

Appendix: Uses by Zoning District

La Porte County, City of La Porte and Michigan City

Use

P = Permitted by Right

S = Requires special exception approval

	A	RIA	RIB	RIC	RID	RIE	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
Residential																					
Single-family detached dwellings	P	P	P	P	P	P	P	P	P												
Two-family dwellings					S		P	P	P	P											
Single-family attached/townhouses							P	P	P	P						P	P	P			
Multiple-family dwellings									P	P		P				P	P	P			
Dwellings in mixed-use buildings												P				P	P	S			
Dwelling units for watchmen and operating personnel and their families												P	P	P		P	P	P		P	P
Fraternity, sorority or student cooperatives							S	S	S	S		S	S		S	S					
Home occupations	P	P	P	P	P	P	P	P	P	P	P					P	P	P			
Mobile home parks											P										
Mobile home subdivisions											P										
Accessory dwelling unit	S	S	S	S	S	S	P	P	P	P											
Agriculture and animal-related uses																					
Agricultural uses	P	P	P																		
Boarding stables	P																				
Confined feeding operations	S																				
Farm implement dealers	S												P							P	P
Farm seasonal worker housing	P																				
Grain elevator and storage	P																			P	P
Hatcheries	P																				
Keeping of horses and livestock	P	P	P																		
Kennels	P												S							P	P
Livestock yards	S																			S	S
Locker plants	S																			P	P
Plant nursery and commercial greenhouses	P											P	P							P	P
Produce terminals	P																			P	P
Roadside stands	P											P									
Slaughterhouse																					S
Veterinary hospital for large animals	S											S	P		S						
Veterinary hospital for small animals	S											S	P		S						
Retail trade																					
Retail uses up to 40,000 square feet gross floor area, except where otherwise listed												P	P	P		P	P	P			
Any retail use between 40,000 and 60,000 square feet gross floor area												S	P			S					
Any retail use over 60,000 square feet gross floor area													P			S					

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Retail uses with accessory drive through service												S	P	P								
Adult book and video stores													S									
Art and school supply stores												P	P		P	P						
Auction houses																S	S				P	
Bait shops												P	P			P	P	P				
Bakeries, retail sales only												P	P			P	P					
Business machine sales and service												P	P		P	P	P				P	
Computer sales												P	P		P	P	P					
Convenience stores												P	P	P	P	P	P	P	P			
Convenience stores with gasoline sales													S	S				S	P			
Feed stores	P												P									
Grocery stores/super markets												P	P			P	P	P				
Furnace/air conditioner sales/service													P								P	P
Lawn & garden supply, greenhouse, and retail nurseries without outdoor sales	S												P			P	P					
Lawn & garden supply, greenhouse, and retail nurseries with outdoor sales	S												P			S	S					
Gift, souvenir handicraft stores	S											P	P	P		P	P	P	P			
Glass sales & service													P								P	P
Hardware, electrical, plumbing, paint and floor covering sales without open storage												P	P								P	
Home improvement, building material sales, and lumber yard with open storage													S									
Lawn mower sales/service												P	P								P	P
Liquor stores												P	P			P	P	P				
Machinery and equipment sales													S								P	P
Mail order business													P								P	P
Marine accessory shops													P			P	P	P				
Mobile homes and trailer sales/rental													S								P	P
Monument establishments--including accessory open sales lots													P									
Newsstands												P	P		P	P	P	P	P			
Office supply stores												P	P		P	P	P					
Open air markets and outdoor sales													S					P				
Pet shops, dog grooming and day care (not including overnight boarding)												P	P			P	P					
Petroleum products sales													S								P	P
Pharmacies												P	P		S	P	P	P			P	P
Planned neighborhood shopping centers				S	S			S	S	S												
Produce markets	S											P	P			P	P	P				
Secondhand stores and rummage shops													P									

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Services

Barber/beauty shops											P	P		P	P					
Cleaning services											P	P							P	P
Dry cleaners, pick-up											P	P		P	P	P				
Dry cleaning plants/commercial laundries											P	S							P	P
Interior decorating shops											P	P		P	P	P				
Laundries											P	P			S	S	P			
Locksmith shops											P	P			P	P			P	
Office service centers											P	P		P	P	P			P	P
Pawnshops												S								
Pest control services												S							P	P
Photographic studios											P	P		P	P	P				
Repair shops, nonautomotive											P	P							P	P
Shoe repair shops											P	P		P	P	P				
Tailor shops											P	P		P	P	P				
Tattoo establishment											P	S								
Taxidermists	S										P	P			P	P				
Tool and equipment rental											P	P							P	P
Video rental store											P	P			P	P				

Motor vehicle dealers and service

Automobile rental											S	P	P	S	S			P	P	P
Automobile sales (new/used)												S	P							
Automobile washes												S	S					P		
Vehicle service stations												S	S					P	S	
Minor automobile service and repair												S	S						P	P
Major automobile service, body repair and painting												S							P	P
Motorcycle, snowmobile and ATV sales/service												P	P							
Parts stores											S	P	P		P	P			P	
Truck rental												S	S						P	P
Truck sales (new/used)												S	S						P	P
Truck stops													S						S	S
Vehicle salvage yards																				S
Vehicle auctions												S							P	P

Accommodation and food services

Banquet halls											P	P	P	P	P	P	P			
Bed & breakfasts	S	S	S	S	S	S	S	S	S		P	P	P		P	P	P			
Cafeterias (as an accessory use)											P	P	P	P	P	P	P	P	P	P
Candy and ice cream shops											P	P	P		P	P	P			
Catering services											P	P	P		P	P				
Delicatessens											P	P	P	P	P	P	P	P		
Exhibition halls												P	P	P	P					

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Hotel-miniums														P		P	P	P			
Hotels/motels													P	P	P	P	P	P	P		
Restaurants, carryout												P	P	P	P	P	P	P	P	S	S
Restaurants, standard not including drive-thru/in												P	P	P	P	P	P	P	P	S	S
Restaurant, drive-thru/in													S	S							
Restaurant and taverns with outdoor seating												S	P	P	S	P	P	P		S	S
Taverns and bars												P	P	P	P	P	P	P	P	S	S
Finance, insurance, real estate, professional, scientific, and technical																					
Banks & financial institutions												P	P	P	P	P	P				
Blueprinting and photostating establishments												P	P		P	P	P			P	P
Newspaper offices including printing												P	P		P	P	P			P	P
Offices, general and professional with accessory research and testing												P	P	P	P	P	P		P	P	P
Printing and publishing establishments												P	P		P	P	P			P	P
Radio, television and recording studios												P	P		P	P	P			P	
Research & development laboratories														P						P	P
Travel agencies												P	P	P	P	P	P		P		
Health care and social assistance																					
Day care centers, commercial/preschools		S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Day care homes, residential licensed for 12 or fewer children		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P			
Foster care homes		P	P	P	P	P	P	P	P	P	P										
Funeral homes/mortuaries				S	S		S	S	S	S		P	P		P	S	S				
Group homes licensed for 8 or fewer residents		P	P	P	P	P	P	P	P	P	P										
Group homes licensed for more than 8 residents									P	P											
Halfway houses									S	S											
Hospital-related uses													P		P	P					
Hospitals													S		S	S					
Medical and dental clinics												P	P	P	P	P	P			P	
Medical laboratories													P		P	S	S			P	
Nursing homes and senior assisted living					S		S	S	S	P		P			P	P	P				
Optical sales												P	P		P	P	P				
Orthopedic and medical appliance sales												P	P		P	P	P				
Philanthropic and eleemosynary institutions									S	S			S		S	S	S				
Entertainment and recreation																					
Adult regulated use													S								
Amusement/arcade establishments													S			S	S				
Amusement parks													S	S				P			
Archery ranges	S																				
Boat clubs		S	S	S	S	S	S	S	S	S		S	S					P			

Use	A	RIA	RIB	RIC	RID	RIE	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2
Boat harbors / public marinas, including service, storage, and fuel sales													S					P			
Boat sales, including service	P												S	S				P		P	P
Boat storage																		P		P	P
Bowling alleys													P								
Campgrounds	S												S	P				S			
Canoe rental													P					P			
Casinos																		S			
Commercial outdoor recreation facilities such as batting cages, driving ranges and putt-putt golf													S	S				S			
Dance schools												P	P		P	P	P				
Forestry/wildlife preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	P
Golf course and country clubs	S	S	S	S	S	S	P	P	P	P	P	P	P	S	P			S			
Health and athletic clubs												P	P	P	P	P	P	P			
Ice skating rinks													P	P		P	P	P		P	
Massage establishments												S	S		S						
Parks/playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Racetracks and go-cart tracks														S						S	
Shooting ranges, indoors	S												P							P	P
Shooting ranges, outdoors	S																			S	S
Stadiums/arenas													S			S	S	S		S	
Theaters													S			S	S	S			
Civic, religious, social assistance organizations																					
Cemeteries	S			S	S		S	S	S	S			P								
Churches, chapels, temples, synagogues and similar places of worship		S	S	S	S		S	S	S	S		P	P		P	P	P				
Clubs, lodges, union halls												P	P		P	P	P				
Community centers		S	S	S	S	S	S	S	S	S	S	P	P		P	P	P				
Conference and convention halls													P	P		P	P				
Convents, monasteries and seminaries							S	S	S	S		P	P		P	P	P				
Educational services																					
Colleges, universities, and accessory uses, including housing for students							S	S	S	S		P	P		P	P	P				
Driving schools													P							P	
Libraries		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				
Schools, commercial and trade												P	P		P	S	S		P	P	P
Schools, elementary, middle and high		P	P	P	P	P	P	P	P	P	P	P	P		P						
Training centers, engineering or sales													P		P					P	P
Public administration																					
Government buildings excluding correctional facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Use	A	RIA	RIB	RIC	RID	RIE	R2A	R2B	R3A	R3B	R4	B1	B2	B3	O1	CBD1	CBD2	MD	AP	M1	M2	
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Correctional facilities																					S	S
Museums, civic buildings and landmarks preserved for public inspection	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and warehousing																						
Airports and heliports																			P	S	S	
Airstrips	S																					
Bottled gas storage and distribution																					S	S
Bus and passenger rail terminals												P	P	P		P	P		P	P	P	
Cartage, express, and parcel delivery establishments																			P	S	P	
Freight and intermodal terminals																			P	S	P	
Marinas																		P				
Moving companies																				P	P	
Parking structures as a principal use												P	P	P	P	P	P	P	P	P	P	
Self-storage facilities, indoor													S							P	P	
Self-storage facilities, outside																				P	P	
Taxicab dispatching													P			P	P		P	P	P	
Warehouses																			P	P	P	
Wholesale business																				P	P	
Manufacturing																						
Manufacturing uses. Any establishment the principal use of which is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, and storing of materials, products, and goods																				P	P	
Beverage bottling plants																				P	P	
Paper product manufacturing																					S	
Building material manufacturing including milling, planing and joining																				P	P	
Chemical manufacturing and storage																				S	S	
Explosive manufacturing and storage																				S	S	
Food processing																				P	P	
Foundries																					S	
Heavy industry																					P	
Machine, sheet metal and welding shops																				P	P	
Petroleum tank farms																			P	S	P	
Sawmills																				P	P	
Utilities																						
Power generation plants																				S	S	
Public utility buildings	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	
Sewage treatment plants																				S	S	
Telephone exchange buildings												P	P	P	P	P	P	P	P	P	P	

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Transmission lines for gas, oil and electricity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P
Utility substations	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Single accessory wind energy conversion systems	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Commercial wind energy conversion systems	S																			S	S
Wireless communication facility - collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communication facility tower	S											S	S	S	S			S		S	S
Wireless communication facility on institutional site	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S
Construction																					
Building materials storage yard without retail sales																				S	S
Concrete and gravel crushing	S																				S
Contractors' offices and shops (excluding outdoor storage)													P							P	P
Contractors' outdoor storage																				S	P
Landscaping services	P												S							P	P
Waste processing and disposal																					
Processing, storage, transfer stations, disposal or incineration of solid waste, hazardous waste or medical waste																				S	S
Recycling facility, non-hazardous																				P	P
Salvage yards																					S
Sanitary landfills	S																			S	S
Mining																					
Mineral extraction & general mining operations	S												S	S						S	S

