



M-1 LIMITED MANUFACTURING

MAXIMUM FAR: 1.0 (M1-1), 1.5 (M1-2)

SETBACKS		
FRONT YARD	SIDE YARD	REAR YARD
>25ft.	>10% of lot width, but need not exceed 20ft. in width	<u>For commercial uses: no requirement</u> <u>For residential uses located above the first floor: >30 ft. deep, to begin at a level no higher than the finished floor of the lowest residential unit</u>

PARKING:

- See parking chart for parking requirements

OTHER REQUIREMENTS

- All business, production, servicing, and processing shall take place within completely enclosed buildings.
- All storage located within 150 ft. of a residential area must be completely enclosed, all other storage must be completely enclosed by solid walls or fences, including solid doors and gates thereto, of at least 8 ft. in height but in no case lower in height than the enclosed storage
- Sound levels must conform to requirements set forth in Sec.123.217(c)
- Emission of noxious odorous manner as to produce public nuisance is prohibited
- Any process or equipment that causes heavy vibrations must be at least 500 feet from the property boundaries on all sides
- Planned industrial parks must conform to requirements set forth in Sec.123.217(l)



City of Gary Zoning Requirements

M1 – LIMITED MANUFACTURING

PERMITTED USES *Wholesale/Service/Retail*

Accessory uses
Ambulance services
Animal grooming services
Animal hospitals, clinic, veterinarian services, and kennels (completely enclosed)
Antique stores, resale shops, consignment shops, excluding thrift stores
Art and school supply stores
Art galleries
Automotive dependant and related retail and service establishments, subject to Sec. 123.193(c) (4), fuel limited to 120,000 gallons per tank , 500,000 gallons per zoning lot
Bakeries, wholesale
Banks and financial institutions, excluding currency exchanges
Bank machines and ATMS
Beverage, nonalcoholic, bottling/distribution
Book and stationary stores
Bus garages, transportation oriented maintenance terminals
Building material wholesale
Business incubator facilities
Camera and photographic supply stores
Card and gift shops
Carpet, rug, and linoleum stores
Catering establishments
China and glassware stores
Clothes pressing establishments
Clothing stores
Contractor or construction shops and offices
Custom dressmaking, tailor, and millinery shops
Data processing center, subject to Sec. 123.195(b)(2)(g)
Distribution establishments
Drug and pharmaceutical stores
Dry cleaning and laundry facilities
Electric and gas utilities
Electric and gas utilities
Electronic data storage facilities
Employment agencies
Engineering, professional offices and services
Fire stations
Florist shops
Food stores, including grocery stores, meat markets, bakeries, candy and ice creams shops, delicatessens
Furniture stores
Furrier shops
Garages, model display and sales
Garden supply and seed stores
Greenhouses
Hardware and home improvement stores
Health/fitness centers
Hobby stores, including but not limited to collection of coins, stamps, limited edition goods
Ice sales, linen, towel, diaper, and other similar supply services
Interior decorating shops
Jewelry stores, including watch repair
Laboratories, subject to Sec. 123.195(b)(2)(i)
Laundries and dry cleaners
Leather goods and luggage stores
Linen, towel, diaper supply
Locksmith shops
Logistics facilities
Machinery sales or repair
Massage therapy salons
Medical and dental offices and clinics
Monument sales
Motorcycle sales and repair
Musical instrument stores, including minor repairs
Museums/cultural facilities
Newspaper printing and publishing
Office supply stores

Offices: business and professional
Optician shops
Medical/surgical appliance stores, not including manufacturing
Needlework, alterations, jewelry repair and production
Pawnshops
Personal service salons and shops; barber and beauty shops, nail salons
Picture framing establishments, when conducted for retail trade on premises only
Pet shops, sale of domestic animals and aquarium fish
Photograph developing and processing shops
Photography studios
Physical culture and health services, including gyms, swimming pools, reducing salons, state licensed massage therapy salons
Plumbing showrooms, retail, wholesale
Post offices
Post office transfer facilities, package transfer facilities
Public libraries
Radio/television stations
Railroad right of ways
Restaurants, including live entertainment and appropriate ABL issued by the state alcohol and tobacco commission, cafes, coffee shops, tea houses, and internet cafes
Self-storage facilities
Sewing machine stores
Shared parking facilities
Sporting good stores
Tailor shops, shoe and hat repair stores
Tattoo and body piercing established (licensed by the state)
Temporary buildings for construction purposes not to exceed the duration of construction
Ticket agencies, recreational and amusement
Tobacco shops
Toy stores
Trade schools and colleges
Trailer for motor vehicle sales and repair, not including mobile homes
Transit stations or terminals
Travel bureaus and transportation ticket offices
Variety stores
Vehicle emission testing facility
Video and audio sales and rental establishments
Water filtration plants
Water pumping stations
Wholesale establishments, subject to Sec.123.195(b)(2)(n)
Wineries, brew pubs, taverns, bars, or night clubs with appropriate ABL issued by the state alcohol and tobacco commission

PERMITTED USES - *Processing*

Advertising displays
Art needlework and hand weaving
Awnings, venetian blinds, window shades
Boat-building and repair of pleasure craft and other small craft, but not shipbuilding/repair
Books, hand binding and tooling
Bottling works
Brushes and brooms
Cameras and other photo supply or equipment
Canvas and canvas products
Carpenter shops for custom woodworking and furniture
Ceramic products
Clothing
Cosmetics, toiletries
Dentures
Drugs
Dry-cleaning establishments
Electric appliances

Electrical equipment assembly such as home radio and television receivers and movie equipment
Electrical supply manufacturing, such as wire and cable, switches, lamps, insulation, and dry cell batteries
Food processing and combining, except meat/fish, baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing, and pressings
Fur goods, not including tanning or dyeing
Glass cutting, glass products from previously manufactured glass
Hair, felt, and feather products, except washing, curling, and dyeing
Hat bodies of fur and wool felt
Hosiery
House trailers
Ice, dry and natural
Industrial incubator facilities
Industrial research facilities
Ink mixing and packaging, and inked ribbons
Jewelry
Laboratories, provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences
Laundries, dry-cleaners
Leather products, including shoes and machine belting
Luggage
Machine shops for tool, die, and pattern making
Meat products
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing, treatment
Microbreweries
Musical instruments
Orthopedic/medical appliances
Optical lenses
Paper products (stationary, etc.)
Perfumes, compounding only
Precision instruments
Printing and newspaper publishing
Rubber, small products and synthetic fabrics
Silverware, plate, and sterling
Soldering and welding
Sporting and athletic equipment
Statues and mannequins
Textiles, not including bleaching
Tools and hardware
Toys
Umbrellas
Upholstering
Vehicles for children (carriages, wagons, bikes, etc.)
Wood products

PERMITTED USES – *misc.*

Above ground water storage tank
Advertising signs (billboards) subject to chapter 117
Cellular, radio, television, satellite, or cable transmission/reception towers
Shared parking facilities, off-street parking facilities, parking garages
Temporary buildings for construction purposes
Packing and crating

SPECIAL USES

Establishments engaged in production, testing, processing, cleaning, or repair not listed as a permitted use including (1) insecticides, (2) food processing (3) welding
Adult sexually oriented businesses
Railroad switching and classification yards
Truck sales and services facilities subject to Sec.123.217(b)(7)(d)



M-2 GENERAL MANUFACTURING

MAXIMUM FAR: 1.5 (M2-1), 2.0 (M2-2)

SETBACKS		
FRONT YARD	SIDE YARD*	REAR YARD
>25ft.	>10% of lot width, but need not exceed 20ft. in width	No requirement.

* Along any side lot line directly across the street from a residence district, a side yard shall be equal in width to 10% of the zoning lot, but need not exceed 50 ft.

PARKING:

- See parking chart for parking requirements

OTHER REQUIREMENTS

- All business, production, servicing, and processing shall take place within completely enclosed buildings.
- All storage located within 150 ft. of a residential area must be completely enclosed, all other storage must be completely enclosed by solid walls or fences, including solid doors and gates thereto, of at least 8 ft. in height but in no case lower in height than the enclosed storage
- Noise from any individual operation or plant, other than the operation of motor vehicles, so as to create a public nuisance beyond property boundaries is prohibited
- Emission of noxious odorous manner as to produce public nuisance is prohibited
- Any process or equipment that causes heavy vibrations must be at least 300 ft. from the property boundaries on all sides and at least 150 ft. from the boundary of an M1 district



City of Gary Zoning Requirements

M2 – GENERAL MANUFACTURING

PERMITTED USES Wholesale/Service/Retail

Accessory uses
Ambulance services
Animal grooming services
Animal hospitals, clinic, veterinarian services, and kennels (completely enclosed)
Antique stores, resale shops, consignment shops, excluding thrift stores
Art and school supply stores
Art galleries
Automotive dependant and related retail and service establishments, subject to Sec. 123.193(c) (4), fuel limited to 120,000 gallons per tank , 500,000 gallons per zoning lot
Bakeries, wholesale
Banks and financial institutions, excluding currency exchanges
Bank machines and ATMS
Beverage, nonalcoholic, bottling/distribution
Book and stationary stores
Bus garages, transportation oriented maintenance terminals
Building material wholesale
Business incubator facilities
Camera and photographic supply stores
Card and gift shops
Carpet, rug, and linoleum stores
Catering establishments
China and glassware stores
Clothes pressing establishments
Clothing stores
Contractor or construction shops and offices
Custom dressmaking, tailor, and millinery shops
Data processing center, subject to Sec. 123.195(b)(2)(g)
Distribution establishments
Drug and pharmaceutical stores
Dry cleaning and laundry facilities
Electric and gas facilities
Electric and gas utilities
Electronic data storage facilities
Employment agencies
Engineering, professional offices and services
Fire stations
Florist shops
Food stores, including grocery stores, meat markets, bakeries, candy and ice creams shops, delicatessens
Furniture stores
Furrier shops
Garages, model display and sales
Garden supply and seed stores
Greenhouses
Hardware and home improvement stores
Health/fitness centers
Hobby stores, including but not limited to collection of coins, stamps, limited edition goods
Ice sales, linen, towel, diaper, and other similar supply services
Interior decorating shops
Jewelry stores, including watch repair
Laboratories, subject to Sec. 123.195(b)(2)(i)
Laundries and dry cleaners
Leather goods and luggage stores
Linen, towel, diaper supply
Locksmith shops
Logistics facilities
Machinery sales or repair
Massage therapy salons
Medical and dental offices and clinics
Monument sales
Motorcycle sales and repair
Musical instrument stores, including minor repairs
Museums/cultural facilities
Newspaper printing and publishing
Office supply stores

Offices: business and professional
Optician shops
Medical/surgical appliance stores, not including manufacturing
Needlework, alterations, jewelry repair and production
Pawnshops
Personal service salons and shops; barber and beauty shops, nail salons
Picture framing establishments, when conducted for retail trade on premises only
Pet shops, sale of domestic animals and aquarium fish
Photograph developing and processing shops
Photography studios
Physical culture and health services, including gyms, swimming pools, reducing salons, state licensed massage therapy salons
Plumbing showrooms, retail, wholesale
Post offices
Post office transfer facilities, package transfer facilities
Public libraries
Radio/television stations
Railroad right of ways
Restaurants, including live entertainment and appropriate ABL issued by the state alcohol and tobacco commission, cafes, coffee shops, tea houses, and internet cafes
Self-storage facilities
Sewing machine stores
Shared parking facilities
Sporting good stores
Tailor shops, shoe and hat repair stores
Tattoo and body piercing established (licensed by the state)
Temporary buildings for construction purposes not to exceed the duration of construction
Ticket agencies, recreational and amusement
Tobacco shops
Toy stores
Trade schools and colleges
Trailer for motor vehicle sales and repair, not including mobile homes
Transit stations or terminals
Travel bureaus and transportation ticket offices
Variety stores
Vehicle emission testing facility
Video and audio sales and rental establishments
Water filtration plants
Water pumping stations
Wholesale establishments, subject to Sec.123.195(b)(2)(n)
Wineries, brew pubs, taverns, bars, or night clubs with appropriate ABL issued by the state alcohol and tobacco commission

PERMITTED USES - Processing

Advertising displays
Art needlework and hand weaving
Awnings, venetian blinds, window shades
Boat-building and repair of pleasure craft and other small craft, but not shipbuilding/repair
Books, hand binding and tooling
Bottling works
Brushes and brooms
Cameras and other photo supply or equipment
Canvas and canvas products
Carpenter shops for custom woodworking and furniture
Ceramic products
Clothing
Cosmetics, toiletries
Dentures
Drugs
Dry-cleaning establishments
Electric appliances
Electrical equipment assembly such as home radio and television receivers and movie equipment

Electrical supply manufacturing, such as wire and cable, switches, lamps, insulation, and dry cell batteries
Food processing and combining, except meat/fish, baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing, and pressings
Fur goods, not including tanning or dyeing
Glass cutting, glass products from previously manufactured glass
Hair, felt, and feather products, except washing, curling, and dyeing
Hat bodies of fur and wool felt
Hosiery
House trailers
Ice, dry and natural
Industrial incubator facilities
Industrial research facilities
Ink mixing and packaging, and inked ribbons
Jewelry
Laboratories, provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences
Laundries, dry-cleaners
Leather products, including shoes and machine belting
Luggage
Machine shops for tool, die, and pattern making
Meat products
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing, treatment
Microbreweries
Musical instruments
Orthopedic/medical appliances
Optical lenses
Paper products (stationary, etc.)
Perfumes, compounding only
Precision instruments
Printing and newspaper publishing
Rubber, small products and synthetic fabrics
Silverware, plate, and sterling
Soldering and welding
Sporting and athletic equipment
Statues and mannequins
Textiles, not including bleaching
Tools and hardware
Toys
Truck sales and services facilities subject to Sec.123.218(b)(3)
Umbrellas
Upholstering
Vehicles for children (carriages, wagons, bikes, etc.)
Wood products

PERMITTED USES - Misc.

Above ground water storage tank
Advertising signs (billboards) subject to chapter 117
Cellular, radio, television, satellite, or cable transmission/reception towers
Shared parking facilities, off-street parking facilities, parking garages
Temporary buildings for construction purposes
Packing and crating

SPECIAL USES

Establishments engaged in production, testing, processing, cleaning, or repair not listed as a permitted use including (1) insecticides, (2) food processing (3) welding
Adult sexually oriented businesses
Junkyards
Railroad switching and classification yards
Sewage disposal plants
Storage of flammable liquids
Water treatment/purification facilities



M-3 HEAVY INDUSTRIAL

MAXIMUM FAR: 2.5

SETBACKS		
FRONT YARD	SIDE YARD*	REAR YARD
>25ft.	>10% of lot width, but need not exceed 20ft. in width	No requirement

* Along any side lot line directly across the street from a residence district, a side yard shall be equal in width to 10% of the zoning lot, but need not exceed 50 ft.

PARKING:

- See parking chart for parking requirements

OTHER REQUIREMENTS

- All business, production, servicing, and processing shall take place within completely enclosed buildings.
- Sound levels must conform to requirements set forth in Sec.123.217(c)
- Emission of noxious odor in a manner as to produce public nuisance is prohibited
- Any process or equipment that causes heavy vibrations must be at least 500 feet from the property boundaries on all sides
- No building, structure, or other obstruction or portion thereof shall be within 300 ft. of the boundary of an R or B district, unless the structure within 150 ft. of the R district complies with regulations along residence boundaries set forth in Sec.123.217

STORAGE

- Storage, including the following uses, is permitted in M3 zones: goods used in or produced by manufacturing; outdoor storage of solid or processed byproducts; explosives, subject to relevant law; grain; manure, peat, and top soil; flammable liquids and oils stored, or sold, and used in conjunction with the operation of automobile service stations subject to Sec.123.219(h)



City of Gary Zoning Requirements

M3 – HEAVY INDUSTRIAL

PERMITTED USES Wholesale/Service/Retail

Accessory uses	Personal service salons and shops; barber and beauty shops, nail salons	Food processing and combining, except meat/fish, baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing, and pressings
Ambulance services	Picture framing establishments, when conducted for retail trade on premises only	Fur goods, not including tanning or dyeing
Animal grooming services	Pet shops, sale of domestic animals and aquarium fish	Gelatin, glue and size, animal
Animal hospitals, clinic, veterinarian services, and kennels (completely enclosed)	Photograph developing and processing shops	Glass cutting, glass products from previously manufactured glass
Antique stores, resale shops, consignment shops, excluding thrift stores	Photography studios	Hair, felt, and feather products, except washing, curling, and dyeing
Art and school supply stores	Physical culture and health services, including gyms, swimming pools, reducing salons, state licensed massage therapy salons	Hat bodies of fur and wool felt
Art galleries	Plumbing showrooms, retail, wholesale	Hosiery
Automotive dependant and related retail and service establishments, subject to Sec. 123.193(c) (4), fuel limited to 120,000 gallons per tank , 500,000 gallons per zoning lot	Post offices	House trailers
Automobile wrecking	Post office transfer facilities, package transfer facilities	Ice, dry and natural
Bakeries, wholesale	Public libraries	Industrial incubator facilities
Banks and financial institutions, excluding currency exchanges	Radio/television stations	Industrial research facilities
Bank machines and ATMS	Railroad right of ways	Ink mixing and packaging, and inked ribbons
Beverage, nonalcoholic, bottling/distribution	Restaurants, including live entertainment and appropriate ABL issued by the state alcohol and tobacco commission, cafes, coffee shops, tea houses, and internet cafes	Jewelry
Book and stationary stores	Self-storage facilities	Laboratories, provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences
Bus garages, transportation oriented maintenance terminals	Sewing machine stores	Laundries, dry-cleaners
Building material wholesale	Shared parking facilities	Leather products, including shoes and machine belting
Business incubator facilities	Sporting good stores	Linoleum
Camera and photographic supply stores	Tailor shops, shoe and hat repair stores	Luggage
Card and gift shops	Tattoo and body piercing established (licensed by the state)	Machine shops for tool, die, and pattern making
Carpet, rug, and linoleum stores	Temporary buildings for construction purposes not to exceed the duration of construction	Magnesium foundries
Catering establishments	Ticket agencies, recreational and amusement	Matches
China and glassware stores	Tobacco shops	Meat products
Clothes pressing establishments	Toy stores	Metal and metal ores
Clothing stores	Trade schools and colleges	Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing, treatment
Contractor or construction shops and offices	Trailer for motor vehicle sales and repair, not including mobile homes	Microbreweries
Custom dressmaking, tailor, and millinery shops	Transit stations or terminals	Musical instruments
Data processing center, subject to Sec. 123.195(b)(2)(g)	Travel bureaus and transportation ticket offices	Orthopedic/medical appliances
Distribution establishments	Variety stores	Optical lenses
Drug and pharmaceutical stores	Vehicle emission testing facility	Paint, lacquer, shellac, varnishes
Dry cleaning and laundry facilities	Video and audio sales and rental establishments	Paper products (stationary, etc.)
Electric and gas facilities	Water filtration plants	Petroleum and petroleum products
Electric and gas utilities	Water pumping stations	Perfumes, compounding only
Electronic data storage facilities	Wholesale establishments, subject to Sec.123.195(b)(2)(n)	Precision instruments
Employment agencies	Wineries, brew pubs, taverns, bars, or night clubs with appropriate ABL issued by the state alcohol and tobacco commission	Printing and newspaper publishing
Engineering, professional offices and services	PERMITTED USES - Processing	Rubber
Fire stations	Advertising displays	Silverware, plate, and sterling
Florist shops	Art needlework and hand weaving	Soaps
Food stores, including grocery stores, meat markets, bakeries, candy and ice creams shops, delicatessens	Asphalt and asphalt products	Soldering and welding
Furniture stores	Awnings, venetian blinds, window shades	Sporting and athletic equipment
Furrier shops	Boat-building and repair of pleasure craft and other small craft, but not shipbuilding/repair	Starch
Garages, model display and sales	Books, hand binding and tooling	Statues and mannequins
Garden supply and seed stores	Bottling works	Steel and alloy
Greenhouses	Brushes and brooms	Textiles, not including bleaching
Hardware and home improvement stores	Cameras and other photo supply or equipment	Tools and hardware
Health/fitness centers	Canvas and canvas products	Toys
Hobby stores, including but not limited to collection of coins, stamps, limited edition goods	Carpenter shops for custom woodworking and furniture	Truck sales and services facilities subject to Sec.123.218(b)(3)
Ice sales, linen, towel, diaper, and other similar supply services	Ceramic products	Umbrellas
Interior decorating shops	Charcoal, lampblack, and fuel briquettes	Upholstering
Jewelry stores, including watch repair	Chemicals, pursuant to Sec.123.219(b)(2)(d)	Vehicles for children (carriages, wagons, bikes, etc.)
Laboratories, subject to Sec. 123.195(b)(2)(i)	Clothing	Wood, coal, and bone distillation
Laundries and dry cleaners	Coal, coke, and tar products, including gas manufacturing	PERMITTED USES – Misc.
Leather goods and luggage stores	Cosmetics, toiletries	Above ground water storage tank
Linen, towel, diaper supply	Dentures	Advertising signs (billboards) subject to chapter 117
Locksmith shops	Drugs	Cellular, radio, television, satellite, or cable transmission/reception towers
Logistics facilities	Dry-cleaning establishments	Intermodal facilities
Machinery sales or repair	Electric appliances	Rail terminals
Massage therapy salons	Electric central station power, steam generating plants	Shared parking facilities, off-street parking facilities, parking garages
Medical and dental offices and clinics	Electrical equipment assembly such as home radio and television receivers and movie equipment	Temporary buildings for construction purposes
Monument sales	Electrical supply manufacturing, such as wire and cable, switches, lamps, insulation, and dry cell batteries	Packing and crating
Motorcycle sales and repair	Explosives, when not prohibited by law	SPECIAL USES
Musical instrument stores, including minor repairs	Fertilizers	Adult sexually oriented businesses
Museums/cultural facilities	Film	Junkyards
Newspaper printing and publishing	Flour, feed, grain	Medical waste facilities
Office supply stores		Railroad switching and classification yards
Offices: business and professional		Recycling facilities
Optician shops		Sewage disposal plants
Medical/surgical appliance stores, not including manufacturing		Storage of flammable liquids
Needlework, alterations, jewelry repair and production		Water treatment/purification facility
Pawnshops		