-Boarding School, including playground and athletic fields auxiliary	P	P	P	P	P	P	P	P																	
Medical and Dental Offices and Medical and Dental Clinics, all limited to the ground floor						P	P	P																	
Colleges or Universities, but not business colleges or trade schools	S	S	S	S	S	S	S	S																	
Trade Schools																					P	P	P	P	P
Colleges or Universities, and schools of <u>Music, Dance, Business</u> , Commercial, or trade when not involving any danger of fire or explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other									S	S	S	S	S	S	S	S	S	S	S						
Schools, including <u>Music, Dance, Business</u> or trade when not involving any danger of fire or explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences not located on the ground floor within 50 feet of any street											P	P	P												
Schools, including <u>Music, Dance, Business</u> or trade when not involving any danger of fire or explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences														P	P	P	P	P	P						
Riding Academies and stables, horses																					P	P	P	P	P
Miscellaneous Uses																									
Agricultural Uses, including nurseries and truck gardens but not including the raising of poultry or livestock, provided no offensive odor or dust is created and there is no sale of products not produced on the premises with no stand or building for retailing of products	P	P	P	P	P	P	P	P																	
Packing and Crating																			P	P	P	P	P	P	P

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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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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<b>Land Use/Description</b>																									
Incidental Uses to Principal Permitted 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 for any reason by the original registrant	P	P	P	P	P	P	P	P																	
Home Occupations									P	P	P	P	P												
Signs, as classified and regulated in Chapter 159	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	P
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
Advertising Signs (Billboards)									S	S	S	S	S			S	S	S	S	S					
Marquees, 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 for 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 immediate 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 Chapter 159	T	T	T	T	T																				
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	S
Cemeteries, including 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	S																	
Hospitals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Sanitariums	S	S	S	S	S	S	S	S																	
Institutions for the Aged									S	S	S	S	S	S	S	S	S	S	S	S					
Institutions for the Children									S	S	S	S	S	S	S	S	S	S	S	S					
Controlled Substance Abuse Center, with conditions §163.066(C)(19)									S	S	S	S	S	S	S	S	S	S	S	S					
Medical and Dental Offices	S	S	S	S	S	S	S	S	P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Medical and Dental Clinics	S	S	S	S	S	S	S	S	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 ground floor within 50 feet of any street											P	P	P								P	P	P	P	P
Laboratories, medical, dental, research and testing														P	P	P	P	P	P	P	P	P	P	P	P

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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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																			P	P	P	P	P	P	P
Laboratories, Medical, Dental, Research, Experimental and Testing, provided there is no danger of fire or explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences of any street																			P	P					
Animal Hospitals, Pounds and Shelters, provided all facilities for the care and boarding of animals are in completely enclosed buildings																			P	P					
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		S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
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	P	P	P	P	P
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	P	P	P	P	P
Community Centers, privately-owned and operated																					P	P	P	P	P
Community Centers, publically-owned and operated																					P	P	P	P	P
Parks																					P	P	P	P	P
Outdoor Amusement Establishments																									
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	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	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	S	S	S	S	S	S	S
Amusement Establishments, including bowling alleys, pool halls, dance halls, skating rinks and other similar places of recreation														S	S	S	S	S	S	S					
Planned Unit Developments, Residential	S	S	S	S	S	S	S	S																	
Planned Unit Developments, Business									S	S	S	S	S	S	S	S	S	S	S	S					
Planned Unit Developments, Industrial, with conditions §163.081(M)									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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Land Use/Description																									
Public Utility and Public Service Uses		S	S	S	S	S	S																		
Bus Turn-arounds (Off-Street)	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
Bus Terminals									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Bus Garages									S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Bus Lots									S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Street Railway Terminals or Street Car Houses									S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Fire Stations	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P
Police Stations	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Art Galleries and Museums	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Incineration, Municipal									S	S	S	S	S	S	S	S	S	S	S	S					S
Telephone Exchanges	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Railroad Facilities	S	S	S	S	S	S	S	S													P	P	P	P	P
Railroad Passenger Facilities									S	S	S	S	S	S	S	S	S	S	S	S					
Railroad Passenger Stations									S	S	S	S	S	S	S	S	S	S	S	S					
Railroad Rights-of-Way									S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Water Filtration Plants	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Public Libraries	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water Reservoirs	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Other Similar Uses	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					
Electric Public Utilities	S	S	S	S	S	S	S	P	P	P	P	P	P								P	P	P	P	P
Gas Public Utilities	S	S	S	S	S	S	S	P	P	P	P	P	P								P	P	P	P	P
Sewage Disposal Plants																						S	S	S	S
Telephone Utilities								P																	
Post Offices									P	P	P	P	P								P	P	P	P	P
Areas for the Dumping or Disposal of Garbage, Refuse and Trash																									S

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P = Permitted Use  
T = Transitional Use (1)  
S = Special Use (2)

Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
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	P	P	P	P
Radio and Television Towers, municipal									S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Penal and Correctional Institutions									S	S	S	S	S	S	S	S	S	S	S	S					
Recreation Buildings, privately-owned and operated, not for pecuniary profit	S	S	S	S	S	S	S	S																	
Recreation Building, municipally owned									S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Building, privately owned									S	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, reducing salons, masseurs, public baths, not located on the ground floor within 50 feet of any street											P	P	P								P	P	P	P	P
Physical culture and health services, including gymnasiums, swimming pools, reducing salons, masseurs, public baths														P	P	P	P	P	P	P	P	P	P	P	P
Nursery and Day Schools	S	S	S	S	S	S	S																		
Private Clubs or Lodges, except those the chief activity of which is a service customarily carried on a a business	S	S	S	S	S	P	P	P																	
Orthopedic, medical, and surgical applicane stores, not including the assembly of manufacture of these articles													P	P	P	P	P	P	P	P	P	P	P	P	P
Clubs or Lodges (Non-profit), Fraternal or Religious Institutions, not located on the ground floor within 50 feet of any street									P	P	P	P									P	P	P	P	P
Meeting Halls, not located on the ground floor within 50 feet of any street									P	P	P	P													
Philanthropic and Eleemosynary (non-profit/charitable organizations) Uses or Institutions									S	S	S	S	S	S	S	S	S	S	S	S					
Health Care Centers, government operated	S	S	S	S	S	P	P	P	P(3)	P(3)	P(3)	P(3)	P(3)	P	P	P	P	P	P	P	P	P	P	P	P
Type I Manufacturing Homes	S	S	S	S	S	S	S																		
Undertaking Establishments and Funeral Parlors	S	S	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P
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 vehicles under 1 1/2 ton capacity and subject to the provisions of \$163.100									S	S	S	S	S	S	S	S	S	S	S	S					
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																			P	P	P	P	P	P	P
Parking Lots, Open and other then accessory, for the storage of private passenger automobiles and subject to the provisions of \$163.100 to 112													P	P	P	P	P	P	P	P	P	P	P	P	P
Churches	S	S	S	S	S	S	S	P																	
Existing Churches, provided their original design, purpose and use was for a house of worship and has at least 351 square feet of floor area and the required amount of off-street parking									S	S	S	S	S	S	S	S	S	S	S	S					

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Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Wholesale establishments, restricted to a maximum gross floor area of 12,500 square feet exclusive of any floor area devoted to off-street parking and loading facilities								P																	
Wholesale offices and storerooms, with storage limited in a B5-1 District to 6,250 square feet of floor area per establishment.																		P			P	P	P	P	P
Wholesale offices and storerooms																			P		P	P	P	P	P
Wholesale establishments, provided that storage is limited to samples only and not located on the ground floor within 50 feet of any street									P	P	P	P	P								P	P	P	P	P
Wholesale and Warehousing, but not including motor freight terminals																					P	P	P	P	P
Business establishments, shall be retail or service establishments dealing directly with consumers, except for wholesale establishments where storage of merchandise is limited to samples											P	P	P								P	P	P	P	P
Restricted Production and Repair, limited to the following: art, needlework and handweaving; clothing, custom manufacturing and alterations, for retail only; jewelry from precious metals; watches; dentures, and optical lenses, not located on the ground floor within 50 feet of any street											P	P	P								P	P	P	P	P
Restricted Production and Repair, limited to the following: art, needlework and handweaving; clothing, custom manufacturing and alterations, for retail only; jewelry from precious metals; watches; dentures, and optical lenses																P	P	P	P	P	P	P	P	P	P
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; 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 purposes; 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 welding; tool, die, and pattern making, limited to 6,250 square feet of floor																			P	P	P	P	P	P	P

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Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
<b>Floor Area Ratio ("FAR")</b>	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
<b>Maximum Building Coverage</b>	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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Maximum Building Coverage (Exception)</b>	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.																	
<b>Land Use/Description</b>																									
Repair of Household or Office Machinery or Equipment																									
Adult Bookstores																									
All business establishments classified and service <sup>(3)</sup> , retail and service uses																									
Adult Businesses, in compliance with conditions under §136.066(A)(6)																									
Ambulatory Service																									
Antique Shops																									
Art and School Supply Stores																									
Art Galleries, not located on the ground floor within 50 feet of any street																									
Auction Rooms, not located on the ground floor within 50 feet of any																									
Auto Accessory Stores																									
Auto Laundries																									
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																									
Automobile Lubrication and Washing Facilities, including auto laundries, 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																									
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-doors																									
Automobile Service Station, with conditions of §163.068(C)(8) and (E)																									
Banks																									
Battery and Tire Service Stations																									
Barber Shops																									
Beverage, non-alcoholic, bottling and distributing																									
Book and Stationery Stores																									
Bicycle Stores, including rental and repair																									
Blueprinting and photostating establishments																									
Building Materials and Sales																									



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	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 Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Camera and Photography Supply Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
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	P	P	P	P
Cartage and Express Facilities, but not including motor freight terminals																					P	P	P	P	P
Casket and Casket Supplies														P	P	P	P	P	P	P	P	P	P	P	P
Catering Establishment														P	P	P	P	P	P	P	P	P	P	P	P
China and Glassware Stores									P(3)	P(3)	P(3)	P(3)	P(3)								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														P	P	P	P	P	P	P	P	P	P	P	P
Coin and Philatelic (Stamp/Postage Collecting) Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Contractor or Construction Shops, such as building, cement, electrical, roofing, refrigeration, heating and ventilation, masonry, painting, plumbing, and air conditioning																			P	P	P	P	P	P	P
Currency Exchanges									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Custom Dressmaking and Millinery Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	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)	P(3)								P	P	P	P	P
Dry Cleaning and Laundry Receiving Stations, processing done									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Dry Cleaning Establishment, 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
Dry Cleaning Establishments, limited to 6,250 square feet of gross floor area per establishment																			P	P	P	P	P	P	P
Dry Goods Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Electrical and Household Appliance Stores, including radio and television sales									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Financial Institutions									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Florist Shops and Conservatories									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Food Stores, including grocery stores, meat markets, bakeries, candy and ice cream shops, delicatessans, and frozen food stores, including locker rental in conjunction therewith									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Frozen Food Lockers																			P	P	P	P	P	P	P
Fuel Sales, with storage of fuel oils, gasoline, and other flammable products limited to 120,000 gallons per tank, with total storage on one zoning lot not to exceed 500,000 gallons																			P	P	P	P	P	P	P

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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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Furrier Shops, including incidental storage and conditioning of furs									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Furniture Stores, including upholstering when conducted as part of the retail operation and secondary to the principal use									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Garages, Model Display and Sales																			P	P	P	P	P	P	P
Garden Supply and Seed Stores																					P	P	P	P	P
Gift Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Haberdasheries (men's furnishings such as hats, shirts, socks)									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Hardware Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Hobby Shops, for retail of items to be assembled or used away from the premise									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
House Trailer Sales																			P	P	P	P	P	P	P
Ice Sales																					P	P	P	P	P
Junk Yards																									
Live Bait Stores														P	P	P	P	P	P	P	P	P	P	P	P
Interior Decorating Shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Jewelry Repair, including watch repair									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
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 exhaust fumes shall not be transmitted beyond lot of the permitted use									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
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
Laundries, limited to 6,250 square feet of gross floor area per																			P	P	P	P	P	P	P
Leather Goods and Luggage Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Linen, Towel, Diaper, and Other Similar Supply Services																			P	P	P	P	P	P	P
Liquor Stores, package goods only									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Loan Offices									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Locksmith Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Monument Sales																					P	P	P	P	P
Motor Freight Terminals, with conditions §163.081(C)(11)																			P	P	S	S	S	S	S
Motor Freight Terminals																									P
Motor Vehicle Sales, including storage, servicing and minor and major																					S	S	S	S	S
Motor Vehicle Repair																					S	S	S	S	S

**CITY OF GARY, INDIANA  
DEPARTMENT OF PLANNING**

Gary Zoning Code: Permitted Uses Analysis  
Gary Smart Growth

P = Permitted Use  
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Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	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 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
	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 Ratio ("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
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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Motor Vehicle Repairs, including servicing and minor repairs for vehicles under two ton capacity, but not for major repairs														S	S	S	S	S	S	S					
Motor Vehicle Repairs, minor, not in connection with motor sales																			S	S					
Motor Vehicle Sales, including servicing and minor repairs for vehicles under 1 1/2 ton capacity, but not for major repairs																			S	S					
Motor Vehicle Trailer Sales and Rentals, not including house trailer or mobile homes sales or rentals														S	S	S	S	S	P	P	P	P	P	P	P
Motorcycle Sales, including service and repair																			P	P	P	P	P	P	P
Musical Instrument Stores, including minor repairs									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Newspaper Printing and Publishing									P(3)	P(3)	P(3)	P(3)	P(3)				P	P	P	P	P	P	P	P	P
Office Supply Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Optician Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Pawn Shops														P	P	P	P	P	P	P	P	P	P	P	P
Paint and Wallpaper Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Pet Shops														P	P	P	P	P	P	P	P	P	P	P	P
Picture Framing Establishments, when conducted for retail trade on the premises only														P	P	P	P	P	P	P	P	P	P	P	P
Photograph Developing and Processing Shop														P	P	P	P	P	P	P	P	P	P	P	P
Plumbing Showrooms														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														P	P	P	P	P	P	P	P	P	P	P	P
Radio and Television Service and Repair Shops														P	P	P	P	P	P	P	P	P	P	P	P
Railroad Terminals																					S	S	S	S	P
Railroad Switching and Classification Yards, Repair Shops and																					S	S	S	S	P
Restaurant, Hotel and Bar Fixture Stores														P	P	P	P	P	P	P	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)								P	P	P	P	P
Restaurants and Taverns, including live entertainment and dancing														P	P	P	P	P	P	P	P	P	P	P	P
Restaurants, including live entertainment and dancing and the serving of liquor in conjunction therewith											P	P	P								P	P	P	P	P
Rummage Shops														P	P	P	P	P	P	P	P	P	P	P	P
Schools, including music, dance, or business, not located on the ground floor within 50 feet of any street									P(3)	P(3)	P(3)	P(3)	P(3)												
Second Hand Stores														P	P	P	P	P	P	P	P	P	P	P	P
Sewing Machine Stores, household machines only									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P

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	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	163.069	163.070	163.070	163.081	163.081	163.082	163.082
Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Shoe and Hat Repair Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Shoe Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Sidewalk Occupation														S	S	S	S	S	S	S					
Slaughter and Retail Sale, of poultry and rabbits for domestic and family use but not for hotel, restaurant or other commercial use																			P	P	P	P	P	P	P
Sporting Goods Stores									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Storage of Flammable Liquids																							S	S	S
Taxidermist Shops														P	P	P	P	P	P	P	P	P	P	P	P
Tailor Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Telegraph Offices									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Theaters														P	P	P	P	P	P	P	S	S	S	S	S
Ticket Agencies, Amusement											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tobacco Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Toy Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Travel Bureaus and Transportation Ticket Offices											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck Stops, with conditions §163.081(C)(11)											P	P	P	P	P	P	P	P	P	P	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)								P	P	P	P	P
Water Freight Terminals																									P
Wearing Apparel Shops									P(3)	P(3)	P(3)	P(3)	P(3)								P	P	P	P	P
Offices, business and professional									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									P	P	P	P	P								P	P	P	P	P
Employment Agencies											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Machinery Sales Rooms, with no repair or servicing, provided storage and display of machinery, except of household appliances and offices machines such as typewriters, are restricted to new floor samples											P	P	P								P	P	P	P	P
Machinery Sales																			P	P	P	P	P	P	P
Exterminating shops														P	P	P	P	P	P	P	P	P	P	P	P
Feed and Seed Shops														P	P	P	P	P	P	P	P	P	P	P	P
Green Houses (retail only)														P	P	P	P	P	P	P	P	P	P	P	P

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DEPARTMENT OF PLANNING**

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Gary Smart Growth

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Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
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Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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Land Use/Description																									
Restricted Production and Repair, limited to the following:																									
Advertising Displays																					P	P	P	P	P
Art Needlework and Hand-weaving																					P	P	P	P	P
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																					P	P	P	P	P
Books, Hand-binding and Tooling																					P	P	P	P	P
Bottling Works, Beverage																					P	P	P	P	P
Brooms and Brushes																					P	P	P	P	P
Cameras and other Photographic Equipment Supplies																					P	P	P	P	P
Canvas and Canvas Products																					P	P	P	P	P
Ceramic Products, such as as pottery and small glazed tile																					P	P	P	P	P
Clothing																					P	P	P	P	P
Cosmetics and Toiletries																					P	P	P	P	P
Dentures																					P	P	P	P	P
Drugs																					P	P	P	P	P
Dry Cleaning Establishments																					P	P	P	P	P
Electrical Appliances, such as home radio and television receivers and home movie equipment, but not including electrical machinery																					P	P	P	P	P
Manufacturing and Assembly of Electrical Supplies, such as wire and cable assembly, switches, lamps, insulation, and dry cell batteries																					P	P	P	P	P
Processing and Combining of Food Products, except meat and fish, baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing, and pressings																					P	P	P	P	P
Fur Goods, not including tanning or dyeing																					P	P	P	P	P
Glass Products, from previously manufactured glass																					P	P	P	P	P
Hair, Felt, and Feather Products, except washing, curling and dyeing																					P	P	P	P	P
Hat Bodies of Fur and Wool Felt																					P	P	P	P	P
Hosiery																					P	P	P	P	P
House Trailers																					P	P	P	P	P
Ice, dry and natural																					P	P	P	P	P

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	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
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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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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Land Use/Description																									
Ink Mixing and Packaging and Inked Ribbons																					P	P	P	P	P
Insecticides																					P	P	P	P	P
Jewelry																					P	P	P	P	P
Laboratories, medical, dental, research, experimental and testing, provided there is no danger from fire or explosion nor the offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable																					P	P	P	P	P
Laundries																					P	P	P	P	P
Leather Products, including shoes and and machine belting																					P	P	P	P	P
Luggage																					P	P	P	P	P
Machine Shops, for tool, die and pattern-making																					P	P	P	P	P
Meat Products																					P	P	P	P	P
Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rustproofing, and Heat Treatment																					P	P	P	P	P
Metal Stamping and Extrusion of Small Products, such as costume jewelry, pins and needles, razor blades, bottles, buttons and kitchen																					P	P	P	P	P
Musical Instruments																					P	P	P	P	P
Orthopedic and Medical Appliances, such as artificial limbs, braces, supports and stretchers																					P	P	P	P	P
Small Paper Products, such as envelopes and stationary, bags, boxes, tubes and wallpaper printing																					P	P	P	P	P
Perfumes and Perfumes Soaps, compounding only																					P	P	P	P	P
Pharmaceutical Products, compounding only																					P	P	P	P	P
Poultry and Rabbits, slaughtering and retail sale of poultry and rabbits for domestic and family use but not for hotel, restaurant or other commercial																					P	P	P	P	P
Precision Instruments, such as optical, medical and drafting																					P	P	P	P	P
Products from Finished Materials, including plastic, bone, cork, feathers, felt, fibre, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell, or yarn																					P	P	P	P	P
Printing and newspaper publishing, including engraving and photo-engraving																					P	P	P	P	P
Small Rubber Products and Synthetic Treated Fabrics, excluding all rubber and synthetic processing, such as washers, gloves, footwear, bathing caps, and atomizers																					P	P	P	P	P
Repair of Household or Office Equipment																					P	P	P	P	P
Silverware, Plate and Sterling																					P	P	P	P	P

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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, bats, racquets, and rods																					P	P	P	P	P	
Statuary, Mannequins, Figurines, and Religious and Church Art Goods, excluding foundry operations																					P	P	P	P	P	
Textiles, including spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread and cordage, but not including textile bleaching																					P	P	P	P	P	
Tobacco Curing and Manufacturing and Tobacco Products																					P	P	P	P	P	
Tools and Hardware, such as bolts, nuts and screws, doornobs, drills, hand tools and cutlery, hinges, house hardware, locks, non-ferrous metal castings, and plumbing supplies																					P	P	P	P	P	
Toys																					P	P	P	P	P	
Umbrellas																					P	P	P	P	P	
Bulk Upholstering, including mattress manufacturing, rebuilding and renovating																					P	P	P	P	P	
Vehicles for Children, such as bicycles, scooters, wagons, and baby carriages																					P	P	P	P	P	
Watches																					P	P	P	P	P	
Wood Products, such as furniture, boxes, crates, baskets, pencils, and cooperage works																					P	P	P	P	P	
Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products which conform to the performance standards of §163.082(D) through (I), including:																										
Ready-mix Concrete Plants																							P	P	P	
Storage of Fuel Oils, Gasoline and Other Flammable Products, exceeding 12,000 gallons, but not including any of the uses first listed as permitted in the M3 District																							P	P	P	
Any production, processing, cleaning, servicing, testing, and repair including the following uses and manufacturing of the following products:																										
Automobile Wrecking																									P	
Asphalt and Asphalt Products																									P	
Charcoal, Lampblack, and Fuel Briquettes																									P	
Chemicals, including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates - manufactured and natural of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yard, hydrochloric, picric and sulfuric acids and derivatives																									P	

**CITY OF GARY, INDIANA  
DEPARTMENT OF PLANNING**

Gary Zoning Code: Permitted Uses Analysis  
Gary Smart Growth

P = Permitted Use  
T = Transitional Use (1)  
S = Special Use (2)

Zoning Code Section Reference	Residence Districts								Business Districts												Manufacturing Districts				
	R1 - One-Family Dwelling Districts 163.051	R1A - One-Family Dwelling Districts 163.051	R2 - One-Family Dwelling Districts 163.052	R3 - One-Family Dwelling Districts 163.053	R4 - Two-Family Dwelling Districts 163.054	R5 - Multi-Family Dwelling Districts 163.055	R6 - Multi-Family Dwelling Districts 163.056	R7 - Multi-Family Dwelling Districts 163.057	B1-1 - Limited Retail Districts 163.066	B1-2 - Limited Retail Districts 163.066	B2-1 - General Retail Districts 163.067	B2-2 - General Retail Districts 163.067	B2-3 - General Retail Districts 163.067	B3-1 - Limited Service Districts 163.068	B3-2 - Limited Service Districts 163.068	B4-1 - General Service Districts 163.069	B4-2 - General Service Districts 163.069	B4-3 - General Service Districts 163.069	B5-1 - Wholesale and Motor Vehicle Districts 163.070	B5-2 - Wholesale and Motor Vehicle Districts 163.070	M1-1 - Limited Manufacturing Districts 163.081	M1-2 - Limited Manufacturing Districts 163.081	M2-1 - General Manufacturing Districts 163.082	M2-2 - General Manufacturing Districts 163.082	M3 - Heavy Industrial Districts 163.083
Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
Land Use/Description																									
Coal, Coke, and Tar Products, including gas manufacturing																									P
Electric Central Station Power and Steam-Generating Plants																									P
Explosives, when not prohibited by other City laws																									P
Fertilizers																									P
Film, Photographic																									P
Flour, Feed, Grain, Processing																									P
Gelatin, Glue and Size, Animal																									P
Incineration or Reduction of Garbage, Offal, and Dead Animals																									P
Linoleum and Oil																									P
Magnesium Foundaries																									P
Matches																									P
Metal and Metal Ores, and Rare Metals, Reduction, Refining, Smelting, and Alloying																									P
Paint, Lacquer, Shellac, Varnishes, Linseed Oil, and Turpentine																									P
Petroleum and Petroleum Products, subject to the provisions of division (H) of §163.083																									P
Rubber, natural and synthetic																									P
Soaps, including fat and oil rendering																									P
Starch																									P
Stock yard, Slaughter Houses, and Abattoirs (French: slaughterhouse)																									P
Wood, Coal, and Bone Distillation																									P
Wood Pulp and Fibre, reduction and processing, including paper mill operations																									P
Any Other Production, Processing, Cleaning, Servicing, Testing and Repair, which conforms with the performance standards established hereinafter for the M3 District																									P



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Floor Area Ratio ("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	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Building Coverage (Exception)	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.																	
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																									P
Dumps and Slag Piles of Solid or Processed By-Product Materials																									P
Explosives, subject to the provisions of division (H) of §163.083																									P
Grain																									P
Manure, Peat, and Topsoil																									P
Flammable Liquids and Oils Stored, Sold, and Used in Conjunction with the Operation of an Automobile Service Station and Customarily Required for Used in that Operation																									P

**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 business or manufacturing district or a railroad right-of-way.

(2) "Special Uses" may be allowed upon a recommendation by the Board of Zoning Appeals and upon the approval of the City Council.

(3) All business establishments shall be retail or service establishments 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.