

St. Joseph County

The standards listed are for CFOs. CAFOs are required to have a permit from IDEM and the St. Joseph Health Department as per Chapter 116 of the county's general ordinance. These regulations include buffered uses and other standards similar to those found in a zoning ordinance, but they are not part of the zoning ordinance.



Farmland Coverage

51.86% land in farmland

2014 Population

267,618 ↔

Top Employing Industries

Health care and social assistance,
Retail Trade

County Type

Urban County

Ordinance Regulates

CFOs

Definition

CFOs include all confined feeding regardless of head. CAFOs are defined and have separate standards

| ZONING DISTRICT | PERMITTED USE / SPECIAL EXCEPTION |
|---------------------|-----------------------------------|
| Agriculture (A) | Permitted Use |
| REZONE REQUIRED: NO | |

ADDITIONAL STANDARDS

Use standards for CFOs beyond zoning district's standards unless otherwise specified.

SETBACKS

| | |
|--------------------|------|
| Right of Way (ft) | None |
| Property Line (ft) | None |

BUFFERS

| | |
|---------------------------------|------------------------------|
| Zoning Districts (ft) | Residential districts- 2,640 |
| Municipal Boundary (ft) | 2,640 |
| Residential Use (ft) | None |
| <i>Exception for farm house</i> | |
| Religious Institution (ft) | None |
| School (ft) | None |
| Recreational Areas (ft) | None |
| Business (ft) | None |
| Other Buffered Uses (ft) | None |

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

- Pre-application permit required
- Site plan required
- Development plan review
- Other Processes
- Site scoring system

OTHER

| | |
|---|--|
| Proof of IDEM Permit Required | No |
| Existing Violation Clause | None |
| Odor Control Standards | None |
| <i>Manure Management</i> | |
| Manure Application Standards | None |
| Manure Storage Standards | None |
| Animal Mortalities Standards | None |
| Transportation/Driveway & Parking Standards | None |
| Well/Water Standards | None |
| Screening/Shelterbelt Standards | None |
| Minimum Lot Size ¹ (acres) | 20 |
| Other | CAFOs must obtain a permit from the county health department and meet the provisions of Ch. 116 of the county ordinance. |

RELATED STANDARDS

| | |
|--------------------------------|-------------------------------------|
| Reciprocal Buffer | <input type="checkbox"/> |
| County Has Agricultural Clause | <input checked="" type="checkbox"/> |

COUNTY LIVESTOCK STATS

| | |
|------------------------------------|--------|
| Active CFO Permits (2014) | 11 |
| Approximate Livestock Count (2012) | 31,741 |

ST. JOSEPH COUNTY FACTS

| | |
|---|----------|
| 2014 Population Density (people/mi ²) | 584.5 |
| Housing Unit Density (houses/mi ²) | 251.0 |
| PCPI (2014) | \$40,433 |
| <i>Unincorporated Area</i> (excluding census designated places) | |
| Share of Population | 26% |
| Share of Land | 79% |

FOOTNOTES

1. This is also their general development standard for ag uses, but is listed separately for CFOs as well.

COUNTY CONTACT INFORMATION

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ORDINANCE

Information presented as of 8/15/2015. For more details about St. Joseph County's land use ordinances on CFO/CAFOs, please visit <https://ag.purdue.edu/Documents/ordinance>.