

ORDINANCE NO. 807

AN ORDINANCE AMENDING ORDINANCE NO. 433, AND ALL AMENDMENTS THERETO, A PORTION OF WHICH CONTAINS THE ZONING REGULATIONS AND SUBDIVISION REGULATIONS OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AND MORE PARTICULARLY, THE SPECIAL REGULATIONS PROVISIONS OF THE SAME REGARDING SITE PLAN REVIEW

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, did on the 9th day of February, 1976 adopt Ordinance No. 433, being the Master Plan of the Town of St. John, and containing its zoning and subdivision regulations; and

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, has amended said ordinance on many occasions to meet the needs of the community; and

WHEREAS, it has become necessary to again amend the zoning regulations of said ordinance, and more particularly, creating a new section, the same being "SECTION VII SPECIAL REGULATIONS, Subsection J. Site Plan Review"; and

WHEREAS, it is in the best interests of the Town of St. John to amend Ordinance No. 433, and all amendments thereto, to reflect the foregoing.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of St. John, Lake County, Indiana, that the zoning regulations of said ordinance, and more particularly, "SECTION VII SPECIAL REGULATIONS, Subsection J. Site Plan Review", shall read as follows:

J. Site Plan Review (All Districts)

( HERE INSERT )

1. A site plan shall be submitted to the Plan Commission for approval of:
  - a. Any use or development for which the submission of a site plan is required by any provision of this Ordinance.
  - b. Any development except R-1 and R-2 residential, for which off-street parking areas are provided.
  - c. Any use in an R-3, R-4, B-1, B-2, B-3, C-4, I(Light Industrial), or O.S.(Open Space) District lying contiguous to, or across a street from, an R-1 residential district.
  - d. Any use except R-1 or R-2 residential which lies contiguous to a major thoroughfare or collector street.
  - e. All residentially related uses permitted in R-1 or R-2 district such as, but not limited to: churches, schools and public facilities.
  - f. Building additions or accessory buildings shall not require Plan Commission review unless off-street parking, in addition to that already provided on the site, is required.
  - g. Changes of building or property uses.
  - h. Site plan review and approval as set forth in this section is required prior to issuance of a building permit.
2. Every site plan submitted to the Plan Commission shall be in accordance with the requirements of this Ordinance. No site plan shall be approved until the same has been reviewed by the Building Department in coordination with the Fire Department and the Police Department, for compliance with the standards of the respective departments.
3. The following information shall be included on the site plan:
  - a. A scale of not less than 1" = 50' if the subject property is less than three (3) acres and 1" = 100' if three (3) acres or more.
  - b. Date, northpoint and scale.
  - c. The dimensions and bearings of all lot and property lines, showing the relationship of the subject property to abutting properties.

- d. The location of all existing and proposed structures on the subject property and all existing structures within one hundred (100) feet of the subject property.
  - e. The location of all existing and proposed drives and parking areas.
  - f. The location and right-of-way widths of all abutting streets, and utility and drainage easements.
  - g. The names and addresses of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan.
  - h. Sewers and drainage information shall be furnished pursuant to the requirements of Ordinance No. 716 including but not limited to the showing of invert and rim elevations, pipe slopes and type of pipe materials, and all water service lines.
  - i. Legal description.
  - j. The existing and finished contours shown at 1 ft. intervals.
4. In the process of reviewing the site plan, the Plan Commission shall consider:
- a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site and in relation to pedestrian traffic.
  - b. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
    - (1) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.
    - (2) Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
  - c. The Plan Commission may further require landscaping and fences as set forth elsewhere in this ordinance in pursuance of these objectives and the same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.


BE IT FURTHER ORDAINED that all other provisions of the zoning ordinance and subdivision regulations shall remain in full force and effect when not in conflict herewith as shall ordinance No. 433, as amended.

BE IT FURTHER ORDAINED that this Ordinance is adopted pursuant to I.C. 36-7-4-607, and the Town Council does now find that the Plan Commission complied substantially with I.C. 36-7-4-604 of the Indiana Code;

Passed and adopted by the Town Council of the Town of St. John, Lake County, Indiana, this 11 day of SEPT., 1989.

  
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DAVID M. BIELSKI

  
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RANDALL S. HARMON

  
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DOUGLAS PATTERSON  
TOWN COUNCIL, TOWN OF ST. JOHN,  
LAKE COUNTY, INDIANA

ATTEST:

  
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JUDITH COMPANIK  
CLERK/TREASURER