

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 974

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ST. JOHN,, LAKE COUNTY, INDIANA, PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN ON THE 9TH DAY OF JULY, 1990, AND ALL AMENDMENTS PASSED SUBSEQUENT THERETO, AND REPEALING ALL ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH.

WHEREAS, the Town Council of the Town of St. John, Lake County, Indiana, did on the 9th day of July, 1990, pass and adopt a Zoning Ordinance for the Town; and

WHEREAS, the Plan Commission of the Town of St. John, Lake County, Indiana, has reviewed the terms and provisions of the Town Zoning Ordinance, as amended from time to time, regarding the Special Regulations for Metal and Post Building Construction; and

WHEREAS, the Plan Commission of the Town of St. John, Lake County, Indiana, has determined that the terms and provisions of the Town Zoning Ordinance, as amended from time to time, requires modification and amendment in its terms regarding the Special Regulations for Metal and Post Building Construction; and

WHEREAS, the Plan Commission of the Town of St. John, Lake County, Indiana, has held a Public Hearing on the 21st day of September, 1994, and continued Public Hearing on October 5, 1994, pursuant to published notice as required by Law, to consider the advisability and necessity of amending the terms of the Town Zoning Ordinance, as amended from time to time, regarding the terms and provisions of the Special Regulations for Metal and Post Building Construction; and

WHEREAS, the Plan Commission of the Town of St. John has recommended that the Town Zoning Ordinance, as amended from time to time, be amended and modified in its terms regarding the Special Regulations for Metal and Post Building Construction; and

WHEREAS, the Town Council of the Town of St. John has reviewed the recommendation of the Plan Commission regarding amendment of the terms of the Town Zoning Ordinance, as amended from time to time, regarding the Special Regulations for Metal Post Building Construction, and has determined that it is in the best interests for the health, safety, comfort, morals, convenience and general well-being of the residents of the Town that the Town Zoning Ordinance, as amended from time to time, be amended and modified in its terms regarding the Special Regulations for Metal and Post Building Construction.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA:

SECTION ONE: That the Town Zoning Ordinance, as amended from time to time, be, and the same is hereby amended to provide as follows in Section K, entitled Metal and Post Building Construction, of TITLE XVII, entitled SPECIAL REGULATIONS, namely:

"TITLE XVII SPECIAL REGULATIONS

Section K: Metal and Post Building Construction

Metal building construction and post building construction shall not be permitted in Commercial Zoning Districts as principal uses and/or buildings. All principal use buildings within Six Hundred (600) feet of U.S. 41 (Wicker Avenue) shall be of masonry construction, and all roofs on such principal use buildings shall be asphalt shingle. For purposes of this Ordinance, as amended from time to time, "Masonry" and "Masonry construction" shall be, pursuant to the provisions of this Ordinance, defined as and mean that the entire ~~required~~ facing on all four (4) sides of the building shall be brick, limestone, or decorative fluted concrete block."

However, when a building is a secondary use and not a principal use, said building, although the same may be of metal or post building construction, if any part or side of the building faces any side of U.S. Route 41, or what is commonly known as Wicker Avenue, this side shall be faced with brick or other masonry materials, as defined above, and the roof shall be asphalt shingle.

Further, this Section shall not apply to Residential Zoning Districts, where Metal and Post Building Construction shall not be permitted."

SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null and void, and of no legal effect, and are specifically repealed.

SECTION THREE: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Ordinance.

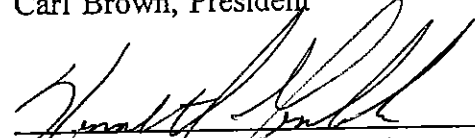
SECTION FOUR: That this Ordinance shall take effect, and be in full force and effect, from and after its passage by the Town Council of the Town of St. John, Lake County, Indiana.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, THIS 28th DAY OF November, 1994.


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



Carl Brown, President



Kenneth D. Gembala, Member



Douglas E. Patterson, Member

ATTEST:



JUDITH L. COMPANIK,
Clerk-Treasurer

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

PLAN COMMISSION RESOLUTION NO. _____

WHEREAS, The Plan Commission of the Town of St. John has been advised, and has reviewed the terms and provisions of the Town Zoning Ordinance, as amended from time to time; and

WHEREAS, The Plan Commission of the Town of St. John has been advised, and has reviewed the necessity of amending Title XVII concerning Special Regulations pertaining to Metal and Post Building Construction; and

WHEREAS, The Plan Commission of the Town of St. John has determined that the Town Zoning Ordinance, as amended from time to time, requires modification and amendment in its terms regarding the Special Regulations pertaining to Metal and Post Building Construction, and has held a Public Hearing on the 21st day of September, 1994, and continued Public Hearing on the 5th day of October, 1994, pursuant to published notice, as required by law, to consider the advisability and necessity of amending the terms of the Town Zoning Ordinance, as amended from time to time, regarding the Special Regulations pertaining to Metal and Post Building Construction.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA:

SECTION ONE: That the Town Zoning Ordinance, as amended from time to time, be amended to provide as follows in Section K, entitled Metal and Post Building Construction, of TITLE XVII, entitled SPECIAL REGULATIONS, namely:

"TITLE XVII SPECIAL REGULATIONS

Section K: Metal and Post Building Construction

Metal building construction and post building construction shall not be permitted in Commercial Zoning Districts as principal uses and/or buildings. All principal use buildings within Six Hundred (600) feet of U.S. 41 (Wicker Avenue) shall be of masonry construction, and all roofs on such principal use buildings shall be asphalt shingle. For purposes of this Ordinance, as amended from time to time, "Masonry" and "Masonry construction" shall be, pursuant to the provisions of this Ordinance, defined as and mean that the entire required facing on all four (4) sides of the building shall be brick, limestone, or decorative fluted concrete block."

However, when a building is a secondary use and not a principal use, said building, although the same may be of metal or post building construction, if any part or side of the building faces any side of U.S. Route 41, or what is commonly known as Wicker Avenue, this side shall be faced with brick or other masonry materials, as defined above, and the roof shall be asphalt shingle.

Further, this Section shall not apply to Residential Zoning Districts, where Metal and Post Building Construction shall not be permitted."

SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of the proposed amendatory Ordinance should be deemed null, void, and of no legal effect, and be specifically repealed.

PASSED AND RESOLVED BY THE PLAN COMMISSION OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA THIS 5th DAY OF October, 1994.

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA,
PLAN COMMISSION

President

Vice-President

ATTEST:

Plan Commission Secretary