



Town of St. John, Indiana



TOWN CODE

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

Sec. 24-47. Parking and loading.

- (a) All parking lots are required to comply with all federal ADA regulations, as amended.
- (b) *Off-Street Parking Requirements.*
- (1) There shall be provided, in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a building permit, as hereinafter set forth.
- (2) Required residential off-street parking spaces shall consist of a driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. None of the previously mentioned parking shall be located closer than three (3) feet from the property line on any residential zoning district.
- (3) Off-street parking existing at the effective date of the ordinance from which this chapter derives, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- (4) Shared parking may be utilized to provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- a. In all cases where shared parking is utilized, a written and recorded agreement must be provided that is perpetual, outlining all provisions, maintenance, snow removal, ownership, and liability and must be signed by all property owners.
- b. Shared parking can be provided on separate lots; provided, that if it is across any street, that safe pedestrian crossing is provided.
- (5) Parking for developments with uses that operate at different times may be credited to both uses. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and any fraction over one-half (1/2) shall require one (1) parking space.
- (c) *Schedule of Parking Spaces.* The minimum and maximum number of off-street parking spaces by type of use are required in accordance with the following schedule:

Land Use Category	Minimum Space Required
Residential Uses, on-site	• 1.5 spaces per dwelling unit
Commercial Uses, shared or on-site	

	• 2.5 spaces per 1,000 square feet of gross floor area, excluding storage areas; • 1 space per 4 people based on maximum building occupancy; or • 1.5 spaces per employee during largest shift
Industrial Uses, shared or on-site	• 1 space per 1,000 square feet of gross floor area; or • 1 space per 3 employees during the largest shift
Institutional Uses, shared or on-site	• 2.5 spaces per 1,000 square feet of gross floor area, excluding storage areas; • 1 space per 4 people based on maximum building occupancy; • 1 space per 4 beds or patient rooms; or • 1.5 spaces per employee during largest shift
Recreational Uses, shared or on-site	• 1.5 spaces per 1,000 square feet of outdoor recreation/entertainment • 1.5 spaces per 500 square feet of indoor recreation/entertainment area
Accessory Uses, on-site	• As determined by the Administrator based on similar uses, similar number of employees, or similar number of guests

A business may request a reduction in parking through a developmental variance; provided, that documentation is provided that illustrates that the number of parking being requested will sufficiently meet the needed parking for the proposed use.

(d) *Parking Layout, Standards, Construction, Maintenance and Shared Spaces.*

(1) *Off-Street Parking Space Layout, Standards, Construction and Maintenance.* Off-street parking shall be laid out, constructed, and maintained in accordance with the following standards and regulations:

- a. No parking lot shall be constructed or altered unless and until a permit is issued by the Building Commissioner.
- b. Plans for the layout of off-street parking facilities comply with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
° (Parallel parking)	12 ft.	8.5 ft.	23 ft.
30° to 53°	12 ft.	9 ft.	20 ft.
54° to 74°	24 ft.	10 ft.	20 ft.
75° to 90°	26 ft.	10 ft.	20 ft.

(2) All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street or frontage road is prohibited.

(3) All maneuvering lane widths shall permit two (2) way traffic movement with appropriately angled spaces; any ninety (90) degree pattern may permit two (2) way traffic movement.

(4) Each entrance and exit to and from any off-street parking lot located in an area zoned for a use other than single-family residential use shall be at least twenty-five (25) feet from adjacent property located in any single-family residential zoning district. A landscaped area fifteen (15) feet in width shall be provided within the twenty-five (25) feet area.

(5) The off-street parking area shall have perimeter landscaping and interior landscaping as required.

(6) Off-street parking areas shall provide on-site retention or detention as necessary and be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

a. Utilize appropriate green infrastructure to help with retention or detention; as can be found on NIRPC's Green Infrastructure Site, as amended; including but not limited to:

1. Flow-through planters.

2. Permeable pavement and/or parking spaces.

(7) All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.

(8) All open off-street automobile parking areas shall be installed to meet current construction standards as outlined in Appendix A.

(e) *Pedestrian Paths.* Off-street parking areas shall provide landscaped sidewalks connecting the parking area to the buildings, pedestrian circulation within the parking lot and pedestrian connections to adjacent developments and to pedestrian routes and trails.

(f) *Loading Requirements, Location, Size.* In any nonresidential district, sufficient space for the loading or unloading of vehicles shall be provided on the lot in connection with any commercial or industrial use so that the public street shall at all times be free and unobstructed to the passage of vehicular and pedestrian traffic. Such space shall be at least ten (10) feet by fifty (50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.

(g) *Supplemental Parking Regulations.*

(1) *General Provisions.* For the purpose of this section, the terms "vehicle" and "vehicles" shall apply to any and all types of conveyance, including, but not limited to, automobiles, trucks, vans, campers, motorhomes, recreational vehicles, trailers, buses, boats, and other such conveyance designed to transport passengers, goods, or materials. Unless stated otherwise, the following provisions shall apply to all zoning districts:

a. All vehicles shall only be parked on a solid, hard paved surface consisting of asphalt, concrete, paving blocks or similar materials. Gravel, stone, and other loose materials are not considered solid, hard paved surfaces.

b. No vehicle may be parked in a manner to obstruct any part of a sidewalk, including that part of a sidewalk that intersects a driveway.

c. No vehicle may be parked in the public right-of-way except on the paved street surface.

- d. No vehicle may be parked in the side or rear yard, except that a vehicle may be parked on a solid, hard paved driveway that extends into the rear yard and in a garage, or may be parked inside a detached garaged located in a rear yard.
- e. No vehicle may be parked within ten (10) feet of a mailbox during mail delivery times so as to impede or prevent mail delivery from a postal delivery vehicle.
- f. Unless a permit is issued, no vehicle, equipment or device designed for a purpose other than transport of passengers, goods, or materials may be parked or stored on a public street, open to public traffic, unless otherwise provided in this section. This includes bulk materials, crates, and construction equipment, unless that construction equipment is currently in use for construction purposes on the premises.
- g. Vehicles whose primary purpose is storage are prohibited from parking outside of an enclosed structure on property zoned residential.
- h. All vehicles, when parked on a street, must be parked in the direction with the flow of traffic.
- i. No vehicle may be parked in such a manner that would obstruct ingress/egress of a driveway.
- j. When parked on a public street, no part of a vehicle, including its load, may be wider than seven (7) feet into the street, or be longer than twenty-two (22) feet, unless otherwise provided in this section.

(2) *Trailers.*

- a. Trailers are prohibited from parking on a public street except when loading and unloading goods or materials, and then for a period not to exceed four (4) hours in any day, unless a permit has been issued. When parked on a public street, trailers must be safely hitched to a towing vehicle with the trailer's wheels blocked on all sides to prevent rolling. For purposes of this subsection only, the maximum allowable length along a street, of the trailer and towing vehicle combined, shall not exceed thirty-three (33) feet.
- b. Trailers in use for moving into or out of the premises may be parked on a public street for a maximum of twelve (12) hours in any day, unless a permit has been issued.

(3) *Semi Tractors and Trailers.*

- a. Unless a permit is issued, semi tractors, with or without their trailers, are prohibited from parking on any public street, except:
 - 1. While loading or unloading goods or materials, for a period not to exceed four (4) hours in any day; and
 - 2. While in use for construction or moving into or out of a premises, for a period not to exceed twelve (12) hours in any day.
- b. Overnight parking of semi tractors, with or without their trailers, is permitted only in industrial zoning districts and in commercial zoning districts designated as a truck stop. Overnight parking of such vehicles in other zoning districts, and under other circumstances, is allowable only with a permit.

(4) *Buses.* Buses or other vehicles designed to transport sixteen (16) or more passengers are prohibited:

- a. From parking on public streets except while loading and unloading passengers, and only then for a period not to exceed one (1) hour in any day; and

- b. From parking on driveways, side yards, and rear yards in residential zoning districts.

(5) *Recreational Vehicles and Boats.* Motorized and nonmotorized recreational vehicles and boats are prohibited from being parked on any public street except while loading and unloading, and then for a maximum of four (4) hours in any day, during the months of April through September.

(6) *Commercial Vehicles.* This subsection applies to any vehicle used for commercial purposes, which is in excess of twenty-two (22) feet long, seven (7) feet wide, or seven (7) feet high. Unless a permit has been issued, the vehicles used for commercial purposes may park on any public street or paved driveway in a residential zoning district only:

- a. While loading and unloading deliveries or materials, for a period not to exceed four (4) hours in any day; or
- b. While in use for construction on the premises, for a period not to exceed twelve (12) hours in any day.

(7) Notwithstanding the foregoing provisions, a pickup truck with an attached snow plow may park on a private driveway providing the vehicle does not exceed twenty-five (25) feet in overall length.

(8) Vehicles used for commercial purposes may be parked anywhere on a lot, except the unpaved public right-of-way or a sidewalk while construction of a new structure is in process if no prior occupancy permit has been issued for that lot.

(9) *Roll-Off and Trash Containers.* This section applies to any commercial or industrial equipment designed to store or transport trash.

- a. Roll-off/trash containers are permitted to be placed on public streets in any zoning district only when:
 - 1. A driveway is being replaced;
 - 2. Appropriate blocking under or below the dumpster is used to protect the surface of the public street from damage;
 - 3. The container does not extend more than seven (7) feet into the street, nor extend longer than twenty-two (22) feet along the street;
 - 4. The container is not parked on the curb, nor on any part of the right-of-way that is not paved; and
 - 5. Appropriate reflective markings, markers, cones or barricades are present, as to not cause a traffic hazard.
- b. Roll-off/trash containers are permitted to be placed on a paved driveway in a residential zoning district while construction or remodeling is being performed on an existing structure, but may not be placed on any portion of a sidewalk or unpaved right-of-way.
- c. Roll-off/trash containers may be placed anywhere on a lot except on a sidewalk or unpaved right-of-way, while construction of a new structure is in process if no prior occupancy permit has been issued for that lot.

(10) *Inoperable Vehicles.* Vehicles deemed inoperable or not road-worthy are prohibited from being parked on public streets or any lot in any zoning district, except when parked wholly within an enclosed garage.

(11) *Permit Issuance.* Any permit issued pursuant to the terms and provisions of this section shall be issued through the Town of St. John Police Department. The Police Department shall evaluate the permit requests based upon the circumstances presented and issue permits in keeping with the spirit of this section and only for as long as is needed based upon the circumstances presented.

(Ord. No. 1883, § 1 (Exh. A § 4.7), 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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