



Town of St. John, Indiana



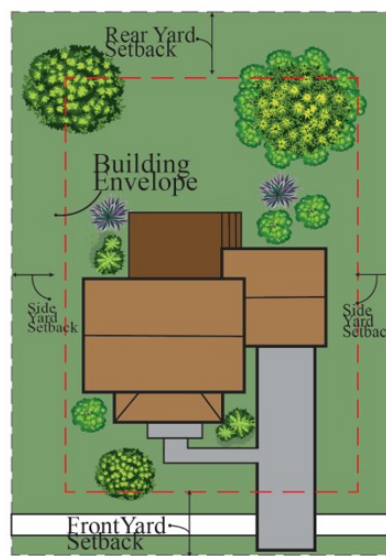
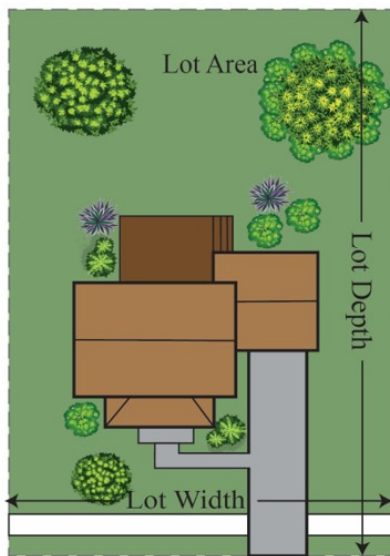
TOWN CODE

[Town Code](#) → [Ch. 24, Unified Development Ordinance](#) → [Ch. 24, Art. II, Zoning Districts and Classifications](#) →

Sec. 24-24. Residential.

(a) Estate (ER).

District Intent	Permitted Uses	Special Exception Uses
The ER (Estate Residential) District is intended to be used as follows: Use Type and Intensity • Low-density single-family residential development where adequate public facilities are available • The preservation of natural features and use of open space residential land-use patterns • No more than 2.0 dwelling units per acre in this zoning district Application of District • New residential developments Development Standards • Structures are to complement the adjoining zoning districts Appropriate Adjacent Districts PO, P, SR, RNC Plan Commission • Utilize with existing and new developments Board of Zoning Appeals • Protect the integrity of these areas	• Traditional Residential Single-Family, detached • Accessory Dwelling Units, attached • Community Centers • Home-Based Business, with minimal to no impact to the subdivision. See use schedule for a complete list • Parks and Playgrounds • Sports Court • Urban Agriculture See articles III, Use Regulations, and IV, Developmental Standards, of this chapter for more regulations regarding permitted uses.	• Accessory Dwelling Units, detached • Churches/Places of Worship • Day Care Facilities • Libraries • Municipal Buildings • Public Utilities • Schools



Minimum Interior Lot Requirements

Minimum Lot Size: thirteen thousand five hundred (13,500) square feet

Minimum Lot Width: ninety (90) feet

Minimum Lot Depth: one hundred fifty (150) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback, Interior: ten (10) feet

Rear Yard Setback: thirty (30) feet

Minimum Corner Lot Requirements

Minimum Lot Size: fifteen thousand (15,000) square feet

Minimum Lot Width: one hundred (100) feet

Minimum Lot Depth: one hundred fifty (150) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: twenty (20) feet

Rear Yard Setback: thirty (30) feet

Other Bulk Requirements

Height:

Thirty-five (35) feet to peak

Minimum Living Area:

One thousand seven hundred (1,700) square feet single story

One thousand nine hundred (1,900) square feet bi-level, tri-level, or story and a half

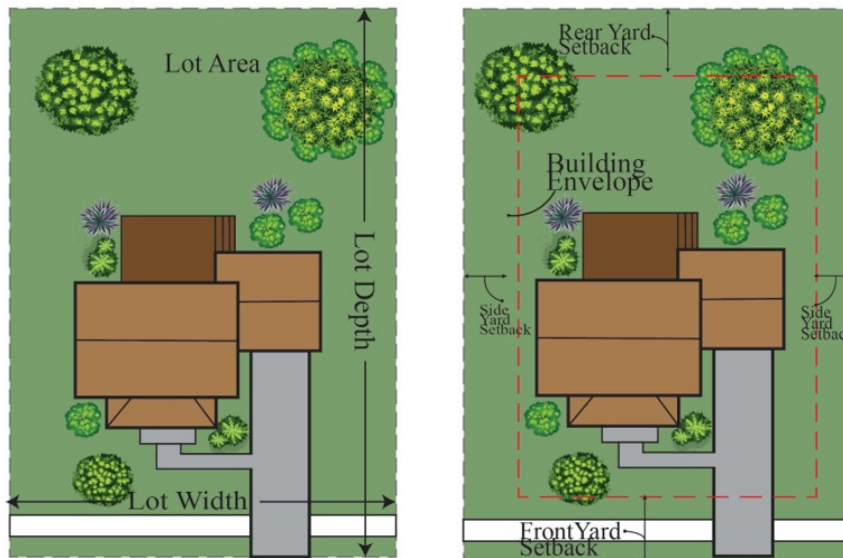
Two thousand one hundred (2,100) square feet two (2) story

(b) *Suburban (SR).*

District Intent	Permitted Uses	Special Exception Uses
The SR (Suburban Residential) District is intended to be used as follows: Use Type and Intensity • Medium density residential development where adequate public facilities are available	• Traditional Residential Single-Family, detached • Single-Family, attached (two (2) family), units can be side by side or stacked • Cottage Court • Accessory Dwelling Units, attached	• Accessory Dwelling Units, detached, on single-family detached lots only • Churches/Places of Worship • Day Care Facilities • Libraries

• Provide a wide range of residential uses and encourage a variety of housing types • The preservation of natural features and use of open space residential land-use patterns in this district is encouraged • No greater than 4.0 dwelling units per acre in this zoning district Application of District • New residential developments Development Standards • Structures are to complement the adjoining zoning districts Appropriate Adjacent Districts PO, P, ER, GR, RNC Plan Commission • Utilize with existing and new developments Board of Zoning Appeals • Protect the integrity of these areas	• Community Centers • Home Based Business, with minimal to no impact to the subdivision. See use schedule for a complete list • Parks and Playgrounds • Sports Court • Urban Agriculture See articles III, Use Regulations, and IV, Developmental Standards, of this chapter for more regulations regarding permitted uses.	• Municipal Buildings • Public Utilities • Schools
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Single-Family Detached



Minimum Interior Lot Requirements

Minimum Lot Size: ten thousand (10,000) square feet

Minimum Lot Width: eighty (80) feet

Minimum Lot Depth: one hundred twenty-five (125) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: eight (8) feet

Rear Yard Setback: thirty (30) feet

Minimum Corner Lot Requirements

Minimum Lot Size: twelve thousand five hundred (12,500) square feet

Minimum Lot Width: one hundred (100) feet

Minimum Lot Depth: one hundred twenty-five (125) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: twenty (20) feet

Rear Yard Setback: thirty (30) feet

Other Bulk Requirements

Height:

Thirty-five (35) feet to peak

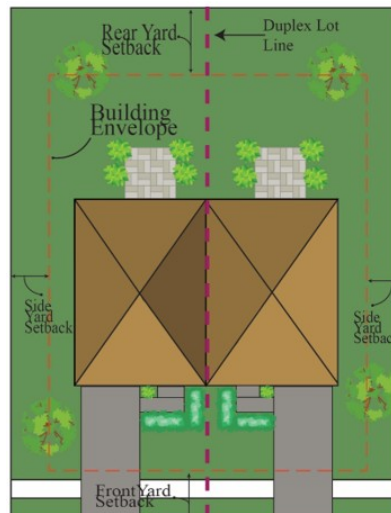
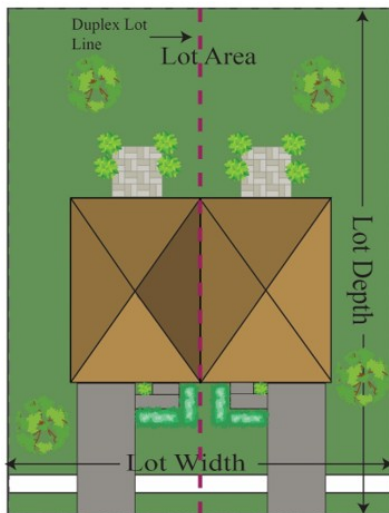
Minimum Living Area:

One thousand two hundred (1,200) square feet single story

One thousand five hundred (1,500) square feet bi-level, tri-level, or story and a half

One thousand nine hundred (1,900) square feet two-story

Single-Family Attached, Two-Family



Minimum Interior Lot Requirements

Minimum Lot Size: ten thousand (10,000) square feet

Minimum Lot Width: eighty (80) feet

Minimum Lot Depth: one hundred twenty-five (125) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: eight (8) feet

Rear Yard Setback: thirty (30) feet

Minimum Corner Lot Requirements

Minimum Lot Size: twelve thousand five hundred (12,500) square feet

Minimum Lot Width: one hundred (100) feet

Minimum Lot Depth: one hundred twenty-five (125) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: twenty (20) feet

Rear Yard Setback: thirty (30) feet

Other Bulk Requirements

Height:

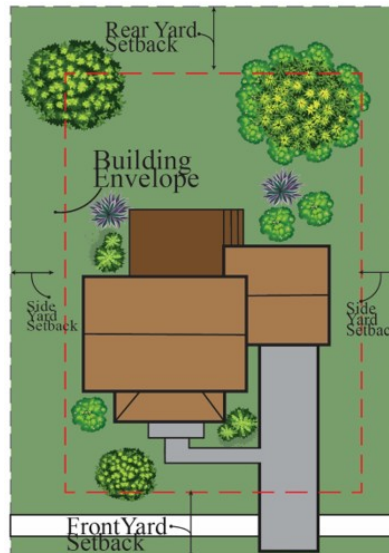
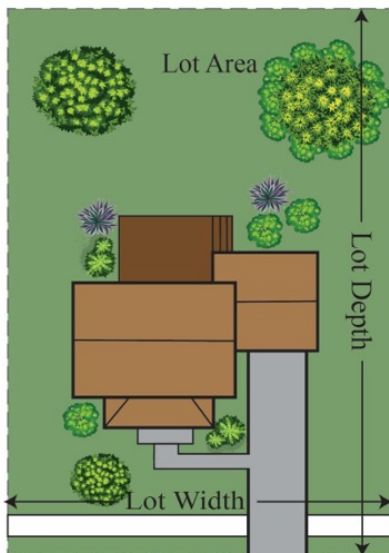
Thirty-five (35) feet to peak

Minimum Living Area:

One thousand (1,000) square feet

(c) *General (GR).*

District Intent	Permitted Uses	Special Exception Uses
The GR (General Residential) District is intended to be used as follows: Use Type and Intensity • Intended to provide for a wide range of residential uses and encourage a variety of housing types, including single-family detached and single-family attached • The preservation of natural features and use of open space residential land-use patterns • No more than 6.0 dwelling units per acre in this zoning district Application of District • New residential developments Development Standards • Structures are to complement the adjoining zoning districts Appropriate Adjacent Districts PO, P, SR, NC, TC, MU Plan Commission • Utilize with existing and new developments Board of Zoning Appeals • Protect the integrity of these areas	• Traditional Residential Single-Family, detached • Single-Family, attached (two-family), units can be side-by-side or stacked • Cottage Court • Townhouses, maximum of 8 units • Triplex, side-by-side or stacked • Fourplex, side-by-side or stacked • Accessory Dwelling Units, attached • Multi-Family Dwellings, low rise, maximum height of 2 stories • Community Centers • Home Based Business, with minimal to no impact to the subdivision. See use schedule for a complete list • Libraries • Parks and Playgrounds • Sports Court • Urban Agriculture See articles III, Use Regulations, and IV, Developmental Standards, of this chapter for more regulations regarding permitted uses.	• Accessory Dwelling Units, detached, on single-family detached lots only • Multifamily Dwellings, high rise • Public/Private Utilities • Churches/Places of Worship • Day Care Facilities • Municipal Buildings • Public Utilities • Row Homes • Schools

Single-Family Detached

Minimum Interior Lot Requirements

Minimum Lot Size: eight thousand (8,000) square feet **Front Yard Setback:** twenty (20) feet

Minimum Lot Width: eighty (80) feet **Side Yard Setback:** seven (7) feet

Minimum Lot Depth: one hundred (100) feet **Rear Yard Setback:** thirty (30) feet

Lot Coverage: forty (40) percent

Minimum Corner Lot Requirements

Minimum Lot Size: nine thousand five hundred (9,500) square feet **Front Yard Setback:** twenty (20) feet

Minimum Lot Width: ninety-five (95) feet **Side Yard Setback:** ten (10) feet

Minimum Lot Depth: one hundred (100) feet **Rear Yard Setback:** thirty (30) feet

Lot Coverage: forty (40) percent

Other Bulk Requirements

Height: Thirty-five (35) feet to peak

Minimum Living Area: Nine hundred (900) square feet single story
One thousand two hundred (1,200) square feet bi-level, tri-level, or story and a half
One thousand five hundred (1,500) square feet two-story

Single-Family Attached, Two-Unit



Minimum Interior Lot Requirements

Minimum Lot Size: six thousand (6,000) square feet **Front Yard Setback:** twenty (20) feet

Minimum Lot Width: sixty (60) feet **Side Yard Setback:** seven (7) feet

Minimum Lot Depth: one hundred (100) feet **Rear Yard Setback:** thirty (30) feet

Lot Coverage: forty (40) percent

Minimum Corner Lot Requirements

Minimum Lot Size: seven thousand two hundred (7,200) square feet **Front Yard Setback:** twenty (20) feet

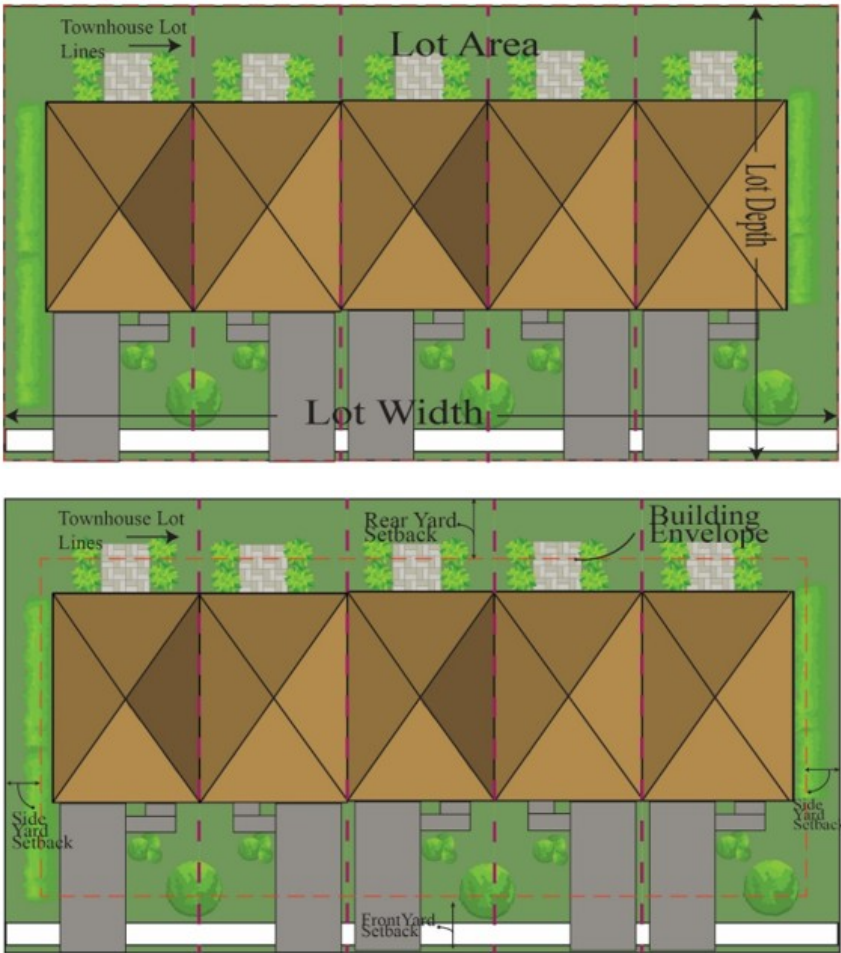
Minimum Lot Width: seventy-five (75) feet **Side Yard Setback:** ten (10) feet

Minimum Lot Depth: one hundred (100) feet **Rear Yard Setback:** thirty (30) feet
Lot Coverage: forty (40) percent

Other Bulk Requirements

Height: Thirty-five (35) feet to peak
Minimum Living Area: Eight hundred (800) square feet

Single-Family Attached, Townhouse Unit



Minimum Interior Unit Requirements

Minimum Lot Size: two thousand five hundred (2,500) square feet **Front Yard Setback:** twenty (20) feet
Minimum Lot Width: twenty-five (25) feet **Rear Yard Setback:** twenty (20) feet
Minimum Lot Depth: one hundred (100) feet **Lot Coverage:** forty (40) percent

Minimum End Unit Requirements

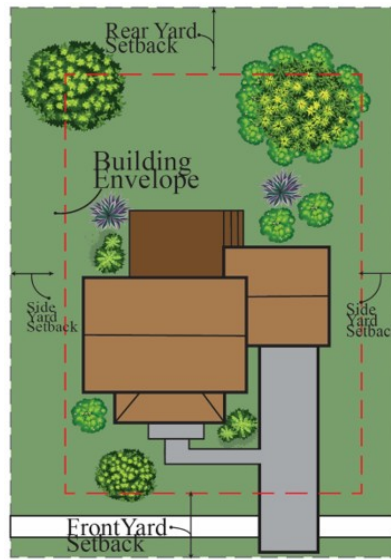
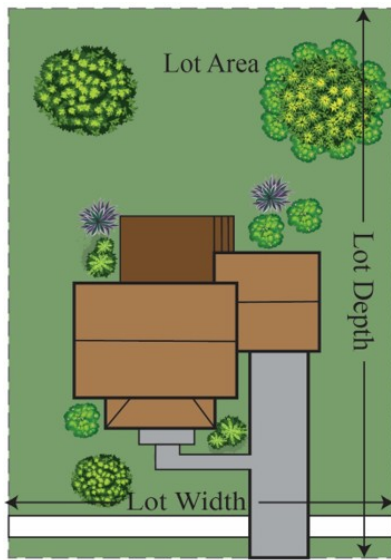
Minimum Lot Size: three thousand (3,000) square feet **Front Yard Setback:** twenty (20) feet
Minimum Lot Width: thirty (30) feet **Side Yard Setback:** six (6) feet
Minimum Lot Depth: one hundred (100) feet **Rear Yard Setback:** twenty (20) feet
Lot Coverage: forty (40) percent

Other Bulk Requirements

Height:	thirty-five (35) feet to peak
Minimum Living Area:	six hundred (600) square feet

(d) *Residential Neighborhood Conservation (RNC).*

District Intent	Permitted Uses	Special Exception Uses
The RNC (Residential Neighborhood Conservation) District is intended to be used as follows: Use Type and Intensity • Preserve the character of the designated existing residential neighborhoods that were developed under prior zoning categories that are no longer used in this UDC, or of platted areas that may now be nonconforming • Ensure that owners of property in designated established neighborhoods are not required to seek variances to improve existing homes that were either built before zoning regulations were adopted, or conformed to the regulations that were in effect when they were constructed Application of District • Application of this district does not remove the unlawful status of uses, buildings, or improvements that were constructed without required permits or in violation of applicable regulations that were in effect at the time of construction. Development Standards Appropriate Adjacent Districts PO, P, ER, SR Plan Commission Utilize with existing areas only Board of Zoning Appeals Preserve the nature of these existing subdivisions	• Traditional Residential Single-Family, detached • Community Centers • Home Based Business, with minimal to no impact to the subdivision. See use schedule for a complete list • Parks and Playgrounds • Sports Court • Urban Agriculture See articles III, Use Regulations, and IV, Developmental Standards, of this chapter for more regulations regarding permitted uses.	• Accessory Dwelling Units, detached • Agricultural Uses • Cemeteries • Public/Private Utilities • Telecommunication Facilities



Minimum Interior Lot Requirements

Minimum Lot Size: eleven thousand two hundred (11,200) square feet

Minimum Lot Width: eighty (80) feet

Minimum Lot Depth: one hundred forty (140) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: eight (8) feet

Rear Yard Setback: forty (40) feet

Minimum Corner Lot Requirements

Minimum Lot Size: fourteen thousand (14,000) square feet

Minimum Lot Width: one hundred (100) feet

Minimum Lot Depth: one hundred forty (140) feet

Lot Coverage: forty (40) percent

Front Yard Setback: twenty (20) to forty (40) feet, variable

Side Yard Setback: twenty (20) feet

Rear Yard Setback: forty (40) feet

Other Bulk Requirements

Height:

Thirty-five (35) feet to peak

Minimum Living Area:

One thousand seven hundred (1,700) square feet single story

One thousand nine hundred (1,900) square feet bi-level, tri-level, or story and a half

Two thousand one hundred (2,100) square feet two-story

(Ord. No. 1883, § 1 (Exh. A § 2.3), 4-8-26)

Disclaimer: The Clerk-Treasurer's office has the official version of the St. John Town Code. Users should contact the Clerk-Treasurer's office for ordinances passed subsequent to the ordinance cited above.

Town Website: www.stjohnin.gov

Town Telephone: (219) 365-6465

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