

ARTICLE IV.

RESIDENTIAL DISTRICTS

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DIVISION 1. RC-1 PUD DISTRICT**Sec. 24-81. Purpose.**

The purpose of the RC-1 PUD district is to provide for the development of innovative residential environments by allowing a high degree of flexibility in the design of single-family subdivisions, encouraging more efficient use of the land through the introduction of open space and conservation land within residential subdivisions and protecting remaining significant natural features within the district by emphasizing less intensive suburban land uses.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-82. Permitted uses.

Within the RC-1 PUD district, lot area, lot width, and yard requirements may be reduced below the requirements in the underlying R-1 district, provided that the provision of open space and conservation land results in an overall density for the development that is no greater than what is allowed in the underlying R-1 district. All other provisions of the R-1 district apply.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-83. Administration.

A proposed subdivision in the RC-1 PUD district shall complete the planned unit development process in article [VIII](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-84—24-90. Reserved.**DIVISION 2. R-1 DISTRICT****Sec. 24-91. Purpose.**

The general character of these residential districts is to consist of single-family detached dwellings set on large building lots. Nonresidential uses would be restricted to those community facilities which:

- (1) May appropriately be located in residential areas to provide educational, recreational, religious, health, and other essential services for residents;
- (2) Can perform their activities more effectively in a residential environment, unaffected by adjacent industrial or commercial uses; and
- (3) Do not create significant objectionable influences in residential areas.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-92. Permitted uses.

Permitted uses are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-93. Special exceptions.

Special exceptions are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-94. Accessory uses and buildings.

Excluding garage structures with the primary purpose of parking passenger vehicles, a maximum of two (2) accessory structures are permitted on an individual zoning lot, provided that the square footage of all accessory buildings does not exceed two hundred fifty (250) square feet.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-95. Bulk requirements.

- (a) *Yard regulations.* Yard regulations are listed in the table in section [24-46](#).
- (b) *Minimum building size.* One story residential buildings shall have a minimum floor area of one thousand nine hundred (1,900) square feet, exclusive of basements, unenclosed porches, terraces, and garages. One and one-half (1½) story residential buildings shall have a minimum floor area of two thousand two hundred fifty (2,250) square feet, exclusive of basements, unenclosed porches, terraces, and garages. Two (2) story building shall have a minimum floor area of two thousand four hundred (2,400) square feet, exclusive of basements, unenclosed porches, terraces, and garages.
- (c) *Height regulations.* The maximum height of buildings and other structures erected or enlarged shall not exceed thirty-three (33) feet.
- (d) *Area and width regulations.*
 - (1) *Minimum lot area and width.* A lot area of not less than twenty thousand (20,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for every building or other structure erected or used for any use permitted. Corner lots shall have a lot width of not less than one hundred twenty (120) feet at the building line. The Board of Zoning Appeals may approve a developmental variance allowing a lot width of less than one hundred (100) feet, but not less than eighty (80) feet.
 - (2) *Floating building line.* There shall be a front yard on each lot, the depth of which shall be not less than forty (40) feet from the front yard property line. In proposed subdivisions with constraints of topography or stands of mature trees, the front yard may be less than forty (40) feet, but in no instance shall the front yard be less than twenty-five (25) feet unless approved as a waiver by the Plan Commission during the subdivision approval process. However on lots in existing subdivisions, the front yard shall be not less than forty (40) feet.
 - (3) *Side yards.* There shall be two (2) side yards of not less than ten (10) feet and any side yards abutting a street shall be twenty-five (25) feet.
 - (4) *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than forty (40) feet.
 - (5) *Driveways.* Driveways must be located a minimum of three (3) feet from any property line.
 - (6) *Lot coverage.*

- a. *Buildings.* The maximum area of each lot which may be occupied by buildings is thirty (30) percent.
- b. *Parking, driveways, and sidewalks.* The maximum area of each lot which may be occupied by parking lots, driveways, and sidewalks is fifteen (15) percent.
- c. *Pools, patios, decks, sports courts, and other accessory uses.* The maximum total area of each lot which may be occupied by pools, patios, decks, sports courts, and other accessory uses is fifteen (15) percent.
- d. *Landscaping.* The minimum total area of each lot which must be occupied by landscaping or other pervious surface is fifty (50) percent.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-96. Parking requirements.

- (a) *Minimum parking requirements.* Parking shall comply with the requirements of article [XI](#) of this chapter.
- (b) *Type, location and orientation of garages and driveways.* Side loaded attached garages are preferred and encouraged and front loaded attached garages are allowed. Detached garages may only be allowed by approval of a developmental variance by the BZA, and shall be built consistent with the style and materials of the dwelling. No detached garages may be located in the required rear yard.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-97. Landscape requirements.

Landscaping shall comply with the requirements of article [XII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-98. Lighting.

Lighting shall comply with the requirements of article [XIII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-99. Signs.

Signs shall comply with the requirements of article [XIV](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-100. Design regulations.

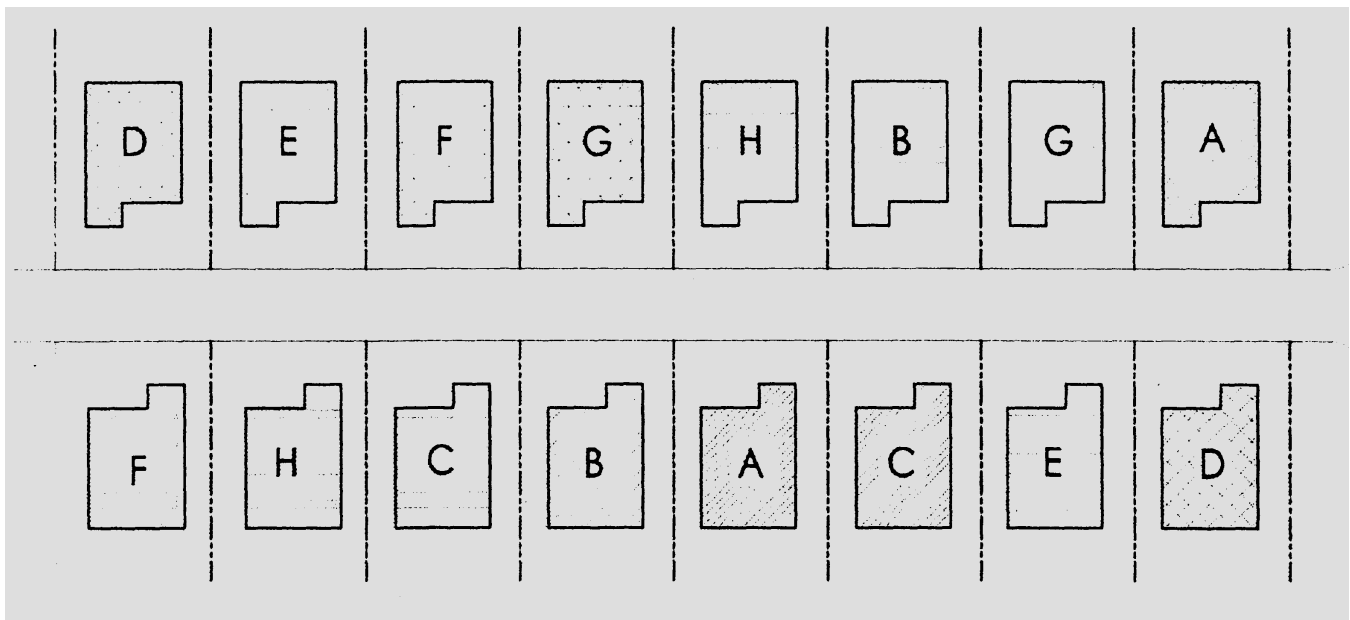
(a) *General provisions.* Any development consisting of three (3) or more dwelling units shall comply with the requirements of section [24-592](#) prior to issuance of a building permit. All covenants, conditions, and restrictions shall be submitted and approved by the Plan Commission prior to the approval of the final subdivision plat. Additionally, all requirements of the subdivision control ordinance shall be followed.

(b) *Anti-monotony.* In subdivisions with eight (8) or more dwelling units, no less than eight (8) alternate front facades will be provided. The front facade of a house shall not be repeated within the next two (2) houses adjacent to it on both sides nor within the one house that is located more or less directly across the street, nor within the one house that is adjacent to that house across the street on both sides.

In determining whether the same front facade has been repeated, the Plan Commission shall consider the following design elements: roof pitch, entry location, window configuration, dormer placement, porch location, bay window configuration, balcony placement, garage orientation, building materials, and colors. In determining whether the same front facade has been repeated, the Plan Commission shall require at least one of the above design elements, but no more than four (4) of the above design elements, to be varied.

The anti-monotony plan shall be submitted and approved with the development plan. An interested party may file an appeal of the Plan Commission's decision with the Board of Zoning Appeals per section [24-614\(e\)](#).

Anti-monotony diagram example:



In this example, all of the eight (8) front facades conform to the anti-monotony requirements.

Facade A is repeated across and down the street, as is facade H.

Facade B is repeated across the street, but two (2) houses away. So is facade F.

Facade C is repeated on the same side of the street, two (2) houses away. So is facade G.

Facade D is repeated at the far end of the block, as is facade E.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-101—24-110. Reserved.

DIVISION 3. RC-2 PUD DISTRICT

Sec. 24-111. Purpose.

The purpose of the RC-2 PUD district is to provide for single-family residential development in areas facing conversion from a rural or agricultural nature to a suburban nature by the preservation of natural features and the provision of open space.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-112. Permitted uses.

Within the RC-2 PUD district, lot area, lot width, and yard requirements may be reduced below the requirements in the underlying R-2 district, provided that the provision of open space and conservation land results in an overall density for the development that is no greater than what is allowed in the underlying R-2 district. All other provisions of the R-2 district apply.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-113. Administration.

A proposed subdivision in the RC-2 PUD district shall complete the planned unit development process in article [VIII](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-114—24-120. Reserved.

DIVISION 4. R-2 DISTRICT

Sec. 24-121. Purpose.

The R-2 district accommodates single-family developments on smaller lots to provide for a variety in single-family residential living conditions. Nonresidential uses would be of similar character as those in the R-1 districts.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-122. Permitted uses.

Permitted uses are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-123. Special exceptions.

Special exceptions are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-124. Accessory uses and buildings.

Excluding garage structures with the primary purpose of parking passenger vehicles, a maximum of two (2) accessory structures are permitted, provided that the square footage of all accessory buildings do not exceed two hundred fifty (250) square feet.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-125. Bulk requirements.

(a) *Yard regulations.* Yard regulations are listed in the table in section [24-46](#).

(b) *Minimum building size.* One story residential buildings shall have a minimum floor area of one thousand nine hundred (1,900) square feet, exclusive of basements, unenclosed porches, terraces, and garages. One and one-half (1½) story residential buildings shall have a minimum floor area of two thousand two hundred fifty (2,250) square feet, exclusive of basements, unenclosed porches, terraces, and garages. Two (2) story residential buildings shall have a minimum floor area of two thousand four hundred (2,400) square feet, exclusive of basements, unenclosed porches, terraces, and garages.

(c) *Height regulations.* The maximum height of buildings and other structures erected or enlarged shall not exceed thirty-three (33) feet.

(d) *Area and width regulations.*

(1) *Minimum lot area and width.* A lot area of not less than fifteen thousand (15,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for every building or other structure erected or used for any use permitted. Corner lots shall have a lot width not less than one hundred twenty (120) feet at the building line. The Board of Zoning Appeals may approve a development variance allowing a lot width of less than one hundred (100) feet, but not less than eighty (80) feet.

(2) *Floating building line.* There shall be a front yard on each lot, the depth of which shall be not less than forty (40) feet from the front yard property line. In proposed subdivisions with constraints of topography or stands of mature trees, the front yard may be less than forty (40) feet, but in no instance shall the front yard be less than twenty-five (25) feet unless approved as a waiver by the Plan Commission during the subdivision process. However on lots in existing subdivisions, the front yard shall be not less than forty (40) feet.

(3) *Side yards.* There shall be two (2) side yards of not less than eight (8) feet and side yards abutting a street shall be twenty (20) feet.

(4) *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than forty (40) feet.

(5) *Driveways.* Driveways must be located a minimum of three (3) feet from any property line.

(6) *Lot coverage.*

a. *Buildings.* The maximum area of each lot which may be occupied by buildings is thirty (30) percent.

b. *Parking, driveways, and sidewalks.* The maximum area of each lot which may be occupied by parking lots, driveways, and sidewalks is fifteen (15) percent.

c. *Pools, patios, decks, sports courts, and other accessory uses.* The maximum total area of each lot which may be occupied by pools, patios, decks, sports courts, and other accessory uses is fifteen (15) percent.

d. *Landscaping.* The minimum total area of each lot which must be occupied by landscaping or other pervious surface is fifty (50) percent.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-126. Parking requirements.

(a) *Minimum parking requirements.* Parking shall comply with the requirements of Article [XI](#) of this chapter.

(b) *Type, location and orientation of garages.* Side loaded attached garages are preferred and encouraged and front loaded attached garages are allowed. Detached garages may only be allowed with the approval of a

development variance by the Board of Zoning Appeals, and shall be built consistent with the style and materials of the dwelling. No detached garages may be located within the required rear yard.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-127. Landscape requirements.

Landscaping shall comply with the requirements of article [XII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-128. Lighting.

Lighting shall comply with the requirements of article [XIII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-129. Signs.

Signs shall comply with the requirements of article [XIV](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-130. Design regulations.

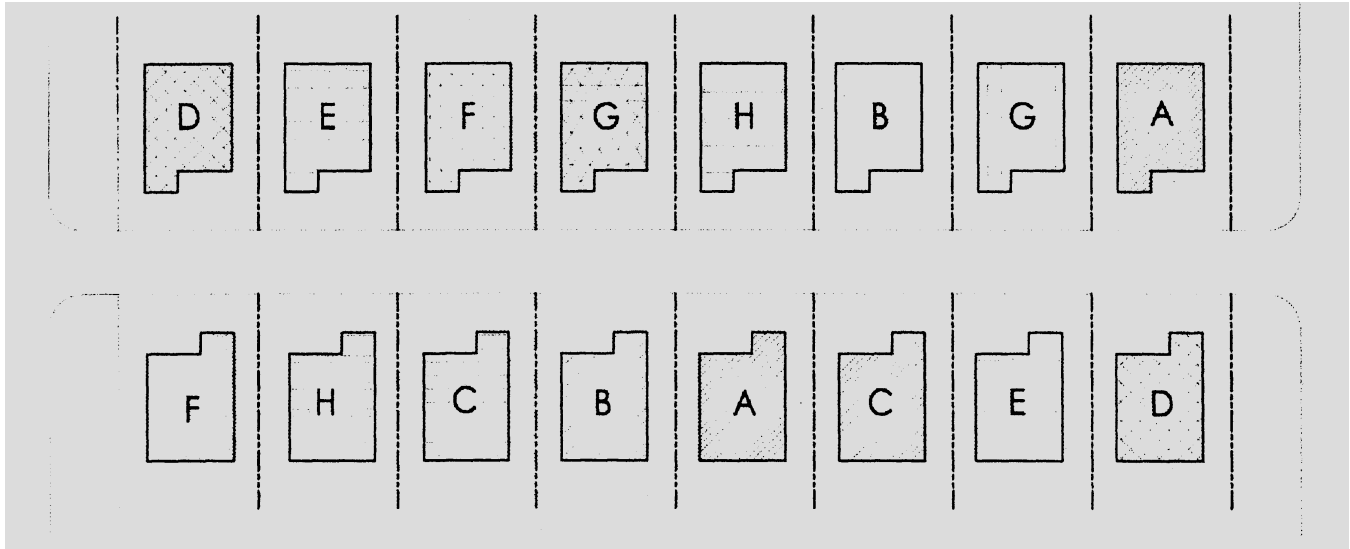
(a) *General provisions.* Any development consisting of three (3) or more dwelling units shall comply with the requirements of section [24-592](#) to the Town for review prior to issuance of a building permit. All covenants, conditions, and restrictions shall be submitted and approved by the Plan Commission prior to the approval of the final subdivision plat additionally, all requirements of the subdivision control ordinance shall be followed.

(b) *Anti-monotony.* In subdivisions with eight (8) or more dwelling units, no less than eight (8) alternate front facades will be provided. The front facade of a house shall not be repeated within the next two (2) houses adjacent to it on both sides nor within the one house that is located more or less directly across the street, nor within the one house that is adjacent to that house across the street on both sides.

In determining whether the same front facade has been repeated, the Plan Commission shall consider the following design elements: roof pitch, entry location, window configuration, dormer placement, porch location, bay window configuration, balcony placement, garage orientation, building materials, and colors. In determining whether the same front facade has been repeated, the Plan Commission shall require at least one of the above design elements, but no more than four (4) of the above design elements, to be varied.

The anti-monotony plan shall be submitted and approved with the development plan. An interested party may file an appeal of the Plan Commission's decision with the Board of Zoning Appeals per section [24-614\(e\)](#).

Anti-monotony diagram example:



In this example, all of the eight (8) front facades conform to the anti-monotony requirements.

Facade A is repeated across and down the street, as is facade H.

Facade B is repeated across the street, but two (2) houses away. So is facade F.

Facade C is repeated on the same side of the street, two (2) houses away. So is facade G.

Facade D is repeated at the far end of the block, as is facade E.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-131—24-140. Reserved.

DIVISION 5. R-3 DISTRICT

Sec. 24-141. Purpose.

This R-3 district provides for duplexes, single-family cluster homes, and townhouses in limited portions of the Town and also provides new areas for modern low density and moderate density, multi-family developments. Nonresidential uses would be of similar character as those in R-1 districts.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-142. Permitted uses.

Permitted uses are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-143. Special exceptions.

Special exceptions are listed in the table in section [24-45](#).

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-144. Accessory uses and buildings.

The maximum area occupied by accessory structures is limited to ten (10) percent of the total area of each zoning lot.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-145. Bulk requirements.

(a) *Minimum building size.* Each dwelling unit within a duplex, townhouse, or multi family structure shall have a minimum floor area of fourteen hundred (1,400) square feet, exclusive of basements, porches, terraces, and garages.

(b) *Height regulations.* The maximum height of buildings and other structures erected or enlarged shall not exceed thirty (30) feet with the exception of multi family dwellings which shall not exceed forty (40) feet.

(c) *Area, width, yard, ground area and lot coverage regulations.*

(1) *Minimum lot area and width.* A lot area of not less than fifteen thousand (15,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for multi family dwellings. A lot area of not less than fifteen thousand (15,000) square feet and a lot width of not less than one hundred thirty (130) feet at the building line shall be provided for townhouse dwellings. A lot area of not less than ten thousand (10,000) square feet and a lot width of not less than ninety (90) feet at the building line shall be provided for duplex dwellings.

(2) *Minimum average area per dwelling unit.*

a. Duplex dwelling ground area requirement: A ground area of not less than ten thousand (10,000) square feet shall be provided for each duplex dwelling unit

- b. Townhouse dwelling ground area requirement: A ground area of not less than eight thousand (8,000) square feet shall be provided for each townhouse dwelling unit.
 - c. Multi family dwelling ground area requirement: A ground area of not less than eight thousand (8,000) square feet shall be provided for each multi family building dwelling unit.
- (3) *Front yard.* The front yard setback shall be forty (40) feet from the property line.
- (4) *Side yards.* There shall be two (2) side yards of not less than eight (8) feet, and any side yards abutting a street shall be twenty (20) feet.
- (5) *Rear yard.* There shall be a rear yard on each lot, the depth of which shall be not less than twenty-five (25) feet.
- (6) *Lot coverage.*
- a. *Buildings.* The maximum area of each lot which may be occupied by buildings is forty (40) percent.
 - b. *Parking, driveways, and sidewalks.* The maximum area of each lot which may be occupied by parking lots driveways, and sidewalks is twenty (20) percent.
 - c. *Pools, patios, decks, sports courts, and other accessory uses.* The maximum total area of each lot which may be occupied by pools, patios, decks, sports courts, and other accessory uses is fifteen (15) percent.
 - d. *Landscaping.* The minimum total area of each lot which must be occupied by landscaping is thirty (30) percent.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-146. Parking requirements.

Parking shall comply with the requirements of article [XI](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-147. Landscape requirements.

Landscape shall comply with the requirements of article [XII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-148. Lighting.

Lighting shall comply with the requirements of article [XIII](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-149. Signs.

Signs shall comply with the requirements of article [XIV](#) of this chapter.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-150. Design regulations.

Any development consisting of three (3) or more dwelling units shall comply with the requirements of section [24-592](#) prior to issuance of a building permit. All covenants, conditions, and restrictions shall be submitted and approved by the Plan Commission prior to the approval of the final subdivision plat. Additionally, all requirements of the subdivision control ordinance shall be followed.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-151. Other requirements.

(a) *Number of buildings per lot.* Except in the case of a planned unit development, not more than one principal detached residential building shall be located on a residential lot, nor shall a principal detached residential building be located on the same lot with any other principal building.

(Ord. No. 1483, § 1, 1-15-09)

Sec. 24-152—24-170. Reserved.

The St. John Town Code is current through Ordinance 1741, passed August 25, 2021.

Disclaimer: The Clerk-Treasurer's office has the official version of the St. John Town Code. Users should contact the Clerk-Treasurer's office for ordinances passed subsequent to the ordinance cited above.

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