

TOWN OF ST. JOE, INDIANA

Extraterritorial Jurisdiction Zoning Ordinance

ARTICLE 5 DEVELOPMENT STANDARDS

Working Document | Ordinance No 26-5

§ 5.01 HOW TO USE THIS ARTICLE

Article 5 contains development standards arranged by category. Each category section identifies the zoning districts to which it applies. Standards govern new development, changes of use, and expansions as specified within each section.

All development within the St. Joe Extraterritorial Jurisdiction (ETJ) shall comply with the applicable standards in this Article in addition to the dimensional standards in St. Joe ETJ Zoning Ordinance Article 4, the use lists in Article 3, and all other applicable provisions of this Ordinance.

Where a standard does not appear for a zoning district, that standard does not apply to that district.

§ 5.02 DISTRICT LEGEND

R-50	Residential Small Lot District
R-75	Residential Standard Lot District
R-100	Residential Large Lot District
MU	Mixed-Use District
MP	Manufactured Home Park District
C	Commercial District
IN	Institutional District
I	Industrial District
A-Crop	Agricultural — Crop Production District
A-Stock	Agricultural — Livestock District
OP	Open Space and Parks District
HD-O	Historic District Overlay

AS ACCESSORY STRUCTURE STANDARDS

AS-01 Accessory Structures — Open Space and Agricultural Districts

Applies to: OP, A-Crop, A-Stock

- A. Types.** Accessory structures include barns, mini-barns, pole barns, sheds, detached garages, carports, equipment storage buildings, swimming pools, gazebos, decks, and similar structures. In the OP district, accessory structures shall be limited to those functionally related to park, recreation, or open space uses.
- B. Permit Required.** Permits are required for construction of any accessory structure.
- C. Relationship to Primary Use.** Accessory structures shall relate to the primary use of the land.
 - 1. Accessory structures are permitted, but not prior to the erection of the primary structure, except for strictly agricultural storage purposes and not for human occupancy.
 - 2. In A-Crop and A-Stock districts, one (1) accessory structure used exclusively for farm storage may be constructed prior to the primary structure.
- D. Prohibited.** A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, trailer, or any part or section thereof shall not be used as an accessory structure.
- E. Swimming Pool.** Swimming pools are subject to this Ordinance and applicable Indiana Code provisions.

AS-02 Accessory Structures — R-100 District

Applies to: R-100

- A. Types.** Accessory structures include barns, mini-barns, pole barns, sheds, storage containers, detached garages, carports, swimming pools, gazebos, decks, and similar structures.
- B. Permit Required.** Permits are required for construction of any accessory structure.
- C. Relationship to Primary Structure.** Accessory structures shall relate to the primary structure and its uses. Accessory structures are permitted, but not prior to the primary structure except for strictly storage purposes and not for human occupancy.
- D. Prohibited.** A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer shall not be used as an accessory structure.
- E. Swimming Pool.** Swimming pools are subject to this Ordinance and applicable Indiana Code provisions.
- F. Maximum Number.** No more than two (2) accessory structures (not including pools, decks, or open-sided gazebos) are permitted on a lot.
- G. Appearance.** The exterior finish and façade of each enclosed accessory structure shall match or closely resemble the finish and façade materials of the primary structure.

AS-03 Accessory Structures — Residential Districts

Applies to: R-50, R-75

- A. Types.** Accessory structures include mini-barns, sheds, detached garages, carports, swimming pools, gazebos, decks, and similar structures.
- B. Permit Required.** Permits are required for construction of any accessory structure.
- C. Relationship to Primary Structure.** Accessory structures shall relate to the primary structure and its uses and be commonly used in connection with the specific primary use. Accessory structures are permitted, but not prior to the primary structure except for strictly storage purposes and not for human occupancy.
- D. Prohibited.** A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat,

motor vehicle, or trailer shall not be used as an accessory structure.

E. Swimming Pool. Swimming pools are subject to this Ordinance and applicable Indiana Code provisions.

F. Maximum Number. No more than two (2) accessory structures (not including pools, decks, or open-sided gazebos) are permitted on a lot.

AS-04 Accessory Structures — Mixed-Use District

Applies to: MU

A. Types. Accessory structures include mini-barns, sheds, detached garages, carports, swimming pools, gazebos, decks, and similar structures.

B. Permit Required. Permits are required for construction of any accessory structure.

C. Relationship to Primary Structure. Accessory structures shall relate to the primary structure and its uses. One (1) accessory structure may be constructed prior to the primary structure, but not for human occupancy.

D. Maximum Number. No more than two (2) accessory structures (not including pools, decks, or open-sided gazebos) are permitted on a lot.

E. Swimming Pool. Swimming pools are subject to this Ordinance and applicable Indiana Code provisions.

AS-05 Accessory Structures — Manufactured Home Park District

Applies to: MP

A. Types. Management offices, sales offices, storage, laundry, and other structures customarily incidental to manufactured home parks are permitted, provided: (1) the accessory structure is subordinate to the residential component of the park; (2) it is located, designed, and intended to serve only the needs of the park; and (3) any establishments within it present no visible evidence of their commercial nature to areas outside the park.

B. Permit Required. Permits are required for construction of any accessory structure.

C. Prohibited. A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer shall not be used as an accessory structure.

D. Maximum Number. Each manufactured home site is allowed no more than one (1) accessory structure in addition to a carport or garage.

E. Maximum Size. The total area of all accessory structures on an individual site shall not exceed twenty-five percent (25%) of the dwelling site area or six hundred (600) square feet, whichever is less. Detached garages and carports count toward this total.

AS-06 Accessory Structures — Institutional and Commercial Districts

Applies to: IN, C

A. Types. Accessory structures include mini-barns, sheds, detached garages, carports, swimming pools, gazebos, decks, and similar structures.

B. Permit Required. Permits are required for construction of any accessory structure.

C. Relationship to Primary Structure. Accessory structures shall relate to the primary structure and its uses. One (1) accessory structure may be constructed prior to the primary structure, but not for human occupancy.

D. Prohibited. A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer shall not be used as an accessory structure.

E. Appearance. The exterior finish and façade of each enclosed accessory structure shall match or closely resemble the character and materials of the primary structure.

DH DEPENDENT HOUSING STANDARDS

DH-01 Dependent Housing — General

Applies to: R-50, R-75, R-100, MU, A-Crop, A-Stock

- A. Application.** An application for a Special Exception for Dependent Housing shall be filed with the St. Joe Board of Zoning Appeals.
- B. Medical Necessity.** A letter from the attending physician addressed to the Board of Zoning Appeals shall be submitted with the application explaining the medical necessity for the dependent to reside in close proximity to the property owner.
- C. Temporary Status.**
 - 1. Initial approval by the Board of Zoning Appeals shall not exceed five (5) years.
 - 2. Extensions may be approved by the Zoning Administrator upon submission of a new physician's letter. Disputes shall be referred to the Board of Zoning Appeals.
 - 3. The Zoning Administrator may request documentation to verify continued compliance at any time. If the dependency no longer exists, the Zoning Administrator shall require removal of the dependent residence.
- D. Setbacks.** Dependent Housing shall meet all setback standards applicable to primary structures in the subject zoning district.

ED ENTRANCE AND DRIVE STANDARDS

ED-01 Entrance and Drive — General

Applies to: All districts

- A. Classification.** Street classifications shall be based on the St. Joe Comprehensive Plan Thoroughfare Plan, or as determined by the St Joe Zoning Board in consultation with the DeKalb County Highway Department.
- B. Approval Required.** No entrance or drive shall be installed until approval is received from the DeKalb County Highway Superintendent or the Indiana Department of Transportation, and:
 - 1. No entrance or drive shall be located within 150 feet of any intersecting street along an arterial or collector street.
 - 2. No entrance or drive shall be located within 100 feet of any intersecting street along a local street.
 - 3. If the parcel cannot achieve the required separation, the drive shall be installed at the location farthest from the intersection.
 - 4. Distances are measured from the intersection right-of-way line to the back of curb or edge of pavement.
 - 5. No entrance or drive shall be located within sixty (60) feet of any intersection under any circumstances.
- C. Multiple Entrances.** Two or more entrances shall not be installed until approval from the DeKalb County Highway Superintendent and DeKalb County Commissioners or INDOT, with the following separation requirements:
 - 1. Within 100 feet of one another along an arterial or collector street.
 - 2. Within 50 feet of one another along a local street.
 - 3. Shared drives are permitted to satisfy these requirements, provided a recorded easement is established applicable to both properties. No more than two properties may share a single entrance or driveway.
- D. Maximum Width.** No entrance or drive shall exceed the following paved widths for two-way traffic (one-way: half these measurements):
 - 1. Twelve (12) feet per lane with a maximum of three lanes, from a non-single-family residential lot onto any street type.
 - 2. Ten (10) feet per lane with a maximum of two lanes (20 feet total), from a single-family residential lot onto any street type.
- E. Driveway Location.** Driveways shall be located off of internal streets whenever possible.
- F. Materials.** All entrances and drives shall be surfaced with asphalt, concrete, gravel, structured grid pavers, or other durable material. Permeable surfaces are encouraged wherever site conditions allow unless another durable material is approved by the Zoning Administrator.
- G. Site Improvements.** Acceleration lanes, deceleration lanes, and/or passing blisters may be required by the applicable highway authority.

ED-02 Entrance and Drive — Manufactured Home Park District

Applies to: MP

- A. Access Points.** Parks with forty (40) or more dwelling sites shall have a minimum of two (2) access points providing ingress and egress.
- B. Internal Driveways.** Individual dwelling sites shall access only via interior streets and shall not have driveways connecting directly to a public right-of-way.

EN ENVIRONMENTAL STANDARDS

EN-01 Environmental — General

Applies to: All districts

- A. Excessive Slope.** Areas of land with pre-development slopes greater than a 1:1 ratio, or where development would result in post-development slopes greater than a 2:1 ratio, shall be deemed unsuitable for buildings.
- B. Unsuitable Land Qualities.** Areas shall be deemed unsuitable for buildings when the land: (1) contains adverse soil or rock formations; (2) is highly susceptible to erosion; (3) does not have the capacity to bear a structure's weight; or (4) has any other feature likely to harm health, aesthetics, or general welfare.
- C. Erosion Prevention.** All land from which structures or natural cover have been removed may be required by the Zoning Administrator to be graded and seeded within thirty (30) days. All land shall meet the minimum erosion prevention requirements of IAC 327 and its amendments.
- D. Water and Soil Pollution Prevention.** No waste materials including garbage, rubbish, construction material, gasoline, oil, flammables, soils, tars, chemicals, greases, or industrial or agricultural waste shall be deposited, stored, or discharged on any parcel in a manner that may contaminate, pollute, or harm waters or soils.
- E. Debris and Refuse Prevention.** Debris, refuse, trash, construction material, garbage, litter, unfinished buildings, scrap metals, or rotting wood shall not accumulate on any property.

FW FENCE AND WALL STANDARDS

FW-01 Fence and Wall — Agricultural Districts

Applies to: A-Crop, A-Stock

- A. Location.** Fences and walls are permitted anywhere on a property and are not subject to setback requirements, except: fences shall not encroach on a right-of-way; fences in drainage or utility easements require written permission from the easement holder; walls shall not be built forward of the proposed right-of-way line, and require 2 foot from property line set back, unless adjacent property own signs written agreement.
- B. Height.** Opaque fences outside the building envelope: six (6) feet maximum. Opaque fences within the building envelope: eight (8) feet maximum. Transparent fences: no height limit. Walls outside the building envelope: four (4) feet maximum; within: eight (8) feet maximum.
- C. Prohibitions.** Privacy fences and razor wire fences are not permitted outside the building envelope. Electrified fences are not permitted outside the building envelope on parcels adjacent to any residential, institutional, or open space district.
- D. Clearance.** Transparent fences are permitted in the corner vision clearance area. All other fences and walls shall meet the vision clearance standards of Section VC-01. No fence or wall shall obstruct vision of an existing driveway.

FW-02 Fence and Wall — R-100 District

Applies to: R-100

- A. Location.** Fences and walls are permitted anywhere on a property subject to: fences shall not encroach on a right-of-way; fences in drainage or utility easements require written permission; walls shall not be built forward of the right-of-way line.
- B. Height.** Front yard: four (4) feet maximum. Side and rear yard: six (6) feet maximum.
- C. Prohibitions.** Electrified and razor wire fences are not permitted.
- D. Clearance.** Fences and walls shall meet all vision clearance standards of Section VC-01. No fence or wall shall obstruct vision of an existing driveway.
- E. Construction.** The non-structural side of all fences shall face outward. All front-yard fences shall be decorative (e.g., rail, picket, wrought iron, cut timbers).

FW-03 Fence and Wall — Residential Districts

Applies to: R-50, R-75

- A. Location.** Same as FW-02(A). Walls shall not be placed in drainage or utility easements.
- B. Height.** Front yard: four (4) feet maximum. Side and rear yard: six (6) feet maximum.
- C. Prohibitions.** Electrified, barbed wire, and razor wire fences are not permitted.
- D. Clearance.** Fences and walls shall meet all vision clearance standards of Section VC-01.
- E. Construction.** The non-structural side shall face outward. All front-yard fences shall be decorative (e.g., split rail, picket, cut timbers).

FW-04 Fence and Wall — Institutional, Commercial, and Mixed-Use Districts

Applies to: IN, C, MU

- A. Location.** Fences shall not encroach on a right-of-way; fences in easements require written permission; walls shall not be placed in drainage or utility easements.

- B. Height.** Front yard: four (4) feet maximum. Side and rear yard: eight (8) feet maximum. Where no primary structure exists on the lot: three (3) feet maximum. Heights may be increased where required by federal or state provision.
- C. Prohibitions.** Electrified and razor wire fences are not permitted.
- D. Clearance.** Fences and walls shall meet all vision clearance standards of Section VC-01.

FW-05 Fence and Wall — Industrial District

Applies to: I

- A. Location.** Same as FW-04(A).
- B. Height.** Front yard: six (6) feet maximum. Side and rear yard: eight (8) feet maximum. Heights may be increased where required by federal or state provision.
- C. Prohibitions.** Razor wire fences are not permitted. An electrified fence adjacent to any residential district shall be separated from that district by a comparable non-electrical fence.
- D. Clearance.** Fences and walls shall meet all vision clearance standards of Section VC-01.

FW-06 Fence and Wall — Open Space and Parks District

Applies to: OP

- A. Location.** Same as FW-04(A).
- B. Height.** Six (6) feet maximum in any yard, except around sports fields, sports courts, or sport facilities that necessitate greater enclosure.
- C. Prohibitions.** Electrified, razor wire, barbed wire, and fences constructed with sharp materials are not permitted.
- D. Clearance.** Fences and walls shall meet all vision clearance standards of Section VC-01.

FA FLOOR AREA STANDARDS

FA-01 Floor Area — General

Applies to: All districts

- A. Applicability.** If a floor area standard does not appear for a zoning district in St. Joe ETJ Zoning Ordinance Article 4, no floor area standard applies to that district.
- B. Minimum Floor Area.** Minimum floor area requirements are as set forth in St. Joe ETJ Zoning Ordinance Article 4: Dimensional Standards, including: R-50 — minimum 500 square feet; R-75 — minimum 800 square feet. See Article 3 district intent statements for all minimum dwelling size requirements.
- C. Minimum Dwelling Size.** The minimum dwelling size shall be as set forth in Article 3 and St. Joe ETJ Zoning Ordinance Article 4 for each applicable district.

HT HEIGHT STANDARDS

HT-01 Height — General

Applies to: All districts

- A. Applicability.** If a height standard does not appear for a zoning district, no height standard applies to that district.
- B. Maximum Structure Height.** The maximum structure height is forty (40) feet for all districts, as established in St. Joe ETJ Zoning Ordinance Article 4: Dimensional Standards, unless otherwise provided below.
- C. Exemptions.** The following structure types or features are exempt or partially exempt from the maximum height standard:
 - 1. Church steeples, bell towers, and religious symbols, provided the maximum height does not exceed fifty percent (50%) more than the height of the primary structure.
 - 2. Private water towers are permitted up to one hundred fifty (150) feet in height where allowed.
 - 3. Chimneys may extend ten (10) feet above the roof's highest point.
 - 4. Mechanical equipment, including elevator bulkheads, mounted on a roof may extend fifteen (15) feet above the roof's highest point, provided: (a) the equipment is not significantly visible from adjacent streets; (b) the equipment is shielded by a parapet or other architectural feature; and (c) the architectural feature uses the same exterior building materials as the primary façade.
 - 5. Roof-mounted antennae may exceed the maximum structure height by no more than ten (10) feet. Antennae located on utility poles or other existing structures shall not cause the total height to exceed one hundred ten percent (110%) of the existing pole height.

HO HOME BASED BUSINESS STANDARDS

HO-01 Home Based Business — General

Applies to: R-50, R-75, R-100, MU, MP, A-Crop, A-Stock

The following standards apply to all home-based business types. Additional requirements for Home Workshop and Home Enterprise are in Sections HO-02 and HO-03 respectively. The following uses shall never qualify as a Home Based Business: garbage or recycling collection operations; junk yards or junk accumulation activities; any vehicle work where vehicles do not have current title, plate, and registration; body work or painting; or any use that does not meet the standards below.

HO-01 Home Occupation

Applies to: R-50, R-75, R-100, MU, MP, A-Crop, A-Stock

- A. Approval.** A permit is required to conduct a home occupation. All standards below shall be met prior to permit issuance. Permits will be renewed every 2 or 5 years.
- B. Use.** The home occupation shall be clearly incidental and secondary to the residential use of the dwelling unit.
- C. Residency.** The home occupation shall be operated by a resident of the property. No more than one (1) on-site employee, associate, or partner who does not reside in the home is permitted.
- D. Maximum Floor Area.** The home occupation shall not exceed five hundred (500) square feet. Where multiple home occupations are conducted at the same dwelling, all uses combined shall not exceed five hundred (500) square feet.
- E. Character.** No interior or exterior alterations that change the residential character of the dwelling unit are permitted.
- F. Location.** The home occupation shall be conducted entirely within the primary structure or within an accessory structure, not to exceed the maximum floor area.
- G. Display and Storage.** Outdoor display or storage of materials, goods, supplies, or equipment is prohibited unless screened by a privacy fence.
- H. External Indications.** No advertising, signs, display, or other external indications of a home occupation are permitted in the yard or on the exterior of the dwelling unit except as provided in subsection J.
- I. Nuisance.** The home occupation shall not create offensive noise, vibration, smoke, dust, odors, heat, or glare constituting a nuisance to adjacent properties.
- J. Sale of Products.** Articles sold shall be limited to those produced or assembled on site.
- K. Hours of Operation.** Hours shall not interfere with the use and enjoyment of adjacent residential properties.
- M. Signs.**
 - 1. One (1) wall sign is permitted with a proper permit. Maximum size: six (6) square feet. No illumination.
 - 2. One (1) ground sign is permitted with a proper permit. Maximum size: ten (10) square feet and three (3) feet in height. No illumination.
- N. Permitted Types.** Home occupations include but are not limited to: artist's studio; sewing and tailoring; professional office of a physician, dentist, attorney, engineer, architect, or accountant; music instruction; barbering or hairdressing; vehicle repair and maintenance (not including body work or painting); pet boarding or breeding for fewer than five (5) animals; and other home-based businesses deemed appropriate by the Zoning Administrator.

HO-02 Home Workshop — Special Exception

Applies to: A-Crop, A-Stock (SEU); C (SEU)

- A. Approval.** Board of Zoning Appeals approval of a Special Exception is required before a home workshop may operate.
- B. Use.** The home workshop shall be clearly incidental and secondary to the residential use.
- C. Residency and Employees.** Operated by a resident of the property. No more than three (3) on-site employees, associates, or partners, of whom no more than one (1) does not reside in the home.
- D. Maximum Floor Area.** One thousand (1,000) square feet. No more than one (1) home workshop or home enterprise per lot.
- E. Character, Location, Display and Storage, External Indications, Nuisance, Hours of Operation.** Same standards as HO-01(E) through HO-01(K).
- G. Signs.** Same sign standards as HO-01(M), except ground sign maximum is six (6) feet in height.
- H. Permitted Types.** Home workshops include but are not limited to: small engine or appliance repair; woodworking or carpentry; plumbing, electrical, or other trade work; pet boarding or breeding for fewer than five (5) animals; and other home-based businesses deemed appropriate by the Zoning Administrator.

HO-03 Home Enterprise — Special Exception

Applies to: A-Crop, A-Stock (SEU); C (SEU)

- A. Approval.** Board of Zoning Appeals approval of a Special Exception is required before a home enterprise may operate.
- B. Use, Character, External Indications, Nuisance, Hours of Operation.** Same standards as HO-01(B), (E), (H), (I), and (K).
- C. Residency and Employees.** Operated by a resident of the property. No more than five (5) on-site employees, associates, or partners, of whom no more than three (3) do not reside in the home.
- D. Maximum Floor Area.** One thousand five hundred (1,500) square feet. No more than one (1) home enterprise or home workshop per lot.
- E. Location, Display and Storage.** Same standards as HO-01(F) and HO-01(G).
- F. Sale of Products.** Articles sold shall be limited to those produced or assembled on the property, except for a small percentage of incidental items.
- H. Signs.** Same sign standards as HO-01(M); with ground sign maximum of six (6) feet in height.

LA LANDSCAPING STANDARDS

LA-01 Landscaping — General

Applies to: All districts

A. Placement of Landscape Materials.

1. Rights-of-Way and Easements. Landscape material shall not be planted in rights-of-way or easements without permission from the Zoning Administrator and the right-of-way or easement holder, unless otherwise required by this Ordinance. A tree canopy may project over a right-of-way or easement.
2. Vehicular and Pedestrian Movement. Materials shall be located to avoid interference with movement. Plant materials shall not project over sidewalks or pedestrian paths below a height of seven (7) feet, or over street curbs or pavement within rights-of-way below a height of twelve (12) feet.
3. Vision Clearance. Materials shall comply with Section VC-01.
4. Streetscape. The unpaved portion of an abutting public or private right-of-way shall be fine graded and maintained with vegetative ground cover.
5. Distribution. Required landscaping shall be reasonably distributed throughout all open space areas.

B. Maintenance. Property owners and successors in interest are responsible for the regular maintenance of all landscaping. All plant material shall be maintained alive, healthy, and free from disease and pests. All landscape structures shall be maintained in a structurally sound and aesthetic condition.

C. Plant Material Standards. Minimum sizes apply to all required plant material:

1. Deciduous Trees. All newly planted deciduous trees shall be at least two (2) inches caliper.
2. Evergreen Trees. All newly planted evergreen trees shall be at least six (6) feet tall.
3. Shrubs. Shrubs shall be at least two-gallon container size or eighteen (18) inches tall.
4. Substitution. Existing vegetation may be credited toward required landscaping if similar in species and location and in good health. Credits: one (1) tree per every four (4) inches of caliper of an existing deciduous tree (maximum five (5) required trees per existing tree); one (1) tree per every twelve (12) feet of height of an existing evergreen tree (maximum three (3) required trees); one (1) shrub per one (1) qualifying existing shrub.
5. Ground Cover. Grass and other vegetative ground cover shall be used for all open space, except decorative mulch or stone planting beds are permitted no more than one (1) foot beyond the drip line of shrubbery and six (6) feet in diameter surrounding trees.

LA-02 Landscaping — Parking Lots

Applies to: IN, C, MU, I

A. Parking Lot Perimeter Plantings. Parking lots with eight (8) or more spaces shall have the following perimeter plantings:

1. Trees. One (1) tree per eight (8) parking spaces for the first forty (40) spaces; one (1) tree per twenty (20) spaces thereafter. Minimum seventy-five percent (75%) canopy trees. Trees shall be planted within ten (10) feet of the parking lot edge.
2. Shrubs. Three (3) shrubs per parking space. Minimum fifty percent (50%) evergreen. Shrubs shall be planted within five (5) feet of the parking lot edge. A decorative wall (30–42 inches tall) may substitute for shrubs along the perimeter.

B. Landscape Bumpouts and Islands.

1. One (1) landscape bumpout or island per twenty-four (24) parking spaces.
2. Each bumpout or island shall be at least three hundred twenty-four (324) square feet.
3. Each bumpout or island shall contain at least one (1) deciduous canopy tree.

4. Parking lots with two (2) or more aisles and twenty (20) or more spaces shall provide one (1) landscape island per twenty (20) spaces.
5. Bumpout and island areas shall have a minimum four-inch curb.

LA-03 Landscaping — Buffer Yards; Multi-family, Institutional, and Commercial Districts

Applies to: MU, IN, C (where abutting residential or agricultural districts)

A. Buffer Yards.

1. Applicability. Buffer yard standards apply along side and rear property lines where conflicting zoning districts meet.
2. Installation. The property zoned for higher intensity use is responsible for installing the buffer yard.
3. Arrangement. A natural or irregular row and spacing of trees is preferred. Plant material shall be installed such that visual breaks are no greater than ten (10) feet as measured perpendicular to the adjacent property line.
4. Area. (a) A minimum twenty (20) foot wide buffer yard is required where a MU district abuts a single-family residential or agricultural zoning district. (b) A minimum twenty-five (25) foot wide buffer yard is required where a C or IN district abuts any residential or agricultural zoning district.
5. Plantings. (a) Evergreen Trees: one (1) per ten (10) feet of contiguous boundary with the conflicting district. (b) Shrubs: one (1) per five (5) feet of contiguous boundary.

B. Irrigation. An irrigation system is required in all buffer yards to ensure health of plant material.

LA-04 Landscaping — Buffer Yards; Industrial District

Applies to: I

A. Buffer Yards.

1. Applicability and Installation. Same as LA-03(A)(1) and (2).
2. Arrangement. Same as LA-03(A)(3).
3. Area. (a) A minimum thirty (30) foot wide buffer yard is required where the I district abuts a C, IN, or agricultural district. (b) A minimum forty (40) foot wide buffer yard is required where the I district abuts any residential district. (c) A minimum sixty (60) foot wide buffer yard is required for any high-impact use approved as a Special Exception in the I district.
4. Plantings. (a) Evergreen Trees: three (3) per ten (10) feet of contiguous boundary. (b) Shrubs: four (4) per five (5) feet of contiguous boundary.
5. Fencing or Mounding. In addition to required plantings, either fencing or mounding (or both) shall be installed: (a) A solid ornamental wall or fence along the entire buffer yard length, meeting the standards of Section FW-05, installed along the edge closest to the more intensive use with required landscaping on the outside; or (b) Undulating mounds with a minimum height of four (4) feet and maximum of eight (8) feet, installed for a distance equivalent to sixty percent (60%) of the boundary contiguous to the conflicting property.

B. Irrigation. An irrigation system is required in all industrial buffer yards.

LA-05 Landscaping — Lot Plantings; Single-family Residential Districts

Applies to: R-50, R-75, R-100

A. Lot Plantings. A minimum of two (2) trees shall be planted per lot. At least one (1) of the required trees shall be a canopy tree.

LA-06 Landscaping — Lot Plantings; Mixed-Use District

Applies to: MU (multi-family component)

A. Lot Plantings.

1. Trees. Ten (10) trees per acre. Minimum seventy-five percent (75%) canopy trees.
2. Shrubs. Twenty-four (24) shrubs per acre. Minimum fifty percent (50%) evergreen. One (1) ornamental tree may substitute for every four (4) shrubs, with substitution not to exceed fifty percent (50%) of required shrubs.

LA-07 Landscaping — Lot Plantings; Institutional, Commercial, and Industrial Districts

Applies to: IN, C, MU (non-residential uses), I

A. Lot Plantings. Within on-site open space areas visible from a public right-of-way:

1. Trees. One (1) canopy tree per six hundred (600) square feet of open space.
2. Shrubs. Eight (8) shrubs per six hundred (600) square feet of open space.
3. Substitution. Open space areas less than ten (10) feet wide may substitute ornamental trees for required canopy trees.

LT LIGHTING STANDARDS

LT-01 Lighting — General

Applies to: All districts

A. Applicable Codes. All outdoor illuminating devices shall be installed in conformance with this Ordinance, the applicable Building Code, the Electrical Code, and under appropriate permit and inspection.

B. Applicability.

1. **New Development.** All proposed new land uses, buildings, and structures that require a permit or approval shall meet the requirements of this section.
2. **Change in Use.** If there is a change in use of a property, the provisions of this section apply when the new use commences.
3. **Additions or Modifications.** Building additions or modifications of twenty-five percent (25%) or more in additional dwelling units, gross floor area, or parking spaces — whether in a single addition or cumulatively — shall cause the requirements of this section to apply to the entire property.
4. **New Lighting.** Any new outdoor lighting on a site shall meet the requirements of this section.

C. Interpretation. For purposes of this Ordinance, 'lumens' means initial lumens. Acceptability and shielding restrictions are determined by initial lumen output, not wattage; check manufacturer's specifications. Light trespass measurements shall be taken with a light meter facing the light source at a height of five (5) feet using any orientation.

D. Prohibitions.

1. **Laser Source Light.** Use of laser source light or similar high-intensity light for outdoor advertising or entertainment, when projected above the horizontal or off site, is prohibited.
2. **Searchlights.** Operation of searchlights is prohibited except when used by civil authorities for public safety.
3. **Tower Lighting.** Tower lighting is not permitted unless required by the Federal Aviation Administration (FAA).

E. Exemptions.

1. **Carnivals and Festivals.** Temporary festival and carnival lighting is exempt.
2. **Emergency Lighting.** Emergency lighting used by police, fire, or medical personnel is fully exempt.
3. **Flags.** Floodlights and spotlights illuminating government flags shall be fully shielded when the source is visible from any off-site residential property or public right-of-way.
4. **Holiday Lighting.** Seasonal decorations using typical low-intensity incandescent lamps are exempt.
5. **Low-intensity Lighting.** (a) No shielding is required for fixtures with bulbs rated at 260 lumens or less. (b) Full shielding is not required for fixtures rated between 260 and 1,000 lumens when installed inside frosted glass with top shielding. (c) Total cumulative lumens of unshielded non-motion-detector fixtures shall not exceed 2,000 lumens per building, or 1,000 lumens per exterior entryway, whichever is less.
6. **Swimming Pool and Fountain Lighting.** Underwater lighting is exempt from lamp type and shielding standards but shall meet all other provisions.
7. **Sign lighting,** must follow current signage ordinance passed by the Town of St Joe, Town Board

F. Design Standards.

1. **Light Trespass.** All non-exempt fixtures shall be installed so as not to cause light trespass exceeding: (a) five (5) lux at any location on a non-residential property line; or (b) one (1) lux at any location on the property line of any parcel zoned or used for residential purposes.
2. **Glare.** All non-exempt fixtures shall be fully shielded, full cutoff type as installed. Floodlights and spotlights shall be fully shielded when visible from any off-site residential property or public right-of-way. The centerline beam of a floodlight or spotlight shall be aimed no higher than forty-five degrees (45°) above vertical.

LD LOADING STANDARDS

LD-01 Loading — General

Applies to: IN, C, MU, I

A. Placement.

1. All off-street loading docks shall be located on the same lot as the use to be served.
2. Loading docks shall not be located in a front, side, or rear setback area.
3. Loading docks shall not face the primary street.
4. When any portion of a loading dock is visible from a public street, the dock shall be screened by building walls, a solid fence, or densely planted shrubbery, none of which may be less than six (6) feet in height.
5. When loading docks face or are oriented toward a residential district, they shall be screened from that district by building walls, a solid fence, or densely planted shrubbery at least six (6) feet in height.
6. No portion of a vehicle using a loading dock shall project into a street or alley right-of-way.
7. Loading docks shall have adequate accessibility from an appropriate street, maneuvering apron, and vertical clearance for truck deliveries. Truck maneuvering in the right-of-way is not permitted.

B. Construction. Loading docks shall be paved with asphalt, concrete, permeable pavers, or structured grid pavers sufficient to support truck deliveries. Gravel or structured grid paver loading docks are permitted where the primary site surface is gravel or structured grid pavers.

LO LOT STANDARDS

LO-01 Lot — General

Applies to: All districts

- A. Applicability.** If a lot standard does not appear for a zoning district in St. Joe ETJ Zoning Ordinance Article 4, that standard does not apply to that district.
- B. Minimum Lot Area.** As set forth in St. Joe ETJ Zoning Ordinance Article 4 for each district.
- C. Minimum Dwelling Site Area.** As set forth in St. Joe ETJ Zoning Ordinance Article 4. For MP, minimum dwelling site area is also governed by IC 16-41-27 et seq. and Rule 410 IAC 6-6.
- D. Minimum Lot Width.** As set forth in St. Joe ETJ Zoning Ordinance Article 4.
- E. Minimum Lot Frontage.** As set forth in St. Joe ETJ Zoning Ordinance Article 4.
- F. Minimum Lot Depth.** As set forth in St. Joe ETJ Zoning Ordinance Article 4.
- G. Maximum Lot Coverage.** The maximum impervious surface coverage shall be as set forth in St. Joe ETJ Zoning Ordinance Article 4.

OS OUTDOOR STORAGE STANDARDS

OS-01 Outdoor Storage — Agricultural and Single-family Residential Districts

Applies to: A-Crop, A-Stock, R-50, R-75, R-100

- A. Stored or Parked Vehicles.** Stored or parked vehicles shall not block, impede, or encroach upon a sidewalk, and shall not be used for other purposes such as living quarters, storage of materials or animals, or displaying off-site signage, unless such accessory uses are explicitly permitted by this Ordinance and are in conjunction with the primary use of the lot.
- B. Prohibited.** The outdoor storage of inoperable vehicles, building materials, waste or scrap materials, pallets, and similar materials is prohibited.
- C. Storage of Items for Sale.** All items stored or offered for sale, including equipment and machinery, shall be kept in working order and removed from the site when they become unusable.

OS-02 Outdoor Storage — Mixed-Use and Manufactured Home Park Districts

Applies to: MU (multi-family component), MP

- A. Stored or Parked Vehicles.** Same standards as OS-01(A).
- B. Prohibited.** The outdoor storage of inoperable vehicles, equipment, machinery, building materials, waste or scrap materials, and pallets is prohibited.
- C. Trash Receptacles.** Outdoor trash receptacles, dumpsters, compactors, and similar containers shall:
 - 1. Be placed on a paved slab, permeable paver slab, or structured grid paver surface.
 - 2. Be screened on all sides by a fence or wall constructed with wood, brick, stone, or materials similar to the primary structure.
 - 3. Have screening at least six (6) feet in height or higher where necessary to screen the container from adjacent lots or public rights-of-way.
 - 4. Meet the setback requirements of Section SB-01.

OS-03 Outdoor Storage — Non-residential Districts

Applies to: IN, C, MU (non-residential uses), I

- A. Stored or Parked Vehicles.** Same standards as OS-01(A).
- B. Trash Receptacles.** Same standards as OS-02(C).
- C. Screening.**
 - 1. Fencing. Outdoor storage of equipment, machinery, building materials, waste or scrap materials, and pallets shall be screened on all sides with a minimum six (6) foot privacy fence or wall meeting the standards of Section FW-05.
 - 2. Landscaping. One (1) shrub reaching a height of at least six (6) feet at maturity shall be planted for every ten (10) feet of screening fence facing an adjacent lot or public right-of-way.

PF PERFORMANCE STANDARDS

PF-01 Performance Standards — General

Applies to: I (primary); IN, C, MU where applicable

- A. Air Pollution.** No use shall release fly ash, dust, smoke, vapors, noxious, toxic, or corrosive matter in such concentration as to be detrimental to health, animals, vegetation, or property, or to conflict with public air quality standards. Under no circumstances shall:
1. Emissions exceed seventy (70) smoke units per hour per stack or Ringelmann No. 2, except that for one (1) hour during any twenty-four (24) hour period, this rate may increase to eighty (80) smoke units or Ringelmann No. 3 for purging, soot blowing, and fire cleaning.
 2. The rate of emission of particulate matter from any individual process exceed 0.06 pounds per 1,000 pounds of effluent gas, with no more than fifty percent (50%) by weight of particles larger than 44 microns.
 3. Emissions of toxic or injurious fumes or gases cross any property line in concentrations exceeding ten percent (10%) of the threshold limit set by the Indiana State Board of Health.
- B. Electrical Disturbance.** No use shall cause electrical disturbance adversely affecting radio, television, or other equipment in the vicinity.
- C. Fire Protection.** Fire fighting equipment and prevention measures acceptable to the local Fire Department shall be readily available when any activity involves the handling or storage of flammable or explosive materials.
- D. Noise.** Noise levels, measured at any point along the subject property line, shall not exceed:
1. Fifty (50) decibels sustained noise when adjacent to residential uses, or seventy (70) decibels when adjacent to all other uses.
 2. Seventy (70) decibels repetitive noise when adjacent to residential uses, or eighty-three (83) decibels when adjacent to all other uses.
 3. Eighty-three (83) decibels for short bursts of noise when adjacent to any land use.
 4. Noise exceeding these limits shall be muffled or controlled. Public safety sirens and related apparatus used solely for public purposes are exempt.
- E. Odor.** No use shall emit gas or matter with a bad odor across lot lines in such quantity as to be readily detectable at any point along such lines. No activity or operation shall release odors to the atmosphere producing a public nuisance or hazard beyond the property line. Agricultural uses are exempt from this requirement.
- F. Vibration.** No use shall cause continuous or frequent vibrations detectable beyond lot lines without instruments and that cause a public nuisance or hazard.
- G. Glare and Heat.** No operation, activity, or structure shall cause heat or glare constituting a public nuisance at or beyond any property line.
- H. Fire Hazards.** Storage, utilization, or manufacture of solid materials ranging from free or active burning to intense burning is permitted provided: (1) materials are stored and protected as approved by the Indiana State Fire Marshal; and (2) storage, utilization, or manufacture of flammable liquids or gases complies with the Flammable and Combustible Liquids Code published by the National Fire Protection Association, as amended. Setback requirements shall be as prescribed in said Code.

PI PUBLIC IMPROVEMENT STANDARDS

PI-01 Public Improvement — General

Applies to: All districts

- A. Adequate Facilities.** Development shall be permitted only if public streets, drainage facilities, and utilities are clearly adequate to serve the proposed development. Developments that cannot demonstrate adequacy may be denied unless a mitigation plan is prepared by the developer and accepted by the appropriate agency.
- B. Minimum Requirements.**
 - 1. Any public streets carrying increased traffic from the development shall be adequate to accommodate such traffic.
 - 2. The St Joe Zoning Board, in consultation with the DeKalb County Highway Department, shall determine needed public street improvements.
 - 3. Public utilities or on-site facilities shall have sufficient capacity to serve the development.
 - 4. The St Joe Zoning Board, in consultation with the DeKalb County Health Department, shall determine needed utility improvements.
 - 5. Drainage facilities shall have sufficient capacity to serve the development.
 - 6. The St Joe Zoning Board, in consultation with the DeKalb County Surveyor, shall determine needed drainage improvements.
 - 7. When public improvements are required, the developer shall post performance and maintenance guarantees for such improvements per the procedures established in this Ordinance.

RP RECREATIONAL POND STANDARDS

RP-01 Recreational Pond — General

Applies to: R-100, A-Crop, A-Stock, OP, IN

- A. Applicability.** Any man-made pond or water body not regulated as a retention or detention pond, and greater than four hundred (400) square feet in surface area, shall conform to these standards. Retention ponds shall be regulated per applicable subdivision and design standards.
- B. General Location.** A recreational pond shall not be located where private drainage tiles will have to be cut, modified, or relocated, unless the plans include a design for re-establishing drainage tile in an equally functional capacity. If a regulated drainage tile is impacted, the County Drainage Board shall determine the best resolution at the property owner's cost.
- C. Setbacks.** The top of bank for all recreational ponds shall be at least forty (40) feet from all property lines unless there is a recorded easement agreement.
- D. Recreational Pond Safety.**
1. **Maximum Side Slope.** The side slope from the preexisting average natural elevation to the water's edge shall not exceed a 4:1 ratio (four feet of run per one foot of fall). This maximum slope also applies to the side slope to two (2) feet below the average water mark.
 2. **Safety Shelf.** The depth of the pond shall not exceed two (2) feet below the average water mark anywhere within ten (10) feet of the pond edge.
- E. Dam Safety.** If the vertical distance between the high water mark and the downstream flow elevation exceeds ten (10) feet, or the pond impounds more than fifty (50) acres of water, the property owner shall provide plans prepared by a licensed engineer for review by the County Drainage Board and Zoning Administrator.
- F. Vegetative Buffers.** Vegetative buffer strips shall be established around seventy percent (70%) of the total perimeter of the recreational pond for erosion control and sediment and nutrient removal. Buffer strips shall be a minimum of twenty-five (25) feet in width, measured from the water's edge at the average water mark. Vegetative buffers shall consist of prairie grasses, wildflowers, native understory and ground cover plants known to prevent erosion and filter sediment.
- G. Landscaping.** At least one (1) deciduous tree per one hundred (100) linear feet of water edge at the average water mark shall be installed. Trees shall be planted within fifty (50) feet of the water's edge and are encouraged to be clustered in a natural arrangement.
- H. Drainage.** All outlets shall include trash racks and anti-vortex devices. All pipe joints shall be watertight and installed per the County Drainage Board requirements. Maximum outflow rate and discharge shall be as determined by the County Drainage Board. Water discharge shall not flow onto or across a neighboring property unless a drainage easement is established by all property owners and approved by the County Drainage Board.
- I. Special Exception.** Any recreational pond exceeding ten (10) acres in area shall require Special Exception approval from the Board of Zoning Appeals.

SB SETBACK STANDARDS

SB-01 Setback — General

Applies to: All districts

- A. Applicability.** If a setback standard does not appear for a zoning district in St. Joe ETJ Zoning Ordinance Article 4, that setback does not apply to that district.
- B. Minimum Front Yard Setback.** The minimum front yard setback is forty (40) feet from the center of the road, as established in St. Joe ETJ Zoning Ordinance Article 4. Corner lots shall meet a forty (40) foot setback on each street frontage.
- C. Minimum Side Yard Setback.** The minimum side yard setback shall be as set forth in St. Joe ETJ Zoning Ordinance Article 4. The side setback may be reduced to zero (0) feet with a code-compliant fire or party wall and a recorded shared-wall agreement, as provided in St. Joe ETJ Zoning Ordinance Article 4.
- D. Minimum Rear Yard Setback.** As set forth in St. Joe ETJ Zoning Ordinance Article 4.
- E. Setback Exemptions.** The following features may encroach into setbacks as specified, but the minimum setback shall not be reduced below two (2) feet in any case:
 - 1. Air Conditioners (ground-mounted). Ground air conditioners may encroach up to five (5) feet into the setback if screened by a fence, wall, or landscaping.
 - 2. Chimneys. Chimneys may encroach up to three (3) feet into the setback.
 - 3. Eaves. Eaves three (3) feet or less from the building are exempt from setback requirements.
 - 4. Steps. Steps may encroach up to six (6) feet into the setback.
 - 5. Handicap Ramps. ADA-required ramps may encroach up to twenty (20) feet into the front yard setback and eight (8) feet into the side or rear setback.
 - 6. Man-made Ponds. Any man-made pond or water body is exempt from district setback standards but shall conform to Section RP-01.

SW SEWER AND WATER STANDARDS

SW-01 Sewer and Water — General

Applies to: All districts

- A. Applicability.** Sewer and water connection requirements apply as set forth in St. Joe ETJ Zoning Ordinance Article 4 for each district. Where a requirement does not appear for a zoning district, it does not apply.
- B. Parcels Not Served by St. Joe Waterworks Utility, and/or St. Joe Spencerville Regional Sewer District.**
 - 1. All new construction shall provide on-site potable water via an approved private well and sanitary waste treatment via an approved on-site septic system or alternative treatment system.
 - 2. On-site systems shall be designed, installed, and maintained in compliance with applicable Indiana Code provisions and the standards of the DeKalb County Health Department.
 - 3. When municipal sewer or water service becomes available within eighty (80) feet of a parcel previously served by on-site systems, connection shall be required at the time of significant expansion, change of use, or system failure, as determined by the Zoning Administrator in consultation with the DeKalb County Health Department.

STR SHORT-TERM RENTAL STANDARDS

STR-01 Short-Term Rentals — General

Applies to: R-50, R-75, R-100, MU, A-Crop, A-Stock

The following short-term rental standards apply per IC 36-1-24-11:

- A. Permit Required.** It shall be unlawful for any property to operate as a Short-Term Rental — Owner Occupied or Short-Term Rental — Not Owner Occupied without first obtaining an Improvement Location Permit from the Zoning Administrator. The Zoning Administrator may require additional information on the permit meeting the requirements of IC 36-1-24-11. Permits shall be renewed annually on or around January 1.
- B. Signage.** A property with a short-term rental may display signage no greater than twenty (20) square feet in total.
- C. Address Sign.** The property address sign shall be displayed per applicable Town ordinance.
- D. Relationship to Bed and Breakfast.** Properties operating as a Bed and Breakfast per Article 3 shall comply with all applicable short-term rental regulations in addition to any Bed and Breakfast standards. Where a conflict exists, the more restrictive standard shall apply.

SI SIGN STANDARDS

SI-01 Sign — General

Applies to: All districts

SUMMARY

This Ordinance serves to establish Signage Regulation for the Town of St. Joe, Indiana.

This Ordinance serves to regulate signage for individuals, residences, business, industry, and related parties associated with the town of St. Joe, Indiana.

This Ordinance shall be made available to the public and be kept in booklet form and passage of this Ordinance serves to re-state, amend and repeal all other Ordinances related to signage in the Town of St. Joe, Indiana.

The purpose of this Ordinance is to regulate signage to promote the general health, welfare and safety, or the Town of St. Joe, Indiana and to provide regulation and guidance for the public as it relates to signage.

ORDINANCE NO. 25-4-3

ORDINANCE OF THE TOWN OF ST. JOE, INDIANA ESTABLISHING AND RESTATING THE REGULATIONS FOR SIGNAGE

WHEREAS, the signage regulations herein shall be known as the "St. Joe, Indiana Sign Ordinance" or the "St. Joe, Indiana Sign Code" or the "St. Joe, Indiana Sign Regulations," may be cited as such, and may be referred to herein; and "

WHEREAS this Ordinance provides standards for the erection and maintenance of public and private signs.

WHEREAS this Ordinance is enacted to promote and protect the health, safety, and welfare of persons and property; and

WHEREAS this Ordinance is enacted to provide information to members of the public regarding the regulation of signage in the Town of St. Joe, Indiana; and

WHEREAS this Ordinance is enacted to protect the public welfare and to enhance the appearance and economic value of the Town of St. Joe; and

WHEREAS this Ordinance shall not be interpreted nor enforced in a manner to violate First Amendment Rights guaranteed under state and federal law; and

WHEREAS the Town of St. Joe shall seek the advice and recommendation of the Town's legal counsel with respect to the enforcement of any provision related to signage; and

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE TOWN OF ST. JOE,

INDIANA AS FOLLOWS:

<u>Section 1</u>	<u>Purpose</u>
<u>Section 2</u>	<u>General provisions.</u>
<u>Section 3</u>	<u>Sign types.</u>
<u>Section 4</u>	<u>Performance standards.</u>
<u>Section 5</u>	<u>Maintenance.</u>
<u>Section 6</u>	<u>Obsolete and abandoned signs.</u>
<u>Section 7.</u>	<u>Sign Permits and Fees and Violations.</u>
<u>Section 8.</u>	<u>Passage</u>

Section 1: Purpose

These regulations aim to set rules for the design, size, location, and maintenance of signs in Saint Joe, Indiana.

Section 2: General Provisions

(A) If any part of these rules is found to be invalid, the rest will remain in effect.

(B) These rules do not regulate the message on a sign, except for prohibiting offensive, indecent, or adult content. Noncommercial speech is allowed on approved signs, as long as other rules are followed.

(C) Signs cannot be placed without permission from the property owner.

(D) Review Procedures:

1. Review of applications will take 15 business days.
2. If a sign doesn't meet the requirements, applicants can appeal to the Town Clerk-Treasurer or Board of Zoning Appeals.

(E) Permits:

1. No sign can be built or moved without a permit and payment of fees. Permanent signs or sign changes need approval before a permit.
2. Some signs don't need permits, such as:
 - a. Temporary signs (under 6 sq. ft. and displayed for less than 2 days).
 - b. Government signs.
 - c. Utility markers.
 - d. Flags.
3. Permits are valid for 6 months.
4. Nonstructural repairs don't need a permit, except for electrical fixes.
5. Structural repairs need a permit and must meet current standards, certified by a licensed architect or engineer.

(F) Prohibited Signs: The following signs are not allowed:

1. Painted signs on building walls (except artistic murals on non-residential buildings).
2. Signs on fences, utility poles, streetlights, or trees (except for specific light pole banners).
3. Reflective signs (except for building entry signs).

4. Signs anchored by only one pole.
5. Signs resembling traffic signals.
6. Obscene or indecent signs.
7. Moving signs.
8. Flashing signs (except for safety or public signs).
9. Mobile billboards.
10. Roof signs.
11. Bench signs in public spaces.

(G) Temporary Signs:

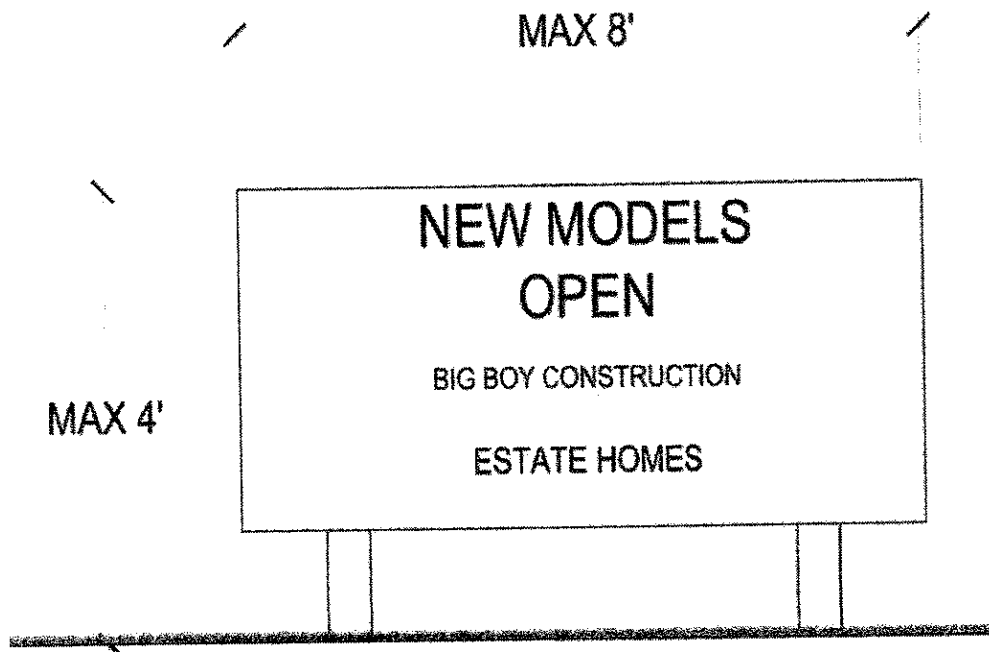
1. Temporary signs include:
 - a. Air-activated signs, banners, construction signs, flags, and more.
2. Portable signs can be displayed for up to 2 days without a permit, but must follow size and material rules.
3. Up to 8 temporary signs can be displayed per site, for up to 30 days. Signs can be re-applied for regularly.
4. Temporary signs cannot be in prohibited areas and must be placed at least 5 feet from traffic lanes.
5. Signs over 6 sq. ft. are not considered temporary and must meet all sign requirements.
6. Election signs follow Indiana Code, with no limit on the number or size during election periods.
7. Temporary directional signs can be used for off-site events, placed 24 hours before and removed 12 hours after the event.
8. Temporary construction signs are allowed, but must not be permanently anchored and should be moved easily.

Size:

1. For residential construction sites, signs cannot be larger than 6 square feet.
2. For other districts, signs cannot be larger than 32 square feet, with a maximum width of 8 feet and height of 4 feet.

Sign Removal:

1. Construction signs must be removed within 14 days after the project is substantially completed.
2. If construction stops before completion, signs must be removed within 30 days, and a new permit is needed to restart construction.



3. Signs should not block architectural features like pilasters, arches, or cornices.
4. Signs cannot be placed on, over, or extend into public spaces such as sidewalks, alleys, or easements unless specifically allowed.

(H) Residential District Sign Rules

1. Signs can only be displayed for 30 days per year, except for:
 - a. Signs permanently attached to a building.
 - b. Monument signs at subdivision or development entrances.

Sign Obstructions

1. Signs must not:
 - a. Block vehicle or pedestrian movement or public safety signals.
 - b. Obstruct entry or exit from doors, windows, fire escapes, walkways, or alleys.
 - c. Hide architectural features like arches or cornices.
 - d. Be placed in or over public spaces (sidewalks, alleys, easements) unless allowed.

Sign Size Rules

1. Size limits apply to one side of a sign. Double-sided signs are allowed if both sides are identical.
2. For signs with separate letters or elements, the total area is calculated using basic geometric shapes around all parts, excluding minor extensions.



Exhibit – Sign Area Measurement Example for Sign Comprised of Individual Elements

For all other signs, the area is calculated by multiplying the maximum height by the maximum width. The following are **not** included in the sign area:

- Poles or supports, unless part of the sign's design.
- Required landscaping around the sign's base.

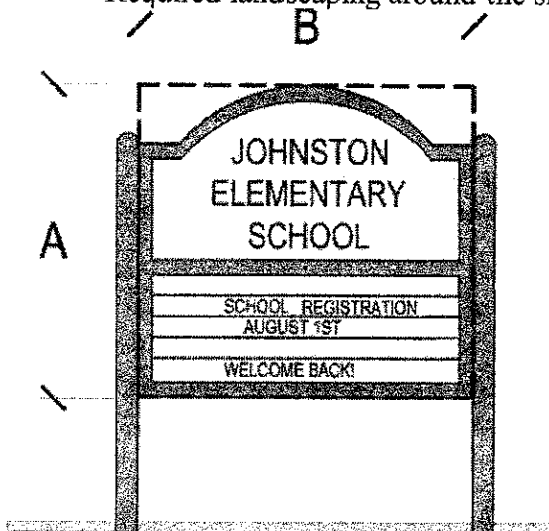


Exhibit – Sign Area Measurement Example (Area = A x B)

The height of a sign is measured from the lower of either the natural ground level or the street's crown elevation to the top of the sign, including poles or supports unless stated otherwise. Sign height cannot be measured from a berm, embankment, or artificial grade.

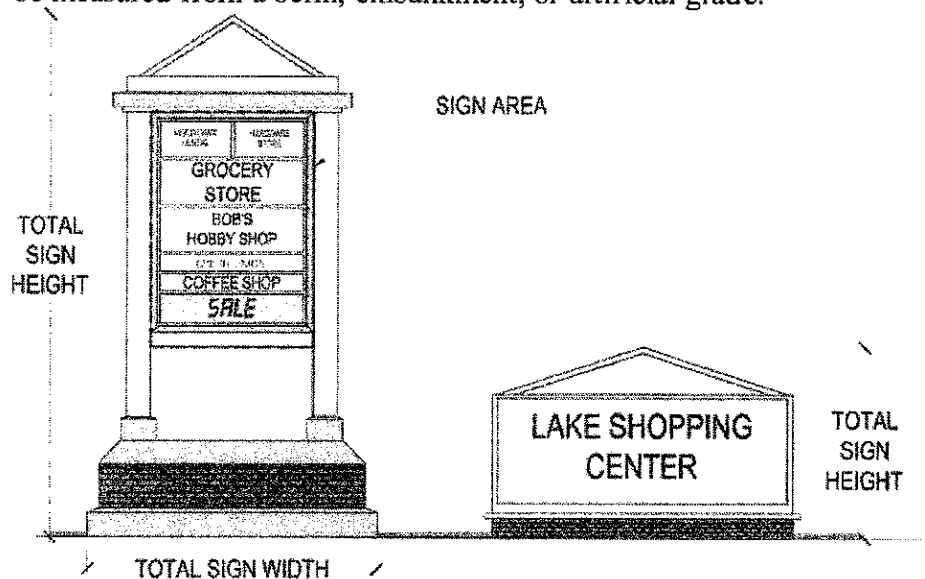


Exhibit – Sign Height and Width Measurement Examples

Section 3. Sign types.

(A) Yard Sign Rules:

1. **Location:** Allowed only in front yards of residential areas, at least five feet from property lines, curbs, and public rights-of-way.
2. **Materials:** Must be made of laminated cardboard, cardstock, vinyl, wood, or plastic, with a movable staking or anchoring mechanism.
3. **Size:** Maximum of six square feet, with no side longer than three feet.
4. **Anchoring:** Cannot be permanently fixed into the ground.
5. **Quantity:** Up to three yard signs per lot, unless permitted by Indiana Code or for an election.

Signs must be placed safely and outside the right-of-way.

6. **Lighting:** Internal lighting is not allowed.

(B)Permanent Business Sign Rules

1. Location:

- a. Each business in a nonresidential zone must have one permanent sign above the front entrance, but no higher than the second story.
- b. Signs cannot extend more than eight inches from the building wall.
- c. Businesses with frontage on multiple streets or walkways can have a second sign of the same size without special approval.

2. Materials:

- a. Signs must be made of durable materials like glass, steel, or similar elements that complement the building and be securely anchored as approved by the town.

3. Size:

- a. **Single-use buildings:** Signs can be up to four feet tall and as wide as the building, minus two feet on each side.
- b. **Multi-use/mixed-use buildings:** Maximum size is either one square foot per foot of building frontage or 150 square feet, whichever is smaller.

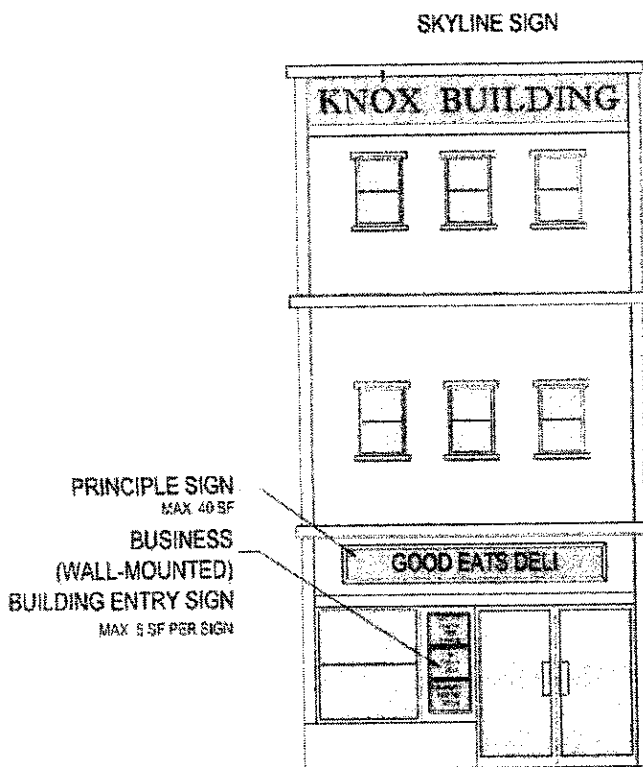


Exhibit 35 – Examples of Different Business Signs
(C)Two-Story Signage Rules

1. Location:

- a. Buildings in nonresidential zones (two stories or taller) may have a skyline sign instead of or in addition to a permanent business sign.
- b. Skyline signs must be on the top floor, no more than three feet below the roofline, and cannot extend above the roofline.

2. Materials:

- a. Signs must be made of durable materials like glass or steel that complement the building and be securely anchored as approved by the town.

3. Size:

- a. Maximum size is 50 square feet, with an additional 15 square feet allowed for each floor above the third story.

(D) Temporary Business Sign Rules

1. Location:

- a. Allowed in nonresidential zones.
- b. Can be placed in a ground-floor window, on the front facade, or as a portable sign within five feet of the entrance.

2. Materials:

- a. Made of durable paper, wood, vinyl, or plastic.
- b. Must have a movable staking or anchoring system.

3. Size:

- a. Maximum of 30 square feet total for all temporary signs.
- b. Cannot cover more than 25% of a business's window area.

4. Restrictions:

- a. Cannot be permanently anchored.
- b. No single sign can be displayed for more than six months per year.

(E) Marquee Sign Rules

1. Location:

- a. One marquee is allowed above a building's main entrance in nonresidential zones.
- b. It cannot extend more than eight feet from the building and must have at least 15 feet of clearance from the street.

2. Materials:

- a. Must be made of durable materials like glass or steel that complement the building and

- be securely anchored as approved by the town.
- b. May include programmable or changeable message displays as part of the design.
- c. Maximum height: 4 feet. Maximum length: 24 feet (measured from the building wall).

(F) Canopy & Awning Sign Rules

1. Location:

- a. Allowed above ground-floor windows and doors in nonresidential zones.
- b. A maximum of three per business.
- c. Must have at least 8 feet of clearance from the street.

2. Materials:

- a. Must be made of durable materials like glass, architectural steel, or all-weather fabric.
- b. Vinyl and similar composite materials are not allowed.
- c. Must be securely anchored as approved by the town.

3. Size:

- a. Cannot extend more than 5 feet from the building facade or into a public right-of-way.
- b. Must be at least as wide as the window below and can extend up to 2 feet beyond the window edges.
- c. The sign must be centered above the window.

(G) Projecting & Blade Sign Rules

1. Location:

- a. Allowed in nonresidential zones to help pedestrians identify businesses.
- b. Can be mounted on a building facade or hung under a marquee or rain canopy.
- c. Must have at least 8 feet of clearance above the sidewalk.
- d. Must be at least 25 feet apart from another projecting or blade sign.

2. Materials:

- a. Must be made of rust-resistant metal, wood, or plastic.
- b. Must be securely attached with metal anchors, bolts, or expansion screws.
- c. Cannot be secured with wire, wood strips, or nails.

3. Size:

- a. Maximum area: 16 square feet.
- b. Maximum width/projection: 6 feet.



Exhibit – Blade Sign Example

(H) Freestanding Sign Rules

1. Location:

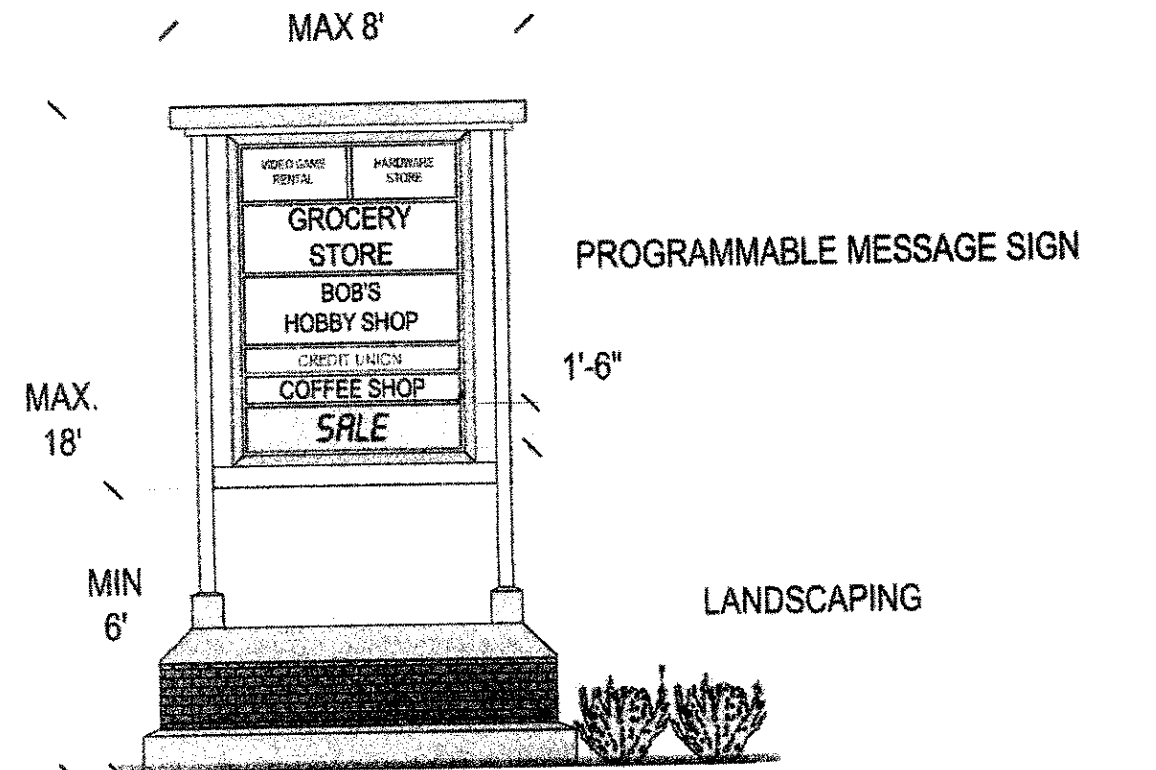
- a. Allowed on lots wider than 25 feet in business, commercial, office, or industrial districts.
- b. The primary building must be at least 10 feet from the front right-of-way.
- c. Signs must be at least 10 feet from any property line.
- d. No two freestanding signs can be within 100 feet of each other.

2. Materials:

- a. Must be made of masonry, stone, or similar materials matching the buildings on the lot.
- b. Must be anchored with a continuous base or dual-pole structure with masonry elements.
- c. All supports must be attached to a concrete foundation.
- d. Landscaping is required around the sign.

3. Size:

- a. **Height:** 10 feet max in business/commercial districts, 15 feet max in other districts.
- b. **Width:** 8 feet max, with an open space between the base and display area.
- c. **Display area:** No single portion can exceed 24 square feet.
- d. **Clearance:** The sign content must be at least 6 feet above the ground.



Exhibit— Freestanding Signs (Maximum 24 Square Feet for a Single Display Portion)

(I) Monument Sign Rules

1. Location:

- a. Placed at the street or main entry of developments for identification.
- b. Must be at least 10 feet from public rights-of-way or driveways.
- c. If in a median, it must be at least 20 feet from the intersecting street.

2. Materials:

- a. Made of masonry, stone, or similar materials matching the buildings on the lot.
- b. Must have a continuous masonry base and be anchored to a concrete foundation.
- c. Landscaping is required around the sign.
- d. Text must be at least 3 inches in height.

3. Size:

a. Residential & Open Space Zones:

- i. Max height: 4 feet (if in a median) or 6 feet elsewhere.
- ii. Max area: 36 sq. ft. (median) or 48 sq. ft. (elsewhere).

b. Single-Occupant Buildings in Other Zones:

- i. Max height: 6 feet.
- ii. Max length: 6 feet.

c. Multi-Occupant Buildings/Developments in Other Zones:

- i. Max height: 8 feet.
- ii. Max length: 12 feet.

4. Additional Rules:

- a. Not allowed in residential developments with fewer than six units.
- b. Maximum of two monument signs per property, with at least 300 feet between them or placed on different streets.
- c. If a sign is placed in a median, no additional monument signs are allowed at that entrance.

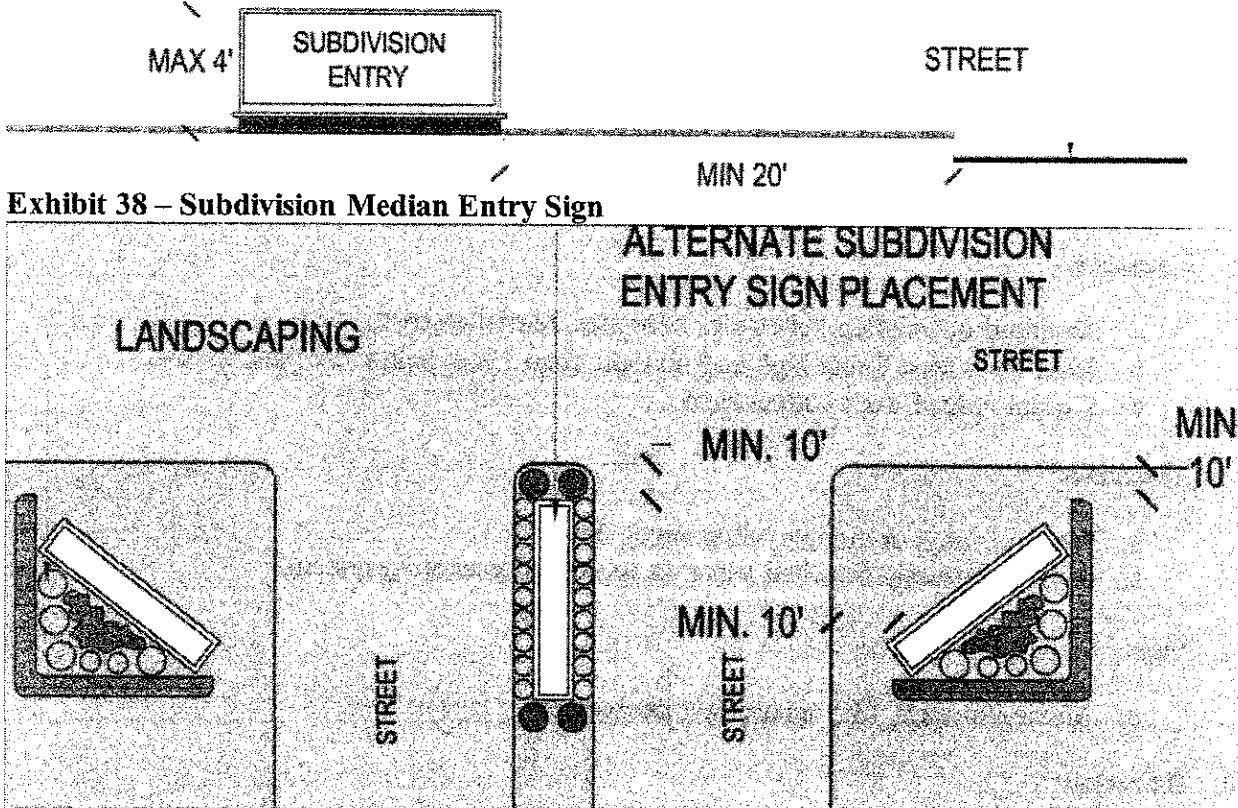


Exhibit 38 – Subdivision Median Entry Sign

Exhibit – General Subdivision Entry Sign Concepts

Exhibit 40 – Monument Sign Example 1

Exhibit– Monument Sign Example 2

(J)Wall-Mounted Building Entry Sign Rules

1. Location:

- a. Must be on the ground floor within one foot of a public entrance.
- b. Cannot project more than 8 inches from the building.
- c. External raceways are not allowed.

2. Materials:

- a. Made of stone, masonry, metal, or similar materials that match the building.
- b. Can be built into the facade or securely attached using metal anchors, bolts, or expansion screws.
- c. Cannot be secured with wire, wood strips, or nails.

3. Size Limits:

- a. **Residential Districts:** Max 3 sq. ft. (Home occupations may have a second sign if allowed).
- b. **Other Districts:** Max 6 sq. ft. per business in the building.

**Exhibit– Wall-Mounted Building Entry
Sign Example**

(K)Light Pole Banner Sign Rules

1. Location:

- a. Mounted on existing light poles in nonresidential districts.
- b. Must be at least 8 feet high and no more than 3 feet below the light fixture.
- c. Cannot extend over a street curb.

2. Materials:

- a. Made of vinyl or durable, all-weather fabric.
- b. Must be securely attached using an approved bracketing system.

3. Size:

- a. Maximum area: 12.5 square feet per banner.

4. Duration:

- a. Cannot be displayed for more than 90 consecutive days.

Exhibit– Light Pole Banner Example (Maximum 12-1/2 Square Feet)

(L)Changeable Copy Sign Rules

1. Location:

- a. Allowed only as part of a freestanding sign, monument sign, or marquee in nonresidential districts.
- b. Only one per lot.
- c. Must be flush with the sign surface and visible from a public right-of-way.

2. Materials:

- a. Made of glass, plastic, or rust-resistant metals.
- b. May be internally illuminated.
- c. Programmable displays must use LED lighting with automatic brightness adjustment.

3. Size:

- a. Maximum: 18 inches high, 12 feet long, and no more than 50% of the total sign area.
- b. Minimum font or graphic height: 6 inches.

4. Content Rules for Programmable Displays:

- a. No blinking, flashing, scrolling, or animation.
- b. Each message must stay for at least 8 seconds, with transitions under 1 second.

(M)Other Signs

1. Signs not listed in these rules may be allowed with plan commission approval.
2. Applicants must submit details such as size, placement, and design for review.

Section 4. Performance standards.

(A)In addition to the standards provided above, the following additional standards shall apply to all signs located in the town.

1. Signs must follow ANSI, ASCI, and Indiana State Building Code standards.
2. Freestanding signs must be securely built, with posts sunk at least 3.5 feet deep and properly braced.
3. All signs must withstand wind pressure of at least 30 pounds per square foot.
4. Wooden posts, anchors, and braces must be treated for moisture protection per building codes.

(B)Sign Illumination Standards

1. Signs must not produce glare that affects nearby areas, residences, or traffic. Light spill onto adjacent properties is prohibited.
2. External lights must be aimed and shielded to only illuminate the sign face.
3. Where possible, lighting should be top-mounted and directed downward.
4. Backlighting of letters is encouraged to reduce glare and light pollution.
5. Neon, mercury arc, and mercury vapor lighting are prohibited.
6. **Brightness Limits:**
 - a. Internally illuminated signs: Max 4 foot-candles at 8 feet.
 - b. Residential/Open Space zones: Max 20 foot-candles, average 10 foot-candles at 8 feet.
 - c. Other zones: Max 40 foot-candles, average 20 foot-candles at 8 feet.
 - d. Nonconforming illuminated signs must comply with these standards.

Section 5. Sign Maintenance Standards

1. **Owner Responsibility:** Property owners must maintain signs in compliance with town standards and building codes.
2. **Safety Hazards:** If a sign is deemed hazardous, the owner must respond within 48 hours with a corrective plan. If not addressed within 10 days, the town may repair or remove the sign at the owner's expense, filing a lien if necessary. Unpaid costs will accrue a 1% monthly interest penalty.
3. **Emergency Removal:** The town may remove dangerous signs immediately without prior notice.

4. **Repairs & Repainting:** No permit or fees are required for repairs, relettering, or repainting if:
 - a. The sign's structure or mounting is not altered.
 - b. Dimensions are not increased.
 - c. The sign is for a legally permitted use.
 - d. A nonconforming changeable copy sign is updated to comply with regulations.

Section 6. Obsolete and Abandoned Signs

1. **Obsolete Signs:** A sign is considered obsolete if it no longer advertises an active business on the premises. Owners must update the signage within **30 days** of a new business opening.
 - a. **Exception:** If a sign has been abandoned for less than **one year**, it may be updated with the same size, materials, and placement as the previous sign.
2. **Abandoned Signs:** A sign is deemed abandoned if it remains unused for **180 days** and must be removed.
3. **Sign Removal:**
 - a. Property owners must remove any obsolete or abandoned signs, including their supporting structures, within **30 days** of receiving written notice from the town.
 - b. Owners must restore the building or land by removing watermarks, filling holes, and eliminating visible traces of the sign's former presence.
 - c. If the town removes the sign due to noncompliance, the associated costs will be filed as a **lien** against the property until paid.

Section 7. Sign Permits and Fees and Violations.

(A) Temporary Sign Permits.

1. **Application Requirement:** Applicants must file an application provided by the **Town of St. Joe** specifying:
 2. Type of sign (portable, freestanding, on-building)
 3. Dates of usage
 4. Size of sign
 5. Sign placement
6. **Permit Fee: \$25.00 per sign** for a **30-day** period.
7. **Time Restrictions:**
 8. No temporary sign may remain on the premises for more than **30 days** within any **90-day** period.
 9. A maximum of **four (4) permits** may be issued per property within a **12-month** period.

(B) Permanent Sign Permit

1. **Application Submission:**

2. The applicant must submit a **Permanent Sign Application** to the **Town of St. Joe**.

3. **Required Documentation:**

4. **Construction Plans** for the proposed signage.

5. **Scaled Plot Plan** showing setbacks:

a. The **distance between the leading edge of the sign and the edge of the right-of-way** must be **at least equal to the height of the sign**.

6. **Type of Sign:** Freestanding or on-building.

7. **Sign Area:** A calculation of the **maximum sign area** must be included with supporting calculations.

8. **Permit Fee: \$150.00** (includes one **final inspection**).

A. Violations

(C)Violations and Penalties

1. **Fines:**

a. Any violation of this ordinance is **punishable by a fine of \$50.00 per day per violation**.

2. **Legal Action:**

a. The **Town of St. Joe, Indiana** reserves the right to take legal action in the **DeKalb Circuit or Superior Courts**.

b. The town may seek **injunctive relief or other equitable remedies** to enforce compliance with the ordinance **by court order**.

Section 8. Passage

This Ordinance shall be in full force and effect upon public hearing, public notice, notice on the Town website, notice on the front door of Town Hall, passage of two (2) readings after a public hearing is held, and thereafter publication of the written format in a paper of regular circulation in DeKalb County, State of Indiana.

Upon passage, this Ordinance shall be placed on the Town of St. Joe, Indiana, website . In addition, this Ordinance shall be kept in booklet form at the Town Hall and be available for distribution to any member of the public at large upon request and available during regular business hours of the Town of St. Joe, Indiana.

The Clerk-Treasurer shall maintain the Original Ordinance in the book and / or record of Ordinances and Regulations for the Town of St. Joe, Indiana.

PASSED AND ADOPTED by the Town Board of the Town of St. Joe, Indiana, this 3rd day of

April, 2025.

SI-02 Sign — Agricultural and Residential Districts

Applies to: A-Crop, A-Stock, R-50, R-75, R-100, MP, OP

A. Temporary Signs.

1. One (1) temporary sign no larger than twelve (12) square feet is allowed without a permit for the duration of a temporary event (i.e., garage sale, property sale, construction project). A maximum of two (2) such signs are permitted per calendar year with a ten (10) day grace period for removal.
2. Temporary signs shall be at least five (5) feet from any property line.
3. Temporary signs shall not exceed five (5) feet in height.

B. Permanent Signs.

1. A permanent gateway sign, no larger than forty (40) square feet, is permitted when a single-family development includes twenty (20) or more lots, a multi-family development includes twenty (20) or more dwelling units, or a manufactured home community contains twenty (20) or more dwelling sites.
2. Home occupation signs shall meet the requirements of Section HO-01(M).

SI-03 Sign — Non-residential Districts

Applies to: IN, C, MU, I

A. Temporary Signs.

1. One (1) temporary sign no larger than thirty-two (32) square feet is allowed without a permit for the duration of a temporary event (i.e., property sale, construction project). A maximum of two (2) such signs are permitted per calendar year with a ten (10) day grace period for removal.
2. Temporary signs shall be at least ten (10) feet from the property line and five (5) feet from the edge of any paved surface.

B. Permanent Signs.

1. The following permanent signs are permitted per structure on a lot:
 - a. One (1) wall sign per tenant space, with a maximum size of ten percent (10%) of the building façade area or two hundred (200) square feet, whichever is less.
 - b. One (1) ground sign or pole sign per street frontage:
 - (i). For developments over three (3) acres: one (1) ground sign up to sixty (60) square feet per side, not to exceed four (4) feet in height.
 - (ii). For developments of three (3) acres or less: one (1) ground sign up to twenty-four (24) square feet per side, not to exceed three (3) feet in height.
 - (iii). One (1) pole sign up to one hundred (100) square feet per side, not to exceed twenty-five (25) feet in height.
2. Directional Signs. Directional signs shall contain only language and icons to guide pedestrians or motor vehicles. No single directional sign shall exceed four (4) square feet and four (4) feet in height. No more than two (2) directional signs per curb cut onto a public street.

C. Outdoor Advertising Signs.

1. An outdoor advertising sign is permitted in any zoning district when the sign's location is within five hundred (500) feet of State Road 1 or State Road 101, as both routes pass through the St. Joe ETJ. All outdoor advertising signage shall additionally comply with the Town of St. Joe Sign Ordinance; where a conflict exists between this Article and the Town Sign Ordinance, the more restrictive provision shall govern.
2. The following regulations apply to outdoor advertising signs on qualifying corridors:

- a. Maximum Sign Area: six hundred seventy-five (675) square feet.
 - b. Maximum Sign Height: thirty-five (35) feet.
 - c. Minimum Sign Spacing: one thousand five hundred (1,500) linear feet between any existing signs and any newly proposed sign where the existing sign is greater than thirty-five (35) feet in height or greater than three hundred fifty (350) square feet in area. Measured in any direction, regardless of visibility or intervening rights-of-way.
 - d. Placement: (i) The sign shall be located at least one hundred (100) feet from any right-of-way and no greater than five hundred (500) feet from a right-of-way. (ii) The sign shall not be located over an existing building. (iii) The sign shall not be located within two hundred (200) feet of any residential zoning district. (iv) The sign shall not be located within five hundred (500) feet of any institutional zoning district.
 - e. Sign Lighting: (i) No illumination directed upward above the horizon. (ii) Downward-directed lights mounted on top of the sign with fixtures shielding the light element from the adjacent state route are permitted. (iii) Signs greater than two hundred (200) square feet shall not be internally lighted. (iv) Signs shall not include video images, changing faces, electronic messages, or LED or similar changing images.
3. Obstructed View. If a conforming outdoor advertising sign becomes obstructed or must be moved due to a noise abatement or safety measure, grade change, construction, highway widening, or aesthetic improvement by any state agency, the owner may, by Special Exception from the Board of Zoning Appeals: (a) elevate the sign to restore visibility; or (b) relocate the sign to a point within five hundred (500) feet of its prior location, if the sign complies with all standards and is in a C or I zoning district.

SE SPECIAL EXCEPTION USE STANDARDS

SE-01 Special Exception Use — General

Applies to: All districts with Special Exception Uses listed in Article 3

A. Development Standards.

1. If a special exception use is a permitted use in another zoning district, the development standards of that district shall apply to the special exception use, unless otherwise determined by the Board of Zoning Appeals. If the special exception use is a permitted use in more than one district, the less intensive district's development standards shall apply, unless otherwise determined by the Board of Zoning Appeals.
2. If the special exception use is not a permitted use in any other district, the Board of Zoning Appeals shall determine which development standards apply.
3. The development standards determined to apply shall be documented in the Board of Zoning Appeals minutes and shall be recorded with the County Recorder's office.

B. Process. The approval process and criteria for special exceptions are set forth in the procedural provisions of this Ordinance.

SQ STRUCTURE QUANTITY STANDARDS

SQ-01 Structure Quantity — General

Applies to: All districts

A. Maximum Number. The maximum number of primary structures per lot shall be as set forth in St. Joe ETJ Zoning Ordinance for each zoning district. The Manufactured Home Park District (MP) expressly permits multiple primary structures per lot.

TC TELECOMMUNICATION FACILITY STANDARDS

TC-01 Telecommunications Facility — General

Applies to: All districts except OP

The Town of St. Joe, Indiana, is a Broadband Ready Community as defined by Indiana Code 5-28-28.5. Telecommunication facilities are permitted in all zoning districts except the Open Space and Parks District (OP), subject to the following standards:

A. Review Process and Siting.

1. All telecommunications towers shall be set back from any property line a distance equal to at least eighty percent (80%) of the height of the tower.
2. Telecommunications towers are not permitted in front yards, except where evidence provided by the petitioner demonstrates that front yard placement provides the best camouflage for the tower.
3. Maximum Tower Height: one hundred ninety-nine (199) feet.
4. Maximum Accessory Structure Height: fifteen (15) feet.
5. A tower shall not be placed closer to any residential structure than five hundred (500) feet.
6. All telecommunications towers shall be monopole design.

B. Engineering Certification. An engineer's certification shall be submitted for all telecommunications towers and cellular communications equipment to document and verify design specifications, including foundation for all towers, anchors for any guy wires, the location of all collocation sites, and strength requirements to withstand natural forces including ice loading, wind, and earth movements. All towers shall be designed and constructed to withstand wind gusts of at least eighty (80) miles per hour with one-half inch of ice and to accommodate all required collocation.

C. Applicable Standards. All telecommunications towers and equipment shall be certified by a qualified and licensed engineer to conform to:

1. This Ordinance, as amended;
2. The International Building Code, as amended;
3. Standards of the Federal Communications Commission (FCC);
4. Structural standards and wind loading requirements of the International Building Code and the Electronics Industry Association;
5. The National Electrical Code, as amended;
6. Requirements of the Occupational Safety & Health Administration (OSHA); and
7. Standards of the ANSI International manual, as amended.

D. Buffer Requirements. The location of the tower and equipment buildings shall comply with all local, state, and federal natural resource protection standards.

E. Access to Site.

1. Vehicular access to the tower and equipment building shall be provided along an existing driveway whenever feasible.
2. The facility shall be fully automated and unattended on a daily basis, visited only for periodic maintenance, emergencies, installations, or equipment removal.

F. Collocation Requirements.

1. Telecommunications towers shall be designed and engineered to accommodate both the initial user and a minimum of one (1) additional user. The owner shall make access economically feasible for an additional user. If an additional user demonstrates through an independent arbitrator that the owner has made access economically unfeasible, the permit of the existing tower shall become null and void.
2. Towers shall be designed to allow future rearrangement of equipment and antennas at varying heights.

G. Design Requirements.

1. Towers and antennas shall be designed to blend into the surrounding environment through use of

color, camouflaging, and architectural treatment, except where color is required by the FAA or other federal or state authority.

2. Only safety, security, or FAA-required lighting is permitted. All required lighting shall be oriented inward so as not to project onto surrounding properties.
3. No portion of a communications facility shall be used for signs other than warning or equipment signs.

H. Existing Structures.

1. Existing structures shall not be replaced or significantly structurally altered without complying fully with this Ordinance.
2. All requests to install equipment on an existing approved tower or structure shall be submitted to the Zoning Administrator for approval and shall require applicable permits.

I. Inspection of Towers.

1. All towers shall be inspected once every five (5) years, or more often as needed in response to complaints, by the tower owner at the owner's expense using a qualified and licensed engineer to verify compliance with original construction standards and all current safety criteria.
2. Notices of Violation shall be sent by registered mail to the owner, who shall have thirty (30) days to make repairs and notify the Zoning Administrator of completion.

J. Abandoned Towers. Any tower unused or abandoned for twelve (12) months shall be removed by the tower owner at the owner's expense. Should the owner fail to remove the tower within thirty (30) days of a notice of violation, the Town may remove the tower and bill the owner for all costs of removal and site cleanup.

TU TEMPORARY USE AND STRUCTURE STANDARDS

TU-01 Temporary Use and Structure — General

Applies to: All districts

- A. Permit Required.** All temporary uses and structures require a Temporary Use Permit, except yard or garage sales.
- B. Termination and Removal.** Temporary uses and structures shall be terminated and removed at the end of the permitted event period.
- C. Location.**
 - 3. Temporary uses and structures shall be arranged so that vehicles do not block a public right-of-way.
- D. Signs.** Refer to Section SI-02 or SI-03 as applicable.
- E. Contractor's Offices and Equipment Storage.** Contractor's offices and equipment storage are permitted on or adjacent to a construction site with the following requirements:
 - 1. The Temporary Use Permit is valid for one (1) year and may be renewed a maximum of two (2) one-year extensions.
 - 2. All temporary uses and structures shall be removed upon completion of construction or expiration of the Temporary Use Permit, whichever occurs first.
 - 3. Temporary structures shall not contain sleeping or cooking facilities.

TU-02 Temporary Use and Structure — Agricultural Districts

Applies to: A-Crop, A-Stock

- A. Seasonal Sale of Farm Products.** The seasonal sale of farm products is permitted with the following requirements:
 - 1. The Temporary Use Permit is valid for four (4) months per year and may be issued for a five (5) year period.
 - 2. Products sold shall be grown on the premises.
 - 3. The sales space shall be of portable or seasonal construction.
 - 4. Stands shall be removed so as to observe the setback line for permanent structures when not in use.

TU-03 Temporary Use and Structure — Residential Districts

Applies to: R-50, R-75, R-100, MU, MP

- A. Model Homes.** Model homes and apartments are permitted with the following requirements:
 - 1. The Temporary Use Permit is valid for a three (3) year period and may be renewed annually thereafter. The permit may not be renewed once eighty percent (80%) of the lots within the subdivision have been developed.
 - 2. The model home or apartment shall be on the site of the development for which sales are taking place.
 - 3. Model homes shall not be used for human occupancy.

TU-04 Temporary Use and Structure — Non-residential Districts

Applies to: IN, C, MU (non-residential), I

- A. Sale of Seasonal Items.** The sale of seasonal items such as Christmas trees and Halloween

pumpkins is permitted with the following requirements:

1. The Temporary Use Permit is valid for forty-five (45) days. All unsold merchandise shall be removed within ten (10) days after the relevant holiday.
2. The lot shall front a collector or arterial street.
3. The temporary use shall be located a minimum of fifty (50) feet from any residential zoning district.

VC VISION CLEARANCE STANDARDS

VC-01 Vision Clearance — General

Applies to: All districts

- A. Requirement.** A vision clearance triangle shall be maintained at every street intersection and where a driveway intersects with a street.
- B. Height Limitation.** No primary or accessory structures, landscaping, fences, walls, or signs shall be placed or project into the vision clearance triangle, except elements at or below two (2) feet or above the crown of the adjacent roadway. Mailboxes are exempt.
- C. Measurement — Street Intersections.** Triangle leg lengths are measured from the edge of the right-of-way:
1. When a street intersects a collector street: the triangle leg length on that street shall be forty-five (45) feet.
 2. When a street intersects an arterial street: the triangle leg length on that street shall be thirty-five (35) feet.
 3. When a street intersects a local street: the triangle leg length on that street shall be twenty-five (25) feet.
- D. Measurement — Driveway and Street Intersections.** Triangle leg lengths are measured from the right-of-way of the street and the pavement edge of the driveway:
1. When a driveway intersects a collector street: the triangle leg length on the driveway and street shall be twenty-five (25) feet.
 2. When a driveway intersects an arterial street: the triangle leg length on the driveway and street shall be fifteen (15) feet.
 3. When a driveway intersects a local street: the triangle leg length on the driveway and street shall be five (5) feet.

HD-O HISTORIC DISTRICT OVERLAY STANDARDS

HD-01 Historic District Overlay — General

Applies to: HD-O (applied over base district)

The Historic District Overlay (HD-O) applies in combination with the underlying base zoning district. All base district development standards remain in effect. The HD-O adds the following requirements:

- A. Certificate of Appropriateness (COA).** No alteration, new construction, or demolition of a structure within the HD-O shall commence without a Certificate of Appropriateness (COA) issued by the St Joe Zoning Board or its designated Historic Preservation Review authority.
- B. Design Standards.** Alterations, additions, and new construction within the HD-O shall be evaluated for compatibility with the historic and architectural character of the district in the following areas:
 - 1. **Materials.** Exterior materials shall be compatible with the historic character of the district. Synthetic materials that closely replicate historic materials may be considered.
 - 2. **Storefront Composition.** Commercial storefronts shall maintain historic rhythm, proportions, and transparency levels typical of the district's contributing structures.
 - 3. **Transparency.** Ground-floor windows and transparency levels shall be maintained or improved to standards consistent with the historic character.
 - 4. **Roof Forms.** New or altered roof forms shall be compatible with the predominant roof forms of the contributing historic structures in the district.
 - 5. **Mechanical Screening.** All rooftop and ground-mounted mechanical equipment shall be screened from public view using materials compatible with the primary structure.
- C. Demolition.** Demolition of any contributing structure within the HD-O shall require a COA. Demolition shall only be approved upon documented need (structural infeasibility or public safety) and a finding that salvage of significant architectural elements has been considered.
- D. Infill Construction.** New infill construction shall be compatible with but distinguishable from historic structures. Exact replication is not required. New construction shall respect the scale, massing, setback, and rhythm of adjacent contributing structures.
- E. Routine Maintenance.** Ordinary maintenance and repair using the same materials and design as the original structure does not require a COA.

APPENDIX SECTION CROSS-REFERENCE TABLE

The following table summarizes each Article 5 section, the districts to which it applies, and the corresponding DeKalb County UDO source section for reference.

Code	Section Title	Districts	Source / Notes
AS-01	Accessory Structures — Open Space & Agricultural	OP, A-Crop, A-Stock	DeKalb AS-01
AS-02	Accessory Structures — R-100	R-100	DeKalb AS-02
AS-03	Accessory Structures — Residential	R-50, R-75	DeKalb AS-03
AS-04	Accessory Structures — Mixed-Use	MU	DeKalb AS-04
AS-05	Accessory Structures — Manufactured Home Park	MP	DeKalb AS-05
AS-06	Accessory Structures — Institutional/Commercial	IN, C	DeKalb AS-06
DH-01	Dependent Housing — General	R-50, R-75, R-100, MU, A-Crop, A-Stock	DeKalb DH-01
ED-01	Entrance and Drive — General	All districts	DeKalb ED-01
ED-02	Entrance and Drive — Manufactured Home Park	MP	DeKalb ED-02
EN-01	Environmental — General	All districts	DeKalb EN-01
FA-01	Floor Area — General	All districts	DeKalb FA-01
FW-01	Fence and Wall — Agricultural	A-Crop, A-Stock	DeKalb FW-01/02
FW-02	Fence and Wall — R-100	R-100	DeKalb FW-03
FW-03	Fence and Wall — Residential	R-50, R-75	DeKalb FW-04
FW-04	Fence and Wall — Inst./Commercial/Mixed-Use	IN, C, MU	DeKalb FW-05
FW-05	Fence and Wall — Industrial	I	DeKalb FW-06
FW-06	Fence and Wall — Open Space	OP	DeKalb FW-07
HO-01	Home Occupation	R-50, R-75, R-100, MU, MP, A-Crop, A-Stock	DeKalb HO-01
HO-02	Home Workshop (SEU)	A-Crop, A-Stock, C	DeKalb HO-01B
HO-03	Home Enterprise (SEU)	A-Crop, A-Stock, C	DeKalb HO-01C
HT-01	Height — General	All districts	DeKalb HT-01 (airport language removed)
LA-01	Landscaping — General	All districts	DeKalb LA-01
LA-02	Landscaping — Parking Lots	IN, C, MU, I	DeKalb LA-02
LA-03	Buffer Yards — MU/IN/C	MU, IN, C	DeKalb LA-03
LA-04	Buffer Yards — Industrial	I	DeKalb LA-04
LA-05	Lot Plantings — Single-family	R-50, R-75, R-100	DeKalb LA-05
LA-06	Lot Plantings — Multi-family	MU	DeKalb LA-06
LA-07	Lot Plantings — Inst./Commercial/Industrial	IN, C, MU (non-res), I	DeKalb LA-07
LD-01	Loading — General	IN, C, MU, I	DeKalb LD-01
LO-01	Lot — General	All districts	DeKalb LO-01
LT-01	Lighting — General	All districts	DeKalb LT-01 (airport

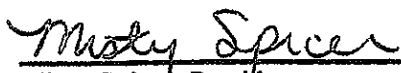
			language removed)
OS-01	Outdoor Storage — Ag/Single-family	A-Crop, A-Stock, R-50, R-75, R-100	DeKalb OS-01
OS-02	Outdoor Storage — MU/MP	MU, MP	DeKalb OS-02
OS-03	Outdoor Storage — Non-residential	IN, C, MU (non-res), I	DeKalb OS-03
PF-01	Performance Standards	I; IN, C, MU where applicable	DeKalb PF-01
PI-01	Public Improvement — General	All districts	DeKalb PI-01
RP-01	Recreational Pond — General	R-100, A-Crop, A-Stock, OP, IN	DeKalb RP-01
SB-01	Setback — General	All districts	DeKalb SB-01
SE-01	Special Exception Use — General	All districts w/ SEUs	DeKalb SE-01
SI-01	Sign — General	All districts	DeKalb SI-01
SI-02	Sign — Agricultural and Residential	A-Crop, A-Stock, R-50, R-75, R-100, MP, OP	DeKalb SI-02
SI-03	Sign — Non-residential (incl. Outdoor Advertising)	IN, C, MU, I	DeKalb SI-03 (SR 1 & SR 101; Town Sign Ord.)
SQ-01	Structure Quantity — General	All districts	DeKalb SQ-01
STR-01	Short-Term Rentals	R-50, R-75, R-100, MU, A-Crop, A-Stock	DeKalb STR-01
SW-01	Sewer and Water Δ	All districts	DeKalb SW-01 (
TC-01	Telecommunications Facility	All except OP	DeKalb TC-01 (airport refs removed)
TU-01	Temporary Use — General	All districts	DeKalb TU-01
TU-02	Temporary Use — Agricultural	A-Crop, A-Stock	DeKalb TU-02
TU-03	Temporary Use — Residential	R-50, R-75, R-100, MU, MP	DeKalb TU-03
TU-04	Temporary Use — Non-residential	IN, C, MU (non-res), I	DeKalb TU-04
VC-01	Vision Clearance — General	All districts	DeKalb VC-01
HD-01	Historic District Overlay — General	HD-O (over base district)	St. Joe Article 2 (new section)
FR-01	Fireworks Retail	OMITTED	Policy decision
SX-01/02	Sexually Oriented Business	OMITTED	Policy decision
WE-01	Wind Energy System	OMITTED	Policy decision

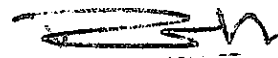
End of Article 5 — Development Standards

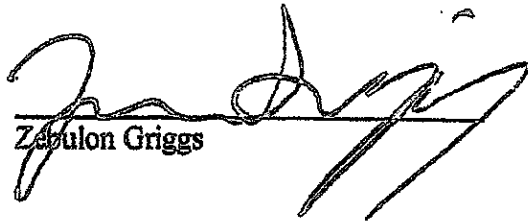
Town of St. Joe, Indiana | ETJ Zoning Ordinance | 2025

Source: Adapted from DeKalb County UDO Article 5.

PASSED AND ADOPTED by the Town Board of the Town of St. Joe, Indiana, this 5th day of May 2026.


Misty Spicer, President


Randy Drake


Zebulon Griggs

Attest: 
Angela Snyder, Clerk-Treasurer