



Town of St. John, Indiana



TOWN CODE

[Town Code](#) → [Ch. 24, Unified Development Ordinance](#) → [Ch. 24, Art. IV, Developmental Standards](#) →

Sec. 24-42. Accessory structures.

(a) *Accessory Dwelling Units (ADU).*

(1) An ADU is identified as a small, self-contained living unit that typically has its own bedroom(s), bathroom, and kitchen.

(2) An ADU can also be referred to as a granny flat, elder cottage housing opportunity, mother-daughter residence, or secondary dwelling unit.

(3) An ADU can be an interior unit, an attached unit, or a detached unit, as shown in the illustration.

(4) *Detached ADU.* Detached ADUs are only allowed on lots that have a single-family detached residence after receiving a special exception from the BZA; provided, that the following regulations are followed.

- a. A detached ADU is not allowed to exceed the maximum allowable accessory structure size allowed on a lot.
- b. All other developmental regulations as outlined in this UDO are followed when considering the placement and construction of the ADU.

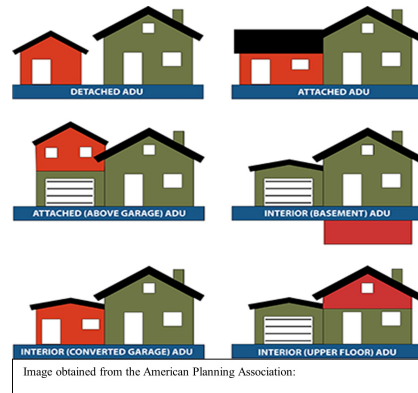
(5) *Interior/Attached ADU.* If an ADU is proposed to be constructed attached to or on the interior of the single-family dwelling, it is allowable by right, provided all other regulations of the zoning district it is located in are met.

(6) All ADUs are required to be connected to the Town's sewer and water system.

(b) *Accessory Structures.* The allowable size of accessory structure is as follows:

Lot Size	Maximum Accessory Structure Size
Less than 10,000 square feet	400 square feet
10,001 to 20,000 square feet	800 square feet
20,001 square feet to 1 acre	1,200 square feet
1 acre or greater	1,600 square feet

(c) *Accessory structures include but are not limited to the following:*



- (1) ADUs.
- (2) Detached garages.
- (3) Gazebos.
- (4) Pergolas.
- (5) Sheds.
- (6) Pool houses.

(d) *Detached Garages.*

- (1) Detached garages are only allowed on lots that are twenty thousand (20,000) square feet or greater. Any lot smaller than twenty thousand (20,000) square feet shall require a developmental variance from the Board of Zoning Appeals.
- (2) The total combined garage size cannot exceed the allowable amount of garage square footage allowed for both a detached and attached garage, as found in article II of this chapter.
- (3) If a detached garage is built, it shall be constructed in accordance with the accessory size regulations set forth in subsection (b) above.

(Ord. No. 1883, § 1 (Exh. A § 4.2), 4-8-26)

The St. John Town Code is current through Ordinance 1889, and legislation passed through April 22, 2026.

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

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