

Town of St. Joe, Indiana — ETJ Zoning Ordinance Summary

Article 1: Authority, Purpose, Jurisdiction

- **Authority:** Adopted under Indiana Code IC 36-7-4 (Local Planning & Zoning).
 - **Purpose:** Promote public health, safety, and welfare; reduce congestion; ensure light/air; protect from hazards.
 - **Jurisdiction:** Applies to lands within the ETJ boundary (Exhibit A). Includes county-appointed members on the Town Plan Commission for ETJ matters.
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Article 2: Zoning Districts

- Districts: **R-50, R-75, R-100 (Residential); C (Commercial); I (Industrial); IN (Institutional); MU (Mixed-Use); MP (Manufactured Home Park); A-Crop, A-Stock (Agricultural); OP (Open Space);** Overlay: **HD-O (Historic).**
 - Official ETJ Zone Map incorporated as Exhibit A.
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Article 3: District Intentions & Uses

- **Residential (R-50, R-75, R-100):** Varying lot sizes; allow single-family, duplex/triplex, ADUs; special exceptions for schools, civic uses, childcare.
 - **MU:** Mixed-use buildings, retail, restaurants; exceptions for drive-throughs, breweries.
 - **MP:** Manufactured home parks; strict standards per state health codes.
 - **Commercial (C):** Neighborhood-scale businesses; exceptions for fueling stations, hotels.
 - **Institutional (IN):** Government, schools, hospitals; exceptions for crematories, treatment plants.
 - **Industrial (I):** Light manufacturing, warehousing; exceptions for heavy manufacturing.
 - **Agricultural (A-Crop/A-Stock):** Crop/livestock operations; separation standards for livestock (≥ 1000 ft from sensitive uses).
 - **OP:** Parks, open space; floodplain safety standards.
 - **HD-O:** Historic preservation overlay; COA required for alterations/demolition.
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Article 4: Dimensional Standards

- **Front setback:** 40 ft from road centerline.
 - **Lot sizes:** R-50 \geq 2,500 sq ft; R-75 \geq 10,000 sq ft; R-100 larger.
 - **Side/rear setbacks:** 5 ft sides; rear 20–25 ft.
 - **Height:** Max 40 ft.
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Article 7: Floodplain Overlay

- Applies to FEMA SFHAs; elevation or floodproofing required; no floodway encroachment without permits.

Town of St. Joe, Indiana — ETJ Zoning Ordinance # _____ 2025

Article 1. Authority, Purpose, Jurisdiction & Applicability

1.01 Authority. Adopted under IC 36-7-4 (Local Planning & Zoning), including the 600 Series (sections 600–699) for zoning ordinances.

1.02 Purpose. Implements IC 36-7-4-601 purposes: adequate light/air, access, safety from fire/flood/other danger; lessening congestion; public health, safety, comfort, morals, convenience, and general welfare.

1.03 ETJ Jurisdiction & Membership. ETJ per IC 36-7-4-205 (with county approval and filings). When ETJ is exercised, two (2) county-appointed citizen members serve on the Town Plan Commission for ETJ matters per IC 36-7-4-214.

1.04 Applicability. Applies to all lands within the ETJ boundary adopted as Exhibit A and filed per statute.

Article 2. Zoning Districts & Official ETJ Zone Map

Districts established: R-50, R-75, R-100, C, I, IN, MU, MP, OP, A-Crop, A-Stock; overlays HD-O. The Official ETJ Zone Map is incorporated by reference (Exhibit A).

Article 3. District Intent, Permitted Uses, and Special Exception Uses

R-50 — Residential Small Lot

Intent	<p>Minimum lot square footage of 2500. Provide compact, walkable neighborhoods with small homes and missing-middle housing; broaden attainability for first-time buyers/downsizers.</p> <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing and new development • small to medium area zoning • lots located in unincorporated towns or Villages under the St. Joe Planning Committee <p>Development Standards</p> <ul style="list-style-type: none"> • promote low-impact development in concert with a natural setting <p>Plan Commission</p>
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	<ul style="list-style-type: none"> •Expansion of this zoning district should maintain the character of the existing residential lots within the unincorporated areas and incorporated areas under their jurisdiction <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<ul style="list-style-type: none"> • Single-family dwellings (starter homes, minimum 500 sq ft allowed) must have permit foundation. • Duplexes and Triplexes • Backyard cottages (ADUs) — one per lot with existing primary resident • Public parks, playgrounds, community gardens pool, public • Home based businesses • Agricultural crop production • Industrial Permitted Uses • Telecommunication facility • Group home (≤8 residents) in a one-family structure (where compliant with state/federal law) • Home occupations (low-impact) • Bed and Breakfast
Special Exception Uses	<ul style="list-style-type: none"> • Small neighborhood childcare home (daytime, ≤12 children) (where compliant with state/federal law) • Places of worship (local streets, non-arterial access) • Schools (primary/secondary) • Civic buildings (library, community center) • Zero-lot-line townhouse rows (4–8 units) with party-wall/firewall and recorded shared-wall easements

R-75 — Residential Standard Lot

Intent	<p>Minimum lot frontage 50 foot less than 10,000 sq foot. Traditional neighborhoods with flexible housing forms and incremental density while preserving residential character.</p> <p>Application of Zoning District</p> <ul style="list-style-type: none"> • Existing and new development • Small to large area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Promote low-impact development in concert with a natural setting
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	<p>Plan Commission</p> <ul style="list-style-type: none"> •Should use this zoning district for the majority of new residential development within the district <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •Allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<ul style="list-style-type: none"> • All R-50 permitted uses with minimum home 800 square foot •Storage buildings: private, nonaccessory
Special Exception Uses	<ul style="list-style-type: none"> • All R-50 special exceptions • Senior housing (independent living) • Neighborhood clinics (≤10 exam rooms), subject to traffic and buffering standards •Fair housing facility (small)

R-100 — Residential Large Lot

Intent	<p>Larger-lot minimum lot frontage 100 foot and bigger. Front residential areas that still allow duplex/triplex and ADUs to improve attainability; maintain open space edges.</p> <p>Application of Zoning District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Promote low-impact development in concert with a natural setting <p>Plan Commission</p> <ul style="list-style-type: none"> •Should use this zoning district for existing developments and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<ul style="list-style-type: none"> • All R-75 permitted uses • agricultural crop production • orchard • tree farm • dwelling, single-family
Special Exception Uses	<ul style="list-style-type: none"> • All R-75 special exceptions • Elementary schools • Stormwater facilities integrated into neighborhood open space • Artificial lake (10 or more acres) • dwelling, manufactured home <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • Raising of farm animals <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • airport, private • police, fire or rescue

	<p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • peer counseling facility (non-profit) • police, fire or rescue station • school (P-12) <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • day care, adult • day care, child • kennel
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MU — Mixed-Use District

Intent	Encourage vertically/horizontally mixed environments that support walkability and small business formation.
Permitted Uses	<ul style="list-style-type: none"> • Multifamily (up to 12 units/building) • Mixed-use buildings (ground-floor retail/office, upper-floor(s) residential) • Restaurants (non-drive-through), cafes, retail, offices, personal services • Boutique hotels (≤25 keys) • Civic uses (post office, library) • Parks and plazas • Live-work buildings (ground-floor workspace, upper dwelling) • Coin Laundry • Farmers market
Special Exception Uses	<ul style="list-style-type: none"> • Drive-through restaurants (access management + stacking) • Breweries/wineries with taproom • Health clinics (≤10 exam rooms) • Structured parking (wrapped by active uses on street fronts)

Manufactured Home Park (MP) District

Intent	<p>The MP (Manufactured Home Park) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • lease lot housing developments (typically mobile homes) • multiple primary structures per lot <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing and new development • small area or spot zoning <p>Development Standards</p> <ul style="list-style-type: none"> • recognize lease lot development requires more stringent development standards to protect the quality of life of tenants and the surrounding zoning
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	<p>districts</p> <ul style="list-style-type: none"> • shall be in accordance with IC 16-41-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, State Board of Health requirements and the requirements of the Unified Development Ordinance <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing developments and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • coin laundry • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • park, public • pool, public <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • dwelling, manufactured home • dwelling, mobile home • dwelling, single-family • fair housing facility (small) • manufactured home park • mobile home park
Special Exception Uses	

C — Commercial District

Intent	<p>Provide neighborhood and corridor-scale business areas with safe access, reduced curb cuts, and compatible transitions to residential.</p> <p>The C1 (Village Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • normal business uses • low impact uses <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing development in small unincorporated “towns” or “villages” <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time,
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	<p>place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality</p> <p>Plan Commission</p> <ul style="list-style-type: none"> • strive to use this zoning district only in the downtown area or its immediate surroundings • strive to minimize parking lots between buildings and instead encourage parking behind buildings and on the street • zone property for C1 only after determining the site is appropriate for any of the possible uses allowed in the zoning district <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties • be very sensitive to the potential for light pollution, and pedestrian and vehicular safety
Permitted Uses	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • automobile gas station • bank machine/ATM • barber/beauty shop • billiard/arcade room • coffee shop • coin laundry • delicatessen • emergency medical care clinic • farmers market • financial services office • grocery/supermarket, small • ice cream shop • insurance office • law office • low intensity retail • pet grooming/store • photographic studio • real estate office • restaurant • shoe repair • studio arts • tailor/pressing shop • tanning salon <p>Institutional Permitted Uses</p>

	<ul style="list-style-type: none"> • child care institution • church, temple or mosque • community center • government office • government operation (non-office) • jail • juvenile detention facility • library, public • museum • park, public • parking lot, public • peer counseling facility (non-profit) • police, fire or rescue station • pool, public • post office • recycling collection point • school (P-12) • trade or business school • university or college Industrial Permitted Uses • telecommunication facility Residential Permitted Uses • dwelling unit (upper floors) • lodging house
Special Exception Uses	<ul style="list-style-type: none"> • Fueling stations (buffers + spill containment) • Drive-throughs (access spacing & stacking) • Hotels (≤100 keys) • Banquet/event halls • Car wash (enclosed bays) • Outdoor sales (seasonal, limited frontage) Commercial Special Exception Uses • Retail stores; grocery (≤40,000 sq ft) • bakery, small • day care, adult • day care, child Residential Special Exception Uses • retirement community

Institutional (IN) District

Intent	<p>The IN (Institutional) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Institutionally owned lands, including state and county facilities • Multiple primary structures per lot <p>Application of Zoning District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district or transitional district
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	<ul style="list-style-type: none"> • Spot zoning Development Standards • recognize the need for quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality Plan Commission • zone property for IN only after determining the proposed use is appropriate for the surrounding area • pay particular attention to the impacts related to size, traffic, access to customers, access to public utilities, and access to transportation facilities Board of Zoning Appeals • allow a special exception when it does not adversely affect adjacent properties, especially in regard to traffic generation • be very sensitive to the potential for light pollution, noise pollution, and pedestrian and vehicular safety
Permitted Uses	<ul style="list-style-type: none"> Agricultural Permitted Uses • agricultural crop production Commercial Permitted Uses • dental clinic • emergency medical care clinic • funeral home or mortuary • medical clinic • optical clinic • rehabilitation clinic • service organization • swimming pool Industrial Permitted Uses • utility facility, above-ground Institutional Permitted Uses • cemetery/mausoleum • child care institution • church, temple or mosque • community center • government office • government operation (non-office) • hospital • jail • juvenile detention facility • library, public • museum • parking lot, public • police, fire or rescue station • pool, public

	<ul style="list-style-type: none"> • post office • prison • recycling collection point • school (P-12) • trade or business school • university or college <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • fair housing facility (large) • nursing home
Special Exception Uses	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • artificial lake (10 or more acres) <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • peer counseling facility (non-profit) • outdoor theater <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • assisted living facility • retirement community <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • crematory <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • sewage treatment plant • water treatment plant

I — Industrial District

Intent	<p>Accommodate production, logistics, and employment with safeguards for adjacent uses and environmental performance.</p> <p>The I1 (Industrial/Business Park) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • low to moderate-impact business park • light industrial uses which are totally enclosed within a structure. <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing and new development • small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality • assure there are minimal negative affects on the natural environment <p>Plan Commission</p> <ul style="list-style-type: none"> • strive to use the I1 District to develop a contiguous area, or cluster, for
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	<p>commerce or job creation</p> <ul style="list-style-type: none"> • should not encourage “spot zoning” with this zoning district • should strive to minimize lighting, parking lots fronting the major streets, excessive use of signs, and traffic conflicts <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties • be very sensitive to the potential for light pollution, noise pollution, loading bay placement, and pedestrian and vehicular safety
<p>Permitted Uses</p>	<ul style="list-style-type: none"> • Light manufacturing/assembly • Warehousing & fulfillment • Research & development • Fabrication shops • Utilities, substations, telecom nodes • Contractor yards (enclosed) <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • cellular phone service • commercial training facility or school • construction trade office • design services office • emergency medical care clinic • financial services office • general services office <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • assembly • distribution facility • flex-space • research center • telecommunication facility • utility facility, above-ground • warehouse <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • government operation (non-office)
<p>Special Exception Uses</p>	<ul style="list-style-type: none"> • Heavy manufacturing (with performance standards for emissions/noise/vibration/glare + buffers) • Outdoor storage yards (screened) • Data centers (acoustic screening) • Waste transfer (enclosed, no putrescibles)

A-Crop — Agricultural (Crop Production)

Intent	<p>Support agricultural crop production, orchards, and farm structures while preserving rural character and managing edge transitions.</p> <p>The A2 (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agriculture operations, ag-businesses (year-round), and year-round sales of produce and products <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for reasonable development standards to maximize protection of agricultural practices <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing agricultural areas and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<ul style="list-style-type: none"> • Field crops; orchards; vineyards • Barns and farm accessory buildings • Seasonal produce stands (access & signage standards) • Farm-related storage (non-hazardous) <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • orchard • raising of farm animals • sale of agricultural product • storage buildings: agricultural • storage of agricultural product • tree farm <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • farmstead • storage buildings: private, nonaccessory
Special Exception Uses	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • dependent housing <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • stable, commercial

	<p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • home enterprise • home workshop <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • gravel/sand processing • wind energy system <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • dwelling, manufactured home • dwelling, single family • fair housing facility (small)
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A-Stock — Agricultural (Livestock)

Intent	<p>Allow responsible animal husbandry with separation and buffers that protect nearby residences, schools, parks, and wells.</p> <p>The A2 (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agriculture operations, ag-businesses (year-round), and year-round sales of produce and products <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for reasonable development standards to maximize protection of agricultural practices <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing agricultural areas and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties
Permitted Uses	<ul style="list-style-type: none"> • Barns, pens, feed areas • Pasture-based livestock operations • Manure storage (managed) • On-farm veterinary facilities (non-public clinic) <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • confined feeding operation - up to two (2) times Indiana Department of Environmental Management CAFO numbers • orchard • raising of farm animals • storage buildings: agricultural

	<ul style="list-style-type: none"> • storage of agricultural product • tree farm <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • dwelling, manufactured home • dwelling, single-family • fair housing facility (small) • farmstead • storage buildings: private, nonaccessory
Special Exception Uses	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • artificial lake (10 or more acres) • dependent housing • home enterprise • home workshop <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • sale of agricultural product • stable, commercial <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • camp ground • day care, adult • day care, child • kennel (small) • peer counseling center (non-profit) <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • composting facility • gravel/sand processing • wind energy system <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • airport, private • cemetery/mausoleum <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast

Open Space and Parks (OP) District

Intent	<p>Apply NFIP-consistent flood safety to development within FEMA-mapped SFHAs to protect life and property.</p> <p>The OP (Open Space and Parks) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • public parks, open space, playgrounds, ball fields, recreational areas, natural areas and passive recreation areas <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing and new parks and open space
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	<ul style="list-style-type: none"> • spot zoning • buffer district <p>Development Standards</p> <ul style="list-style-type: none"> • promote high quality recreational and natural areas for public use <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • all zoning districts <p>Plan Commission</p> <ul style="list-style-type: none"> • both large and small tracts of land should be preserved for recreational uses • environmentally sensitive land within developments should be protected through the use of open space zoning <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • strive to protect
Permitted Uses	<ul style="list-style-type: none"> • Open space, parks, trails • Agriculture (non-structural) • Parking lots (with design mitigation) <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • driving range • golf course • skate park • sports field • swimming pool • Inside Paintball <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • community center • park, public • parking lot, public
Special Exception Uses	<ul style="list-style-type: none"> • Structures meeting elevation (Lowest Floor \geq BFE + freeboard/FPG) or dry floodproofing with certification • Utilities elevated/protected • Any floodway encroachment only with state/federal permits • Outdoor paintball • Camp Ground

HD-O — Historic District Overlay

Intent	Preserve historic and architectural character; guide compatible infill and alterations.
Permitted Uses	<ul style="list-style-type: none"> • Uses allowed by base district that meet HD-O design standards (materials,

	storefront composition, transparency, roof forms, mechanical screening)
Special Exception Uses	<ul style="list-style-type: none"> • Alterations/new construction requiring a Certificate of Appropriateness (COA) • Demolition (only with documented need; salvage where feasible)

Article 3A. A-Stock Separation Standards

Non-farm dwellings not on same property, churches, public parks/playfields: ≥ 1000 ft from any animal housing, feeding, or manure storage area.

Schools, licensed childcare, nursing homes, hospitals, public/community wells: ≥ 1,000 ft (wells may use hydrogeologic proof of equal protection).

Property lines ≥ 300 ft

Measurement: straight-line distance to protected use foundation or protected site property line—whichever is more protective.

Article 4. Dimensional Standards (Reform Summary)

Front Yard Setback — All Districts: 40 ft from center of the road ; corner lots: 40 ft on each frontage.

Residential minimum lot area: ≥ 2,500 sq ft in R-50, R-75, and R-100. Minimum lot widths: R-50 = 50 ft; R-75 = 75 ft; R-100 = 100 ft.

Residential side setbacks: 5 ft (0 ft with code-compliant fire/party wall and recorded agreement); Residential rear setbacks: R-50 = 20 ft; R-75/R-100 = 25 ft. Maximum height 40ft.

Article 7. Floodplain Overlay (FP-O)

Applies to SFHAs on FEMA FIRMs. Residential: Lowest Floor ≥ BFE + freeboard (Flood Protection Grade). Non-residential: elevate or dry floodproof to BFE + FPG with certification. No floodway encroachment absent permits.

Article 11. Exhibits & Effective Date

Exhibit A (ETJ Map) adopted and incorporated; filed per IC 36-7-4-205. Adoption follows IC 36-7-4-602 et seq. (initiation; notice/hearing; certification; council adoption; publication; effective date).

SO RESOLVED by Town of St. Joe, Indiana, this ____ day of _____, 2025.

VOTING:

AYE

NAY

Randy Drake, President

Zebulon Griggs, Member

Misty Spicer, Member

PASSED AND ADOPTED by the Town of Saint Joe, this ____ day of _____, 2025.

SAINT JOE, INDIANA

TOWN COUNCIL

Randy Drake, President

Zebulon Griggs, Member

Misty Spicer, Member

ATTEST:

Angela Snyder, Clerk-Treasurer

Presented by me to the Board of the Town of Saint Joe, Indiana, this ____ day of _____, 2025

ANGELA SNYDER