

ST. JOSEPH CODE

TABLE 31-053

Use	Required Off-Street Parking Ratio	Maximum Distance of Parking Area from Main Building	Maximum Width of Parking Entrances and Exits
RESIDENTIAL			
Single family dwellings	2 / dwelling unit	Within same block	30 feet
Two family dwellings	2 / dwelling unit	Within same block	30 feet
Garden apartments	1 ½ / dwelling unit	300 feet	30 feet
Townhouses	1 ½ / dwelling unit	300 feet	30 feet
Apartments	1 ½ / dwelling unit	300 feet	30 feet
Mobile home parks	1 / dwelling unit plus 1 guest space for every 3 units	200 feet	30 feet
COMMERCIAL			
Hotels	1 / sleeping room	300 feet	30 feet
Motels	1 / sleeping room	300 feet	30 feet
Clubs	5 / 1,000 sq. ft. of gross floor space	300 feet	30 feet
Hospitals/ Institutions	1 / 3 beds plus 1 / employee	300 feet	35 feet
Commercial/Retail	4 ½ / 1,000 sq. ft. of gross floor area	300 feet	35 feet
Professional office	4 / 1,000 sq. ft. of gross floor area	300 feet	35 feet
PLACES OF ASSEMBLY			
Elementary/Jr. High	1 / employee work station, plus 10 guest spaces per school	300 feet	35 feet
Sr.High/Colleges	1 / employee work station, plus 1 guest / 10 teacher work stations, plus 1 / 3 students	300 feet	35 feet
Churches	1 / 4 seats	200 feet	35 feet
Funeral chapels	1 / 4 seats	200 feet	35 feet
Restaurants	1 / 4 seats	200 feet	35 feet
Stadiums/Auditoriums	1 / 4 seats	1,000 feet	35 feet
Theaters	1 / 4 seats	200 feet	35 feet
Museums/Libraries/ Community Bldgs.	3 ½ / 1,000 sq. ft. of gross floor area	300 feet	35 feet
Health/racquet clubs	5 / 1,000 sq. ft. of gross floor area		
INDUSTRIAL			
Manufacturing/ Industrial	2 per employee of the largest shift	1,000 feet	40 feet
Warehousing	2 per employee of the largest shift	1,000 ft.	35 feet

ZONING

TABLE I: SUMMARY OF PERMITTED SIGNS
BY RESIDENTIAL ZONING DISTRICT

Permitted signs and area restrictions in residential zoning districts R-1, R-2, R-3, R-4 and R-5 and residential planned districts:

EXEMPT FROM SIGN PERMIT REQUIREMENTS:			
Sign Function	Sign Type	Signs Per Lot	Max. Area per Sign (sq. ft.)
Building Marker	Wall	1	2
Home Occupation	Wall	1	1
Directional	Traffic/Parking		3
Construction	Wall/Free-standing	2	6
For sale/rent/lease	Wall/Free standing	1	6
Residential improvement	Wall/Free-standing	1	6

SIGN PERMIT REQUIRED:			
Sign Function	Sign Type	Signs per Lot	Max. Area per Sign (sq. ft.)
Project Announcement	Free-standing	1-2*	64
Directional	Traffic/Parking		Over 3
Development Identification	Wall/Free-standing	1-2**	20
*See Section 31-116(b) for requirements for 2 signs per lot			
**See Section 31-130(c)(3) for requirements for 2 signs per lot			

ST. JOSEPH CODE

TABLE II: SUMMARY OF PERMITTED SIGNS
BY NON-RESIDENTIAL ZONING DISTRICTS

Permitted signs and area restrictions in commercial planned business and industrial districts.

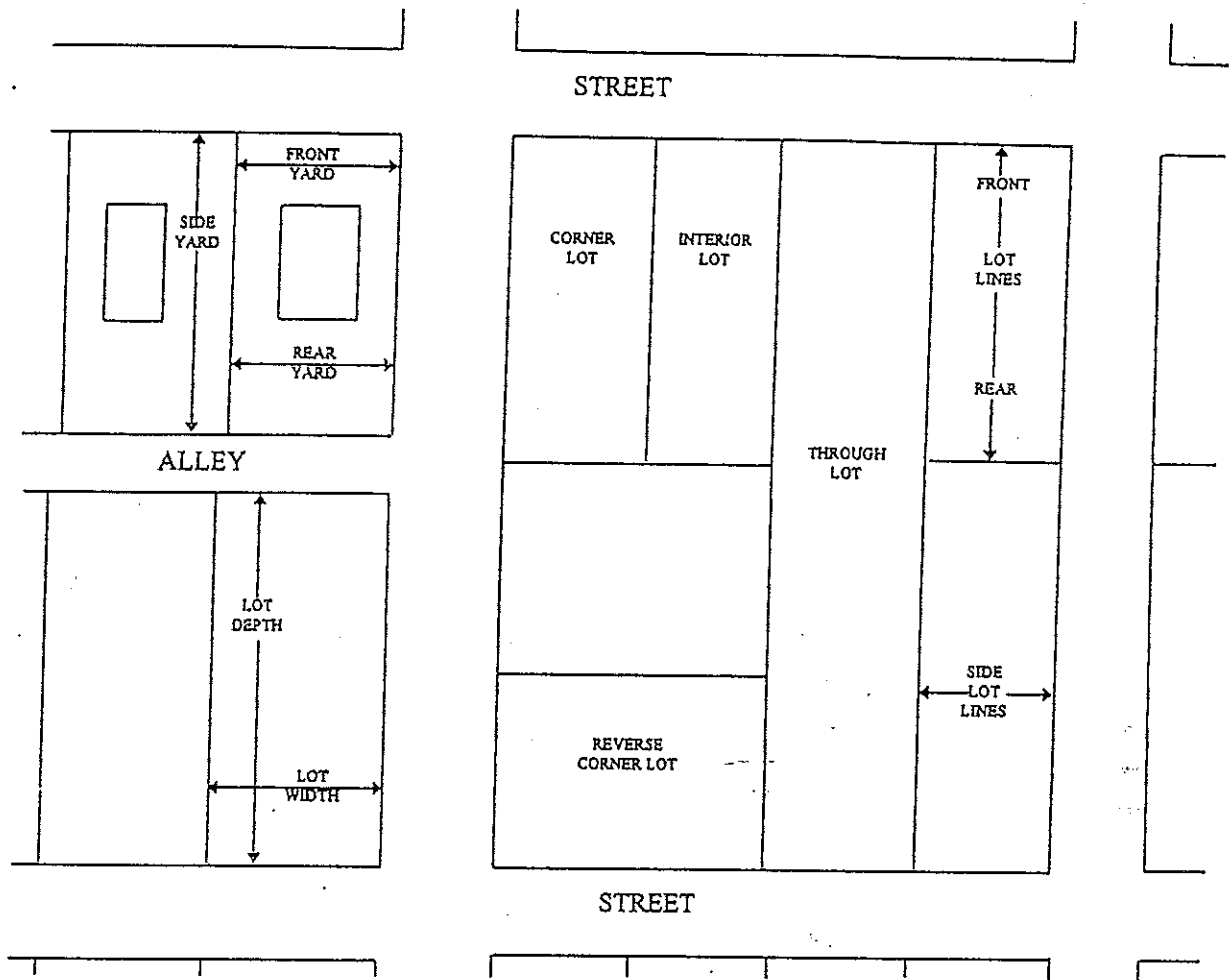
EXEMPT FROM SIGN PERMIT REQUIREMENTS:			
Sign Function	Sign Type	Signs Per Lot	Max. Area per Sign (sq. ft.)
Building Marker	Wall	1	2
Directional	Traffic/Parking		3
For sale/rent/lease	Wall/Free standing Roof in C-3 only	1	40

SIGN PERMIT REQUIRED:			
Sign Function	Sign Type	Signs per Lot	Max. Area per Sign (sq. ft.)
For sale/rent/lease (Vacant land)	Wall/Free-standing	1	200
For sale/rent/lease	Wall/Free-standing Roof in C-3 only	1	170
Menu board	Wall/Free-standing		
Billboard	Free-standing	1	725
Multi-tenant	Free-standing	1	100 plus 16 per additional tenant plus increase with setback to max. 600.
Pole/Monument	Free-standing	2*	100 plus increase with setback
Sandwich Board/Tent	Free-standing	1	2 ft. x 4 ft.
Directional	Traffic/Parking		Over 3
Construction	Wall/Free-standing Roof in C-3 only	1	64
Project Announcement	Wall/Free-standing	1	64
Wall	Wall/Awning sign**	1	10% of facade**
<p><i>*Two pole signs are permitted for establishments with at least 100 feet of frontage</i></p> <p><i>**See Section 31-130(d)(3) for specific regulations</i></p>			

ZONING

APPENDIX

LOT AND YARD DEFINITIONS



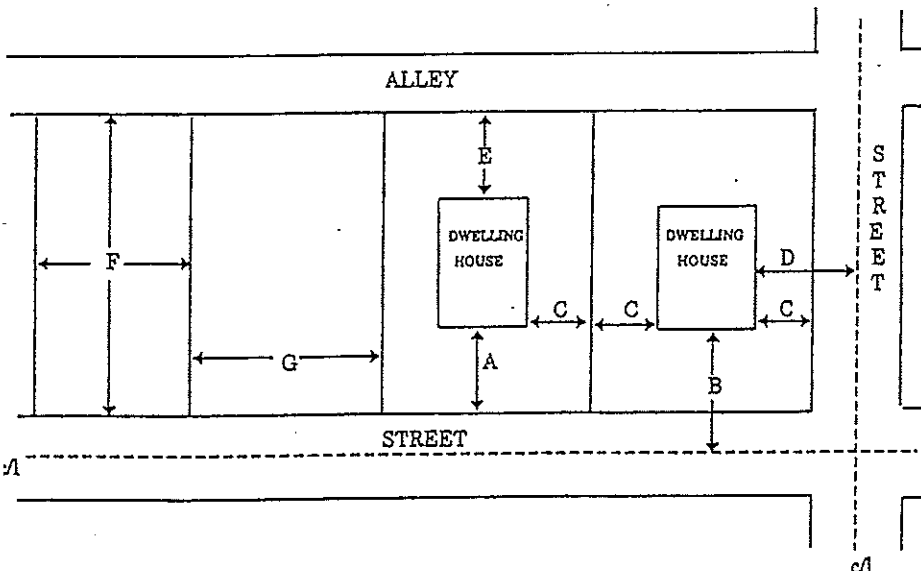
- LOT** A parcel of land occupied or to be occupied by one main building or use, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including at least such open spaces as are required under this ordinance, and having a frontage upon a public street.
- CORNER LOT** A lot abutting upon two or more streets at their intersection.
- INTERIOR LOT** A lot whose side lot lines do not abut upon a public street.
- REVERSE CORNER LOT** A lot whose front lot line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.
- THROUGH LOT** An interior lot having frontage on two streets.
- LOT LINES** The lines bounding a lot as defined above.
- FRONT LOT LINE** That portion of a lot abutting on a street
- REAR LOT LINE** The boundary line which is opposite and most distant from the front lot line.
- SIDE LOT LINE** Any lot boundary line not a front or rear lot line thereof.
- LOT DEPTH** The mean horizontal distance from the front lot line to the rear lot line.
- LOT WIDTH** The mean horizontal distance between side lot lines.
- YARD** An open space at grade between a building and adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.
- FRONT YARD** A yard across the full width of the lot from the front line of the main building to the front lot line of lot.
- REAR YARD** A yard across the full width of the lot from the rear line of the main building to the rear lot line of lot.
- SIDE YARD** A yard between the side line of the main building and the adjacent side line of lot, and extending entirely from the front yard to the rear yard.

ST. JOSEPH CODE

APPENDIX

RESIDENTIAL DISTRICT YARD AND SETBACK REGULATIONS		R-1A SINGLE FAMILY 31-100	R-1B SINGLE FAMILY 31-110	R-2 TWO FAMILY 31-120	R-3 GARDEN APARTMENT 31-130	R-4 APARTMENT 31-140	R-5 MOBILE HOME 31-150	
A	Minimum Front Yard ①	30'	30'	30'	30'	25'	30'	
B	Minimum Front Building Setback ②	On Local Streets	55'	55'	55'	55'	55'	
		On Collectors	60'	60'	60'	60'	60'	
		On Parkways	105'	105'	105'	105'	105'	
		On Arterials	72'	72'	72'	72'	72'	
		On Expressways	180'	180'	180'	180'	180'	
C	Minimum Side Yard ③	7'	6'	6'	10'	7'	15'	
D	Minimum Side Building Setback ④	On Local Streets	32'	31'	31'	35'	32' ⑤	35'
		On Collectors	37'	36'	36'	40'	37' ⑤	40'
		On Parkways	82'	81'	81'	85'	82' ⑤	85'
		On Arterials	49'	48'	48'	52'	49' ⑤	52'
		On Expressways	157'	156'	156'	160'	157' ⑤	160'
E	Minimum Rear Yard ⑥	30'	25'	25'	25'	25' ⑦	15'	
F	Minimum Lot Area per Family	8,000 sq. ft.	6,000 sq. ft.	See Below ⑧	⑨ ⑩	⑨ ⑩ ⑪	⑫	
G	Minimum Lot Width	70'	60'	60'	100'	100'	30'	
	Maximum Building Height	35' or 2½ Stories	35' or 2½ Stories	35' or 2½ Stories	45' or 3 Stories	None	20' or 2 Stories	

- ① Measured from front property line to front of structure (A)
- ② Measured from front street centerline to front of structure (B)
- ③ Measured from side property line to side of structure (C)
- ④ Measured from side street centerline to side of structure (D)
- ⑤ Measured from rear property line to rear of structure (E)
- ⑥ Add 1 ft. to front setback for every 2 ft. in excess of 75 ft. or 6 stories in building height
- ⑦ Add 2 ft. to side setback for every story in excess of 2
- ⑧ Add 1 ft. to rear yard for every 2 ft. in excess of 75 ft. or 6 stories in building height
- ⑨ 6,000 sq. ft. per family for single family dwellings
3,000 sq. ft. per family for two family dwellings
- ⑩ 2,000 sq. ft. per family for garden apartment or townhouse
- ⑪ 1,000 sq. ft. per family or 12,000 sq. ft. (use greater) for multiple family dwellings
- ⑫ Mobile home on single lot requires lot size approval by Board of Adjustment



NOTE: In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the least horizontal distance between the lot line and the main building shall be used.

ZONING

APPENDIX

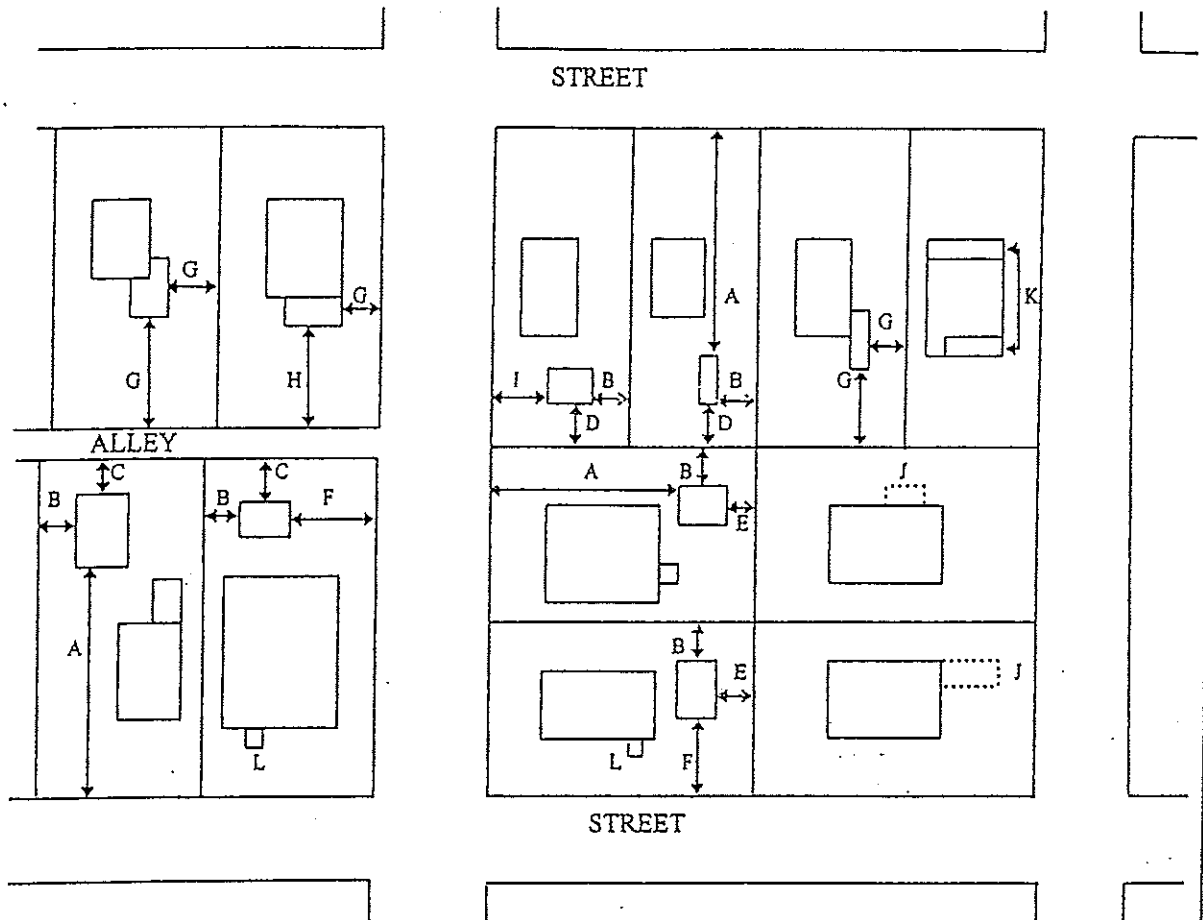
COMMERCIAL AND MANUFACTURING DISTRICTS YARD AND SETBACK REGULATIONS		C-O NON-RETAIL COMMERCIAL 31-200	C-1 NEIGHBORHOOD SHOPPING 31-210	C-2 GENERAL BUSINESS 31-220	C-3 COMMERCIAL 31-230	MANUFACTURING	
						M-1 LIGHT 31-300	M-2 HEAVY 31-310
Minimum Front Yard ①		30'	30'	NONE ⑥	30'	30'	30'
Minimum Front ② Building Setbacks	On Local Street	55'	55'	***	55'	55'	55'
	On Collectors	60'	60'	***	60'	60'	60'
	On Parkways	105'	105'	***	105'	105'	105'
	On Arterials	72'	72'	***	72'	72'	72'
	On Expressways	180'	180'	***	180'	180'	180'
Minimum Side Yard ③		7'	5'	NONE ⑥	5'	10'	10'
Minimum Side ④ Building Setbacks	On Local Streets	32'	30'	***	30'	***	***
	On Collectors	37'	35'	***	35'	***	***
	On Parkways	82'	80'	***	82'	***	***
	On Arterials	49'	47'	***	47'	***	***
	On Expressways	157'	155'	***	155'	***	***
Minimum Rear Yard ⑤		25'	NONE ⑦	NONE ⑥	NONE ⑦	10'	10'
Minimum Lot Area Per Family ⑧		No One or Two Family Dwellings Allowed All Other Lot Areas as in R-4 ⑨				No Dwellings Allowed	
Minimum Lot Width		NONE	NONE	NONE	NONE	NONE	NONE
Maximum Building Height		45' or 3 Stories	45' or 3 Stories	NONE	45' or 3 Stories	NONE	NONE

- ① Measured from front property line to front of structure.
- ② Measured from street centerline to front of structure.
- ③ Measured from side property line to side of structure.
- ④ Measured from side street centerline to side of structure.
- ⑤ Measured from rear property line to rear of structure.
- ⑥ Buildings erected exclusively for dwelling purposes shall comply with the front, side and rear yard requirements of District R-4.
- ⑦ When a rear lot line abuts a lot on which there is a dwelling, a rear yard of not less than 10' shall be provided.
- ⑧ No front, side or rear yard requirements for structures that do not exceed 75' or 5 stories in building height (whichever is less). For structures exceeding 75' or 5 stories in height; a front, side and rear yard of 1' for every 2' of building height in excess of 75' or 5 stories is required.
- ⑨ 2,000 sq. ft. per family for garden apartments or townhouse.
1,000 sq. ft. per family or 12,000 sq. ft. (use greater) for multiple family dwelling.

*** Indicates no minimum setback required

APPENDIX

ACCESSORY BUILDING REGULATIONS

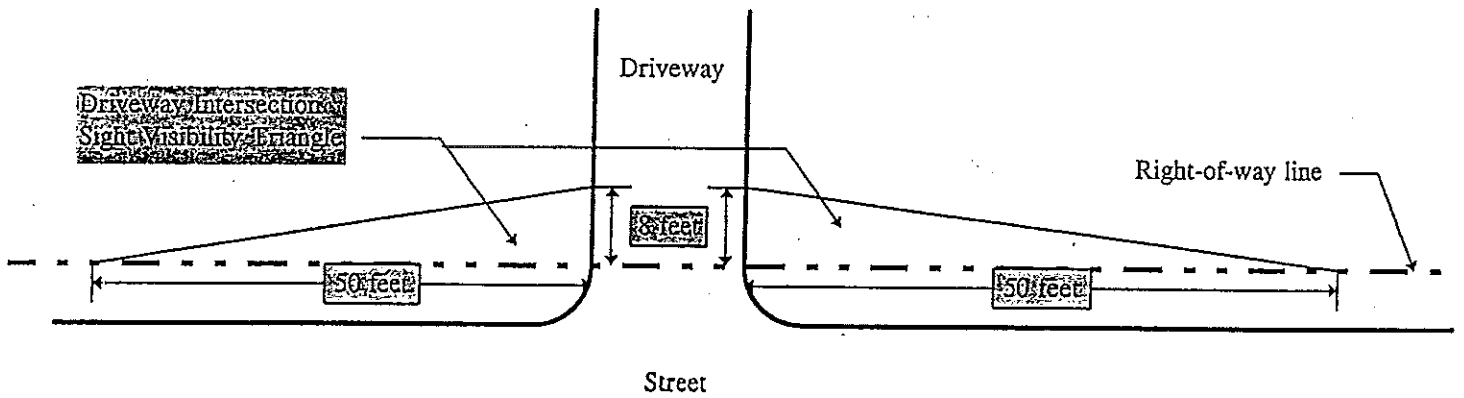
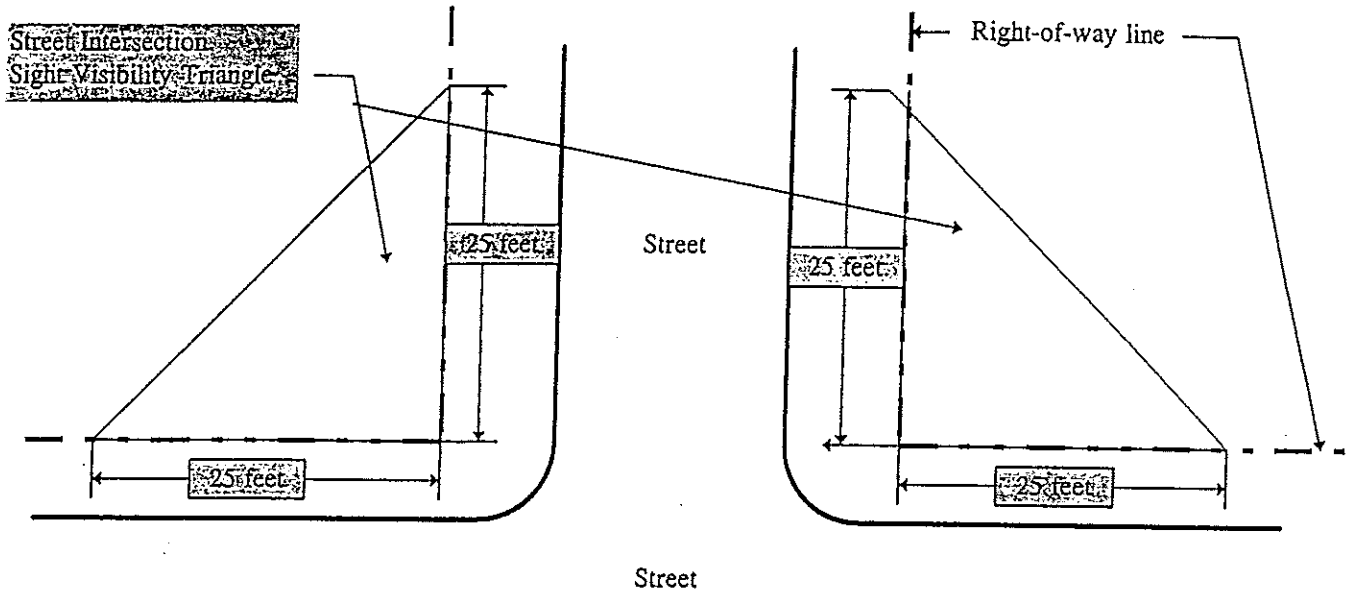


- A Detached garage shall be located not less than 60' from front lot line
- B Detached garage shall be located not less than 3' from side lot line
- C Detached garage shall be located not less than 1' from alley line
- D When rear lot line is common to side lot line of another lot, detached garage shall be located not less than 3' from said rear lot line
- E When rear lot line is common to rear lot line of another lot, detached garage shall be located not less than 3' from said rear lot line
- F On corner lots, detached garages shall follow setback requirements of houses from side streets
- G Attached garages shall be subject to all regulations affecting main building.
- H Attached garage on corner lot may extend to a point not less than 18' from rear lot line
- I Accessory building on reverse corner lot may not project beyond front yard line of a lot to rear of said reverse corner lot
- J Terraced garage may be located in side or front yard provided it is completely recessed into said terrace
- K Open porches may project 10' into front or rear yard
- L Projection of chimney or chimney foundation into required front, side or rear yard may not exceed 30"

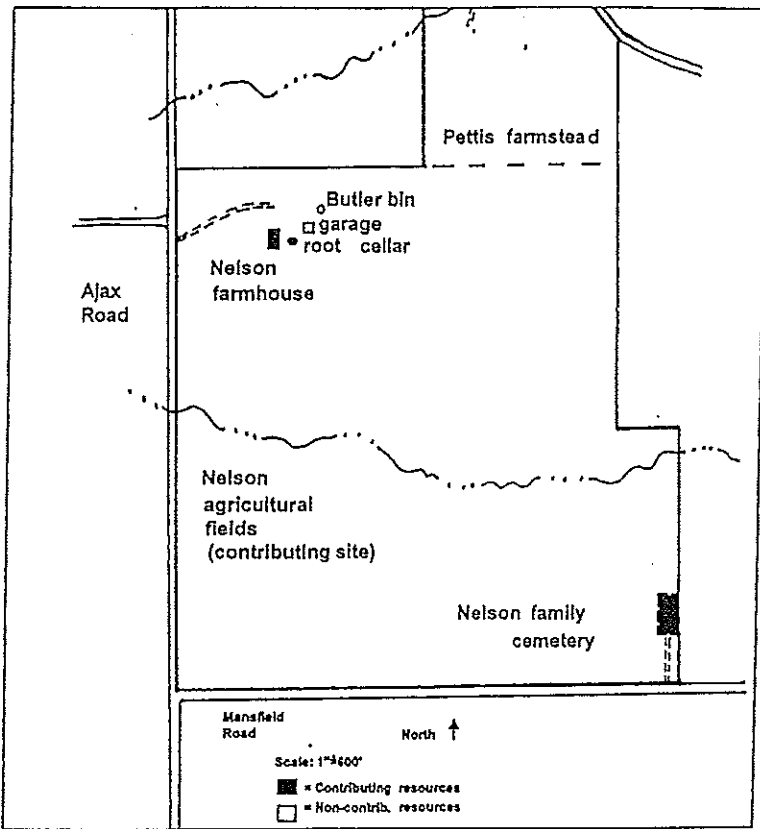
NOTE: Attached or detached accessory buildings may not occupy more than 30% of required rear yard.

ZONING

APPENDIX :
INTERSECTION VISIBILITY TRIANGLES



ST. JOSEPH CODE



Site Map-detail, Nelson Farmstead

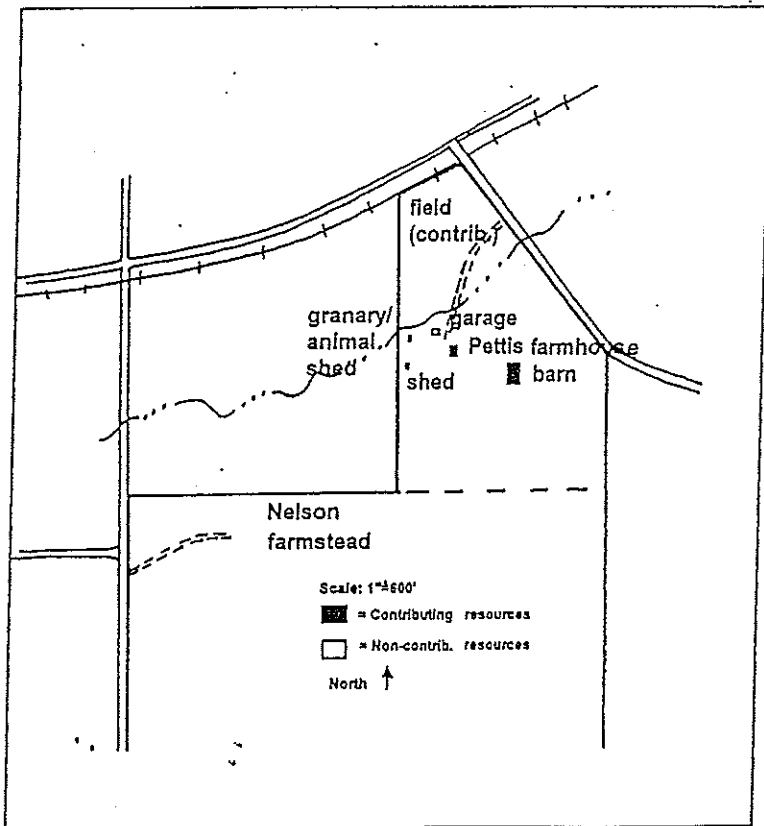


EXHIBIT "A"

ZONING

BUFFER TABLE

	R-1a	R-1b	R-2	R-3	R-4	R-5	C-0	C-1	C-2	C-3	M-1	M-2
R-1a	(D)	(D)	(C)	(C)	(B)	(C)	*	*	*	*	*	*
R-1b	(D)	(D)	(C)	(C)	(B)	(C)	*	*	*	*	*	*
R-2	A, (D)	A, (D)	(C)	(C)	(B)	(C)	*	*	*	*	*	*
R-3	B	B	B	(C)	(B)	(C)	*	*	*	*	*	*
R-4	D	D	C	B	(B)	C	*	*	*	*	*	*
R-5	B	B	B	B	B	(C)	*	*	*	*	*	*
C-0	C	C	B	B	B	B	*	*	*	*	*	*
C-1	D	D	C	B	B	B	*	*	*	*	*	*
C-2	F	F	F	F	F	F	*	*	*	*	*	*
C-3	E	E	E	E	E	E	B	B	*	*	*	*
M-1	E	E	E	E	E	E	E	E	B	B	*	*
M-2	G	G	G	G	G	G	G	G	G	G	*	*

* No buffer required.

() Buffer required when permitted nonresidential use located adjacent to residential use or vacant land.

Buffer G shall be required when an industrial use is to be located adjacent to or abutting a residential use regardless of zoning.

Note: Buffer Key is defined in Section 31-408.