

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>.