



City of South Bend PLAN COMMISSION

City Hall
215 S. Dr. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

AGENDA

Monday, December 15, 2025 - 4:00 P.M.

City Hall

Third-Floor Council Chambers

<https://www.southbendin.gov/sbpc>

Meeting Recordings- <https://tinyurl.com/Plan-Commission2025>

PUBLIC HEARING:

- A. REZONING - None for consideration
- B. MAJOR SUBDIVISIONS - None for consideration
- C. DEVELOPMENT PLANS
 - 1. PC#0289-25 - A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE LASALLE PARK NEIGHBORHOOD PLAN
- D. TEXT AMENDMENTS
 - 1. PC#0273-25 - AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT

ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS - None for consideration
- B. FINDINGS OF FACT – November 17, 2025
- C. MINUTES – November 17, 2025
- D. UPDATES FROM STAFF – 2026 Calendar
- E. ADJOURNMENT



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Commissioner	Appointing Agency	Term Start	Term End
Dr. Oliver Davis	Council Appointee		Until reappointed
John Martinez	Venues, Parks and Arts Appointee		Until reappointed
Rebecca Plantz	City Engineer Appointee		Until reappointed
Scott Ford	Bureau of Public Works Appointee		Until reappointed
Francisco Fotia	Mayoral Appointee	9/23/2022	12/31/2025
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Tyler Gillean	Mayoral Appointee	5/14/2024	12/31/2027
Maureen Miller	Mayoral Appointee	8/28/2025	12/31/2028
Taylor Lewis	Mayoral Appointee	9/15/2025	12/31/2028

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

Requested Action

A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA,
APPROVING AND ADOPTING THE LASALLE PARK NEIGHBORHOOD PLAN

Project Summary

The planning area for the LaSalle Park Neighborhood Plan is generally bounded by the Railroad Tracks to the north, Meade Street to the east, Sheridan Street to the west, and Western Street to the south.

The City of South Bend developed this plan through a process that engaged residents, businesses, institutions, government agencies, and other neighborhood stakeholders. The planning process included online surveys, key stakeholder interviews, and in-person workshops that gathered critical information about the LaSalle Park Neighborhood's existing conditions, needs, and opportunities. This engagement provided the basis for this plan.

The Neighborhood Plan contains a list of LaSalle Park Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. The timing and scale of each project will be subject to funding and additional community engagement. Projects may change as the neighborhood and city evolves. The plan includes proposed streetscape improvements, bicycle and pedestrian infrastructure, redevelopment of vacant lots for housing, added amenities to the neighborhood's park, and updates to the zoning map and an implementation matrix for proposed action items and projects.

Recommendation

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Commission adopt the Resolution.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA,
APPROVING AND ADOPTING
THE LA SALLE PARK NEIGHBORHOOD PLAN**

WHEREAS, the City of South Bend, Indiana, recognizes the need to improve and revitalize the LaSalle Park neighborhood through strategic planning; and

WHEREAS, the South Bend Plan Commission is empowered to prepare, approve, and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 *et. seq.* entitled “500 Series – Comprehensive Plan”; and

WHEREAS, in 2006, City Plan, the Comprehensive Plan for South Bend, was adopted by the Area Plan Commission of South Bend-St. Joseph County and the Common Council of the City of South Bend pursuant to the provisions of Indiana Code 36-7-4-500 *et. seq.* as a statement of policy for the land use development of the jurisdiction; and

WHEREAS, Policy LU 1.1 of City Plan is to pursue the development of area-specific plans; and

WHEREAS, the LaSalle Park Neighborhood Plan is a strategic revitalization plan that was created with input from a variety of stakeholders, including residents and property owners, and area businesses and other organizations; and

WHEREAS, the LaSalle Park Neighborhood Plan contains revitalization strategies, detailed land use and zoning plans for the development of the area, and a strategic implementation matrix, all with public and private sector investment opportunities; and

WHEREAS, the South Bend Plan Commission and the legislative body in preparing and considering land use proposals are tasked under Indiana Code 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

WHEREAS, the South Bend Plan Commission has reviewed the land use development and potential future development of the LaSalle Park Neighborhood as defined by the LaSalle Park Neighborhood Plan.

NOW, THEREFORE, BE IT RESOLVED by the South Bend Plan Commission as follows:

1. That the LaSalle Park Neighborhood Plan, which is attached to and made a part of this Resolution, is approved as the land use policy for the future land use development of the area considered and is submitted to the South Bend Common Council for their consideration and action.
2. That the LaSalle Park Neighborhood Plan conforms to the plan of development for the City.
3. That the LaSalle Park Neighborhood Plan is in all respects approved, certified, ratified and confirmed.
4. That the Secretary of the Plan Commission is hereby directed to file a copy of the Plan with the minutes of this public meeting.
5. That this Resolution shall be in full force and effect from and after its adoption by the South Bend Plan Commission.

Passed by the South Bend Plan Commission this _____ day of _____, 2025.

Francisco Fotia, President
South Bend Plan Commission

ATTEST:

Brian Killen
Secretary
South Bend Plan Commission

A watercolor illustration of a park scene. In the foreground, there is a body of water with a rocky shoreline on the left. A wooden boardwalk or bridge structure extends from the right side into the water. In the middle ground, there is a grassy area with several trees in autumn colors (pinks, oranges, yellows, and greens). A few people are walking on the path. In the background, there are more trees and some buildings. The sky is a mix of blue and pink, suggesting a sunset or sunrise. The overall style is soft and artistic.

LASALLE PARK

Neighborhood Plan

Draft Version: December 2025

Acknowledgments

James Mueller, Mayor of the City of South Bend
Ophelia Gooden-Rodgers, City Council Member, 2nd District

A special thanks to all the residents and area organizations that shared their thoughts and vision for the future of the LaSalle Park Neighborhood.

Department of Community Investment
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TORTI GALLAS + PARTNERS



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What is a Plan?

A neighborhood plan is a shared statement about the desired long-term future for an area and a strategy to reach those goals. Developed through a public engagement process, a plan is a guide for:

- Making decisions about what kind of development and services are appropriate,
- How resources should be allocated, and
- How issues residents, business and property owners, and others in the neighborhood are concerned about could be addressed.

Created in the context of the needs and priorities of the larger region, a neighborhood plan focuses on assets and challenges unique to that specific area. Neighborhood plans seek to create a more livable place that is attractive, healthy, equitable, and sustainable for current and future generations.

Once adopted, a neighborhood plan becomes official city policy as an amendment to the City's Comprehensive Plan.

What does a plan include?

Neighborhood plans typically identify strategies to be implemented over the next 20+ years for the following topics:

- Public facilities and infrastructure (including parks, streets, sidewalks, bicycle facilities, lighting, and utilities),
- Housing (types, condition, and affordability),
- Zoning (building types and design, density, and locations for residential, commercial, industrial, and mixed-use development), and
- Other matters important to the neighborhood.

Who is a plan for?

Neighborhood Residents
can use the plan to understand proposed initiatives in the short, medium, and long terms.

Developers, Builders, and Other Individuals
will use the plan to help determine the type, scale, intensity, and location of projects.

Public Officials and Community Leaders
can use the plan to direct funding and to make decisions on zoning and development issues.

City Staff
will use the plan to understand key neighborhood issues and as a guide to implementing priority projects and initiatives.

How is a plan used?

A neighborhood plan provides a broad framework for future initiatives, and it serves as a starting point for more detailed planning and public engagement as individual projects are pursued. A plan will continually evolve to meet the changing needs of the community.

The maps, diagrams, photographs, and other graphics presented within a neighborhood plan are for illustrative purposes only. The images are not intended to represent the exact results expected from the implementation of the plan, but they provide a general representation of development principles, desired building types, land use, infrastructure, and other elements that the plan establishes.

The specific scope, final form, and timing of neighborhood plan initiatives will depend on market demand, the interest of private organizations and individuals, available resources, and direction from further public engagement.



Private Sector

The private sector is responsible for building housing, opening and operating businesses, and making the investments shown on private property.

Public Sector

The city is responsible for all things in the public domain. This includes building and maintaining streets, parks, public utilities, and public safety.

PARTNERSHIP

Working together, we can make a great neighborhood

Neighborhood Planning Principles

The characteristics described below serve as the guiding principles for the development of the LaSalle Park Neighborhood Plan.

1 Urban

The neighborhood is walkable, has a network of well-connected streets and blocks, and a variety of public spaces. It contains a range of housing types that draws people from all economic levels. Amenities such as stores, schools, healthcare, entertainment, parks, cultural institutions, and places of worship are within a convenient distance.

2 Attractive

The neighborhood's physical environment is thoughtfully managed to make it desirable, competitive, and vibrant. The neighborhood features well maintained buildings and properties, safe streets for all users, quality public spaces, and a memorable, unique identity.

3 Healthy

The neighborhood encourages an active lifestyle for residents and visitors, regardless of age or ability, through engaging open spaces and comfortable transportation options. Nutritious, fresh, and affordable food is accessible. The neighborhood is free of pollution that would notably impact its residents.

4 Equitable

The neighborhood's housing accommodates the unique needs, desires, and income levels of all households. Historic disinvestment is addressed through zoning reform and increased private and public investment promoting recovery.

5 Sustainable

The neighborhood fully uses its existing infrastructure, preserves and reuses structures of historical and/or architectural significance, implements sensible environmental policies, and is committed to reducing its carbon footprint. The neighborhood is resilient, including by being prepared for the effects of climate change.



Western Avenue.



Sheridan Street.



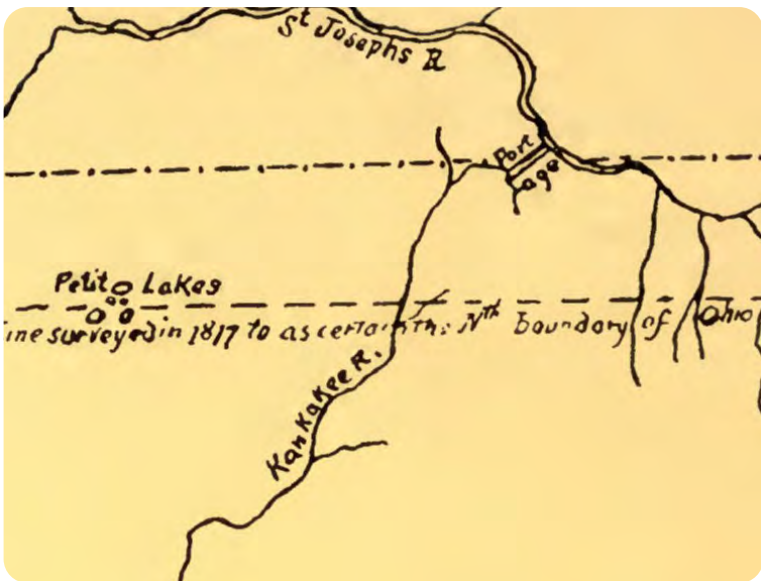
NEIGHBORHOOD BACKGROUND

Neighborhood Land Use Timeline • Planning Area • Existing Conditions • Neighborhood Data • Neighborhood Character

Neighborhood Landuse Timeline

Overview

The following timeline highlights the multi-century evolution of the LaSalle Park Neighborhood. Focusing on the geological, cultural, and land use history allows for a deeper understanding of the current conditions of the neighborhood.



1000 BC

Grand Kankakee Marsh

The Great North-South Continental Divide (aka the "Midwest continental divide") that separates the Great Lakes watershed from the south Atlantic Ocean watershed also runs through South Bend and LaSalle Park. To the north of the divide, the St. Joseph River empties into Lake Michigan, and to the south, the Kankakee River flows towards the Mississippi River. The Kankakee had a meandering course, nearly 240 miles long, through surrounding wetlands known as the Grand Kankakee Marsh. With headwaters at South Bend, the "Everglades of the North" covered over 5,300 square miles from current day South Bend westward into Illinois; perhaps the largest inland marsh wetland in the US.

1600

Native Tribes

By the 1600's, Native American groups, primarily the Miami and later the Potawatomi, had been living in the St. Joseph River Valley for centuries before European settlement began. The Miami tribe was an indigenous group near southern Lake Michigan, settling in a village along the St. Joseph River. Later, the St. Joseph Potawatomi became the primary inhabitants, occupying the region along the St. Joseph River for a significant period, drawn to its rich resources.

1679

Fur Trade & French Settlement

The Kankakee River served as major route for Native Americans and early settlers, notably French fur trappers. South Bend and LaSalle Park were once part of a major route used by Native Americans and French explorers to connect the Great Lakes and the Gulf of Mexico via an overland canoe portage between the Kankakee and St. Joseph rivers. On December 3, 1679, with a group of 40, French explorer LaSalle headed south from Fort Miami (St. Joseph, Michigan), canoeing up the St. Joseph River to a portage at present-day South Bend.

They crossed through the LaSalle Park area to the Kankakee River and followed it to the Illinois River eventually reaching Peoria, Illinois. Broader European settlement followed, led by the English and French. LaSalle's Landing is commemorated on the west bank of the St. Joseph River, just east of where Pinhook Park is today.

Neighborhood Landuse Timeline



1628-1830s

Colonial & Intertribal Wars

Fueled by the fur trade competition and occupation by the Iroquois, the Miami tribe fled to northern Indiana. The Miami asked for aid from others and a large force gathered to track down and ambush the Iroquois near South Bend, leaving a large part of the region depopulated.

After the retreat of the Iroquois, the Potawatomi became the largest tribal population in the area. In 1681 La Salle negotiated a treaty with the Miami and Illinois tribes. The French and 39 Indian chiefs signed the Great Peace of Montreal in 1701. The Miami tribe returned to take control of Indiana and northwest Ohio. The Potawatomi went to Michigan. Peace lasted into the 1720s.

1838

Indian Removal Act

A series of land cession treaties made between 1795 and 1846 led to the removal of most of the native tribes from Indiana. The Potawatomi and Miami removals in the 1830s and 1840s were more gradual and incomplete, and not all of Indiana's Native Americans voluntarily left the state. In 1838 nearly a thousand Potawatomi people were forcibly removed from South Bend, pushed to reservations in Kansas on the Potawatomi Trail of Death. The Pokagon band was not forcibly removed because of affiliation with the Catholic Church. The Miami were the last to be removed from Indiana in 1846, but many were permitted to remain under land treaties.

1860-1900

Kankakee Marsh Drained

Soon after the Civil War ended, a 50-plus year ditching effort cut 250 meandering river miles, waterways, and small tributaries down to 90 straightened miles destroying 95% of the habitat. In 1884, meetings were held by landowners in South Bend to discuss the drainage of the marsh. The upper river was also highly channelized with levees to allow easier transport of cut timber from the wetlands to sawmills downstream. Following increased settlement and agricultural development, the Marsh was eventually reduced to roughly 10% of its original size.

Neighborhood Landuse Timeline



1880

Beck's Lake Emerged

As the former marsh waterways dried, some small lakes appeared in the late 19th century amidst the former marsh bottom. Formerly known as LaSalle Lake, Kankakee Lake then Stanfield Lake, Beck's Lake first appeared on a 1863 land survey. It was soon identified as one of the clearest ice sources in the region and became a key source for ice harvesting into the early 20th century. This led to it being named after George Beck of the George Beck and Sons Ice Harvesting Company.

1900-1930

Industrialization & Growth

By 1900, South Bend, Indiana, was a thriving industrial hub thanks to its strategic location, waterpower from the St. Joseph River, and the presence of prominent manufacturers like Studebaker and the Oliver Chilled Plow Works. Many key industries that started or relocated to the broader LaSalle Park area included Bendix Corporation, Singer Company, and the Malleable Steel Range Manufacturing Company. To accommodate the surrounding industrial growth with a new sewer installation in 1927, Beck's Lake was drained to a depth of 18 inches.

1943-1952

Housing Development

As South Bend's industries converted their production during wartime era, much of the labor inside these factories came from Eastern Europeans and US southerners fleeing violence and poverty. Driven in part by protests in other parts of the city and despite petitions against additional segregated housing in the area, LaSalle Park was designated as the site for temporary federal housing for African Americans to house the increased workforce. In 1944, construction began on 3100 and 3200 blocks of West Washington Street (present day LaSalle Park) resulting in twenty white cinder block duplexes that came to be known as "the barracks". The neighborhood strengthened as a major settlement area for African Americans over the next decade.

Neighborhood Landuse Timeline



1947-1953

Unregulated Trash Dumping

From the 1930s until the 1950s, part of LaSalle Park was occupied by Beck's Lake Dump. The dump was suspected to contain industrial waste including asbestos, plating and paint waste, solvents and oils, and arsenic-contaminated foundry sand from Bendix Corporation and others. The city acquired the site in 1947 and it closed in 1953 but Illegal dumping continued for many years following. The area would be transitioned into a city park property over the next decade, but any environmental site assessment was probably nonexistent given the regulations and requirements of the era.



1961-1966

Urban Renewal Plan Debated

In 1961 the South Bend Urban Redevelopment Commission initially unveils a 200-acre urban renewal plan impacting 800 homes, with 150 to be demolished. Community opposition leads to a revised plan in 1964 with fewer demolitions and a new community center facility (the future Charles Black Center). The 1.1 million budget includes relocation of 133 families that would still temporarily lose their homes.

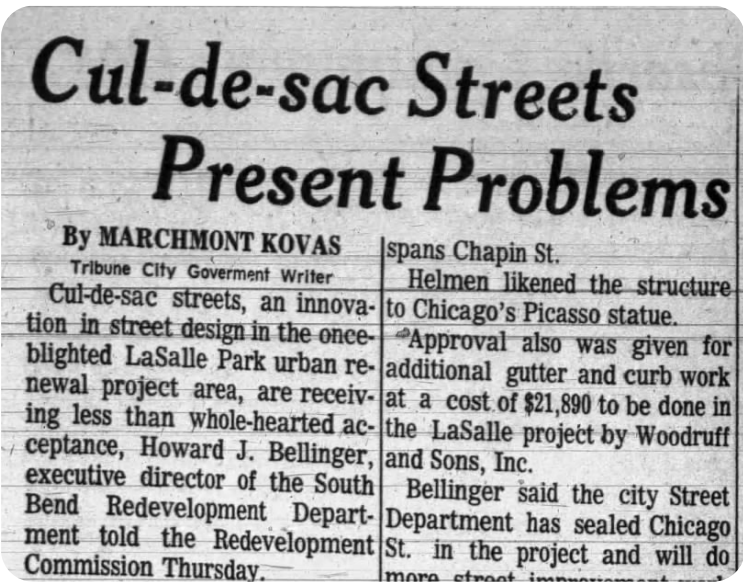


1967

Blighted Conditions Exposed

Residents first organized their response to worsening conditions in 1959 by delivering a petition to the City's Board of Public Works asking for paved streets, sidewalks, and sewer improvements. By 1963, dilapidated housing conditions were gaining wider community awareness. Prompted by an invitation from local neighborhood leaders, the South Bend Tribune's publishes a front-page story exposing the squalid living conditions noting, "World War II worker housing carved up into duplexes and overrun with families, filth and vermin long overdue for any type of clearance". The "barracks" housing that were constructed 20 years prior had fallen into disrepair and the City of South Bend was the landlord.

Neighborhood Landuse Timeline



Civil Unrest & Street Alteration

Fueled by years of tension from a lack of investment and unfulfilled promises by city leaders in an atmosphere reflecting the national civil unrest, violence arose on July 25 and 26 1967. Roving gangs taunting residents were met by rock throwing. Altercations between police and African American youths at a neighborhood center in the 2900 Block of Western Avenue, led to police firing into the building striking one youth. A second youth struck by police gunfire later suffered an amputated leg. The violence also resulted in property damage and numerous arrests.

Urban Renewal Disconnection & Demolition

The Urban Renewal Plan for the neighborhood included an alteration of the neighborhood street grid and reduce vehicle access. The addition of cul-de-sacs would permanently disconnect four north south streets (Bendix, Kentucky, Lake and Chicago) from Western Avenue. The logic of the plan was to increase public safety by preventing access at non signalized intersections within the neighborhood but was also viewed as a way to improve police surveillance of the area. These changes reportedly weren't supported by all as the cul-de-sac proposed for Wellington Street was cancelled following opposition.

LaSalle Park Homes

The Greater South Bend Housing Corp began construction of LaSalle Park Homes in 1968 by Corp added 150 units of housing by 1974. Originally a non-profit organization providing affordable rental housing to low-income families and the elderly, the development provided new housing for some of those displaced by the ongoing renewal program.

Neighborhood Landuse Timeline



1961- 1969

Beginning of LaSalle Park and Restoration of Beck's Lake

Transformed from a one-time dump site with addition of 10,000 cubic yards of fill and soil the 32-acre LaSalle Park is established in 1961. The park included athletic fields, a playground area, shelter house, and a wooded picnic area to the east.

The LaSalle Recreation Center opened in 1967 providing spaces for a variety of recreation plus locker rooms, lounges, storage, activity and other meeting spaces. The center was re-named in honor of former center director Charles Black in 1999.

At the urging of residents, Beck's Lake is restored in 1969. The 8-acre excavated site would serve as storm/surface water retention pond. A sledding hill is also constructed on the western edge of Beck's Lake constructed either of fill dirt, demolition debris, or both.

1980-2000

EPA Clean-up

In 1984 the Bendix Corporation informed the EPA of past dumping activities, and it begins testing activities making periodic assessments initially concluding that no further action is warranted. In 2009, the EPA conducted an expanded site inspection, finding elevated levels of arsenic and other known contaminants which results in the EPA adding Beck's Lake to its national list of "Superfund" sites in 2013 leading to a remediation strategy. The City and Honeywell (the corporate descendant of Bendix) entered into an agreement to study and determine the extent of contamination and identify plans for remediation. The EPA announced an agreement with Honeywell and the City for short-term clean-up. In 2022, the top two feet of soil was removed and refilled with new soil within designated areas.

2000-Current

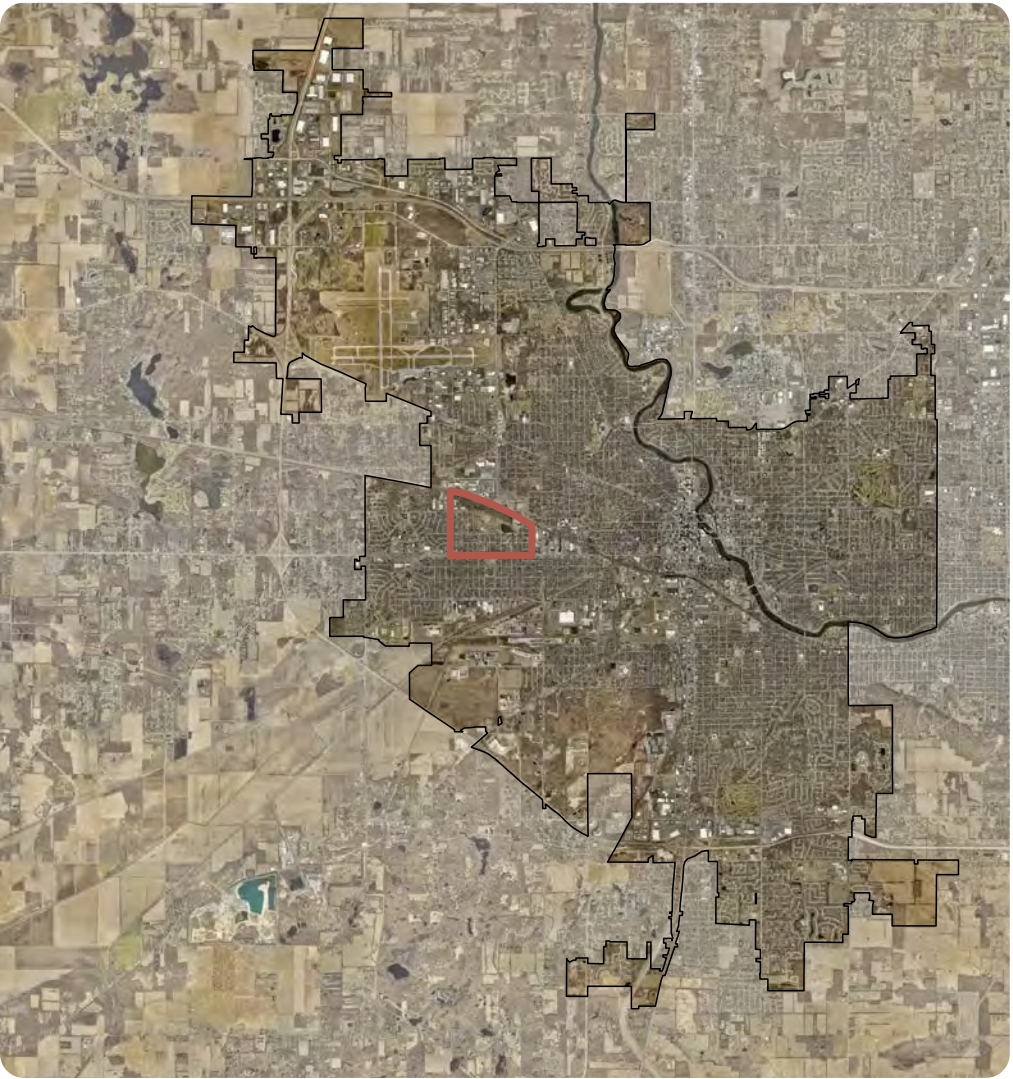
Investing into the Future

In 2002, the Weed and Seed plan articulated a vision for the future, goals to make the vision a reality, and addressed key restoration needs of the neighborhood over the next ten years. Recommendations included supporting new owner-occupied housing and improving the park. Additionally, the 2014 West Side Main Streets plan, which was focused on mainly corridors and public spaces, outlined a vision for an expanded LaSalle Park. The plan also looked for opportunities to stabilize the neighborhood with additional new residential and/or rehabilitated residential. A series of streetscape improvements along the Western Avenue commercial corridor were completed in 2015, 2017, and in 2019.

Charles Black Center improvements were completed in 2018 to accommodate a wide range of programming activities followed by a 2-million-dollar renovation to LaSalle Park adding several new outdoor features including new paths, a roller-skating loop, new shaded seating areas, a second pavilion and picnic area.

Planning Area

The planning area for the LaSalle Park Neighborhood Plan is generally bounded by railroad tracks to the north, Meade Street to the east, Sheridan Street to the west, and Western Avenue to the south.



Neighborhood Context Map.



Neighborhood Boundary Map.

Existing Conditions



Neighborhood Topography

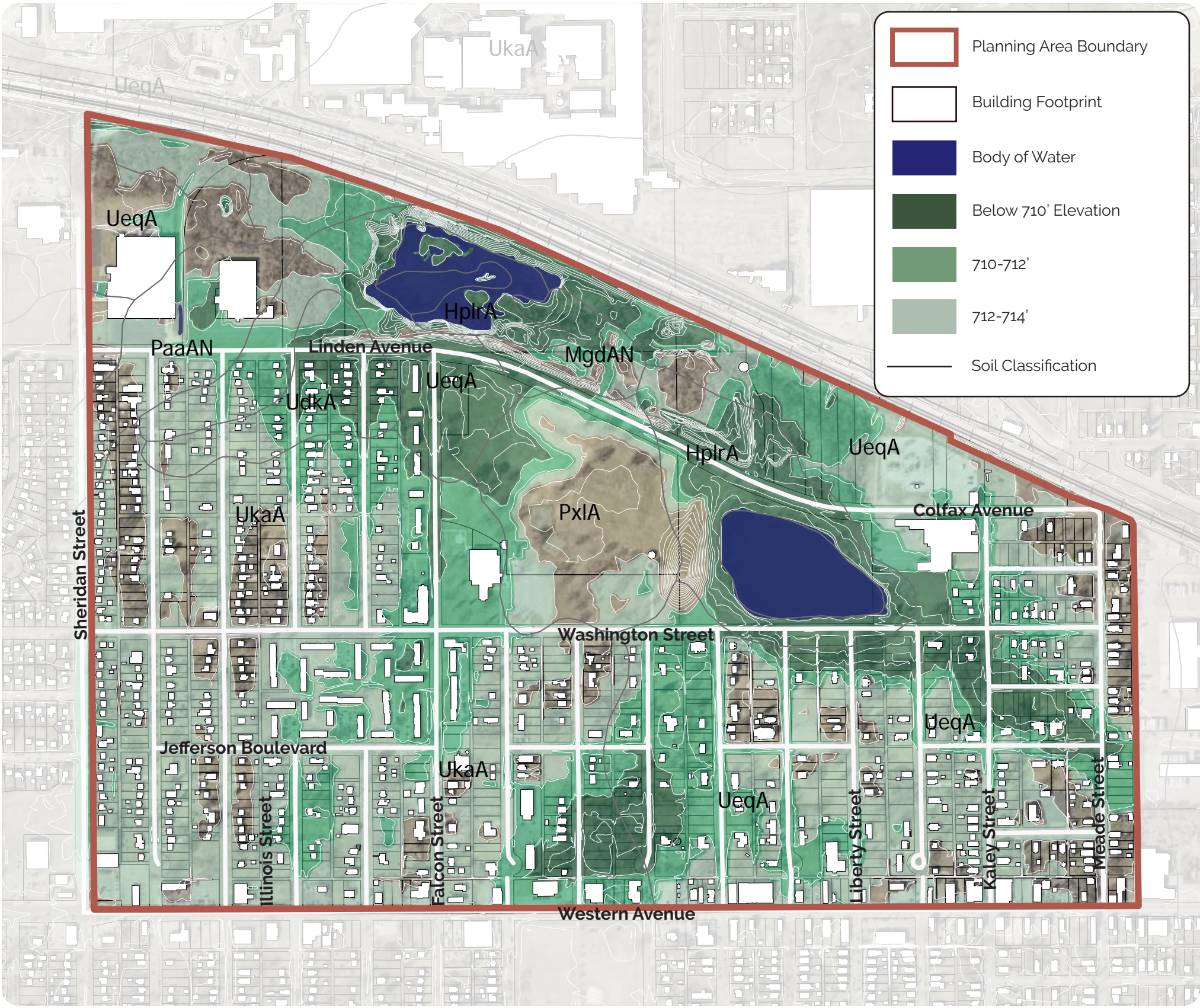
The historic headwaters of the Grand Kankakee Marsh was located in LaSalle Park. The river flowed southwest in a natural, meandering course until approximately 1860. Although the Kankakee Marsh was drained to better accommodate development, much of the soil composition, water table depth, and low elevation of land is still seen and presents challenges for housing development.

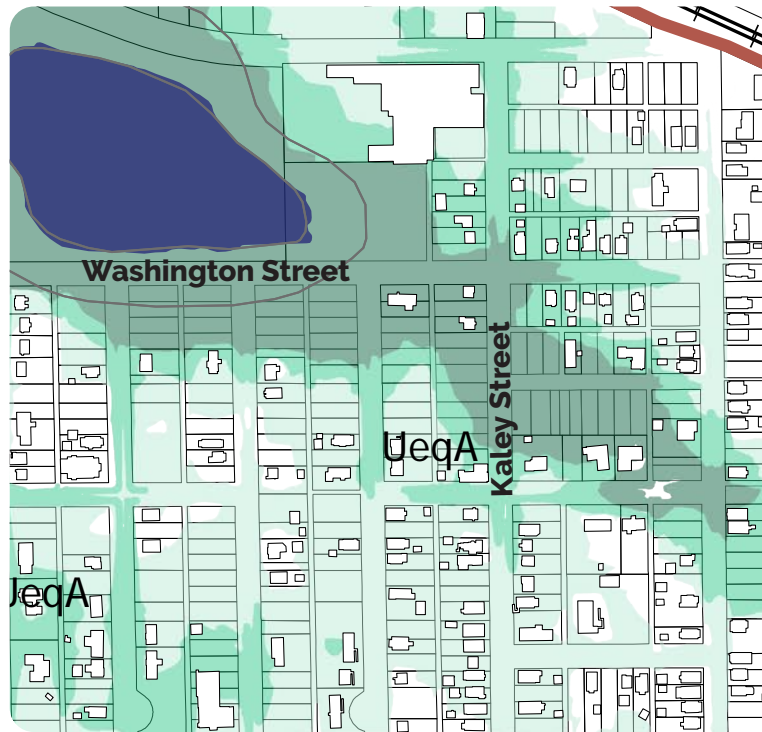
Possible solutions to the challenges in LaSalle Park's geological composition include developing in defined areas with a lower water table, higher elevation, and better draining soil. Modern technologies in building construction can help provide better stability for mucky soil including water mitigation systems for basements and crawl spaces.

The following is a map showing elevations and soil composition areas based on the most recent USDA soil survey.

Soil Classifications

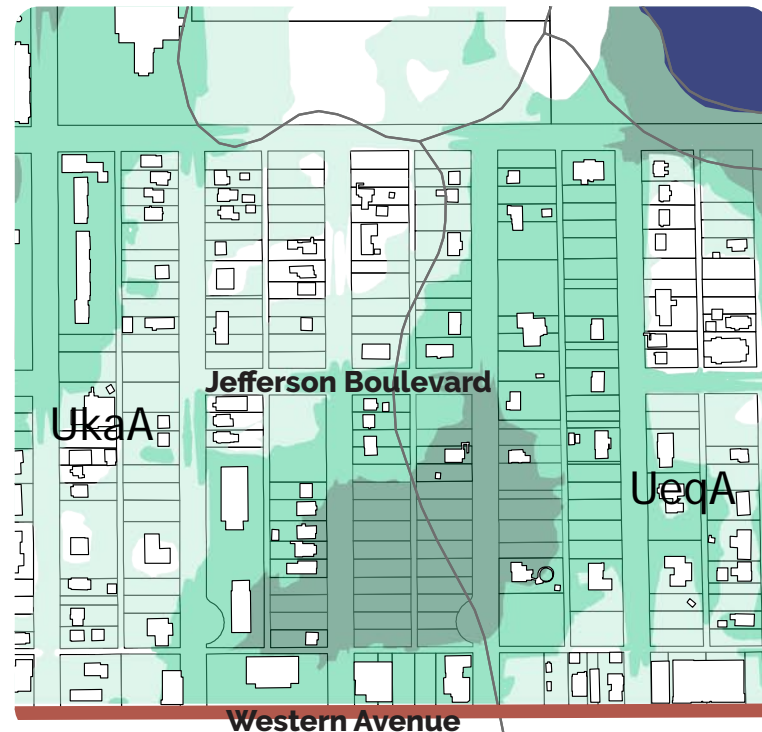
- HplrA**—Houghton muck, very poorly drained, frequent ponding, water table depth of about 0 inches
- MgdAN**—Martisco muck, very poorly drained, frequent ponding, water table depth of about 0 to 6 inches
- PaaAN**—Palms muck, very poorly drained, frequent ponding, water table depth of about 0 inches
- PxIA**—Psammaquents, somewhat poorly drained, water table depth of about 6 to 18 inches
- UdkA**—Urban land-Brady complex, somewhat poorly drained, water table depth of about 6 to 18 inches
- UeqA**—Urban land-Gilford complex, poorly drained, frequent ponding, water table depth of about 0 to 12 inches
- UkaA**—Urban land-Maumee complex, poorly drained, frequent ponding, water table depth of about 6 to 12 inches





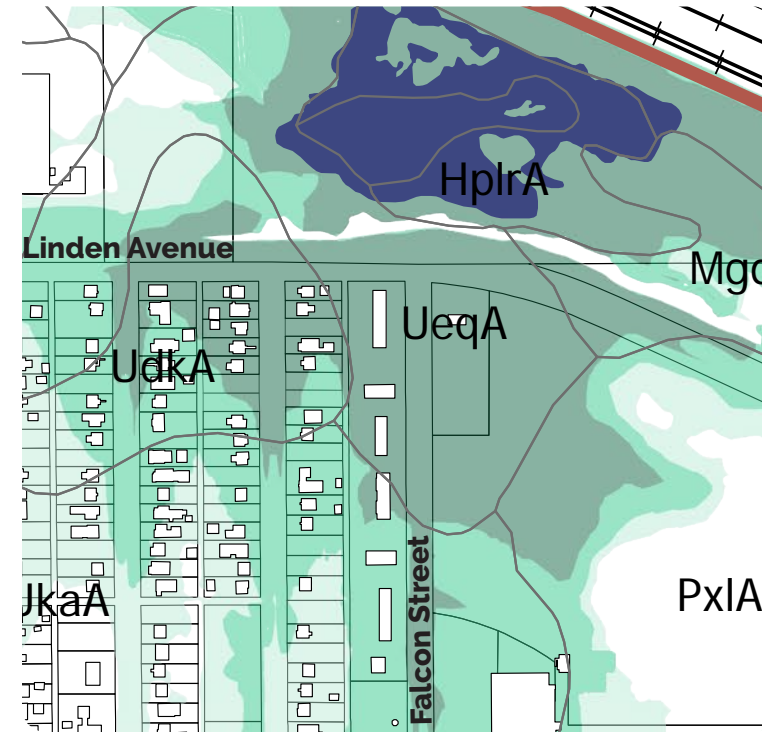
Kaley Street - Washington Street Area

The lower lying area along Washington Street moving southeast, are shown in the graphic as mostly undeveloped. This land being less than 710 feet above sea level and the soil being characterized as being poorly drained, mucky, and having frequent ponding of water. With the water depth ranging between 0 to 12 inches and the poor quality soil, development of housing on these lots would be more difficult than other areas within the neighborhood with better draining soil and a lower water table.



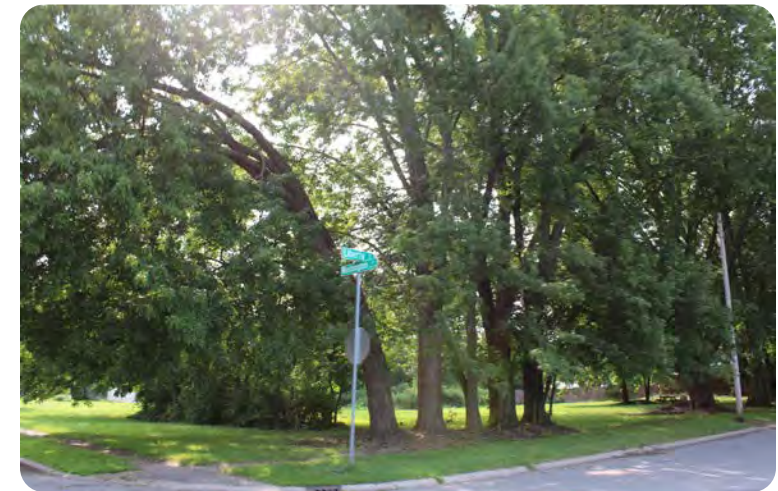
Jefferson Boulevard - Western Avenue Area

The lower lying area just north of Western Avenue between Lake and Dundee Streets, are shown in the graphic as mostly undeveloped. This land being less than 710 feet above sea level and the soil being characterized as being poorly drained, mucky, and having frequent ponding of water. With the water depth ranging between 0 to 12 inches and the poor quality soil, development of housing on these lots would be more difficult than other areas within the neighborhood with better draining soil and a lower water table.



Sheridan Avenue - Falcon Street Area

The lower lying area along Sheridan Avenue and Falcon Street, are shown in the graphic as partly developed. This land being less than 710 feet above sea level and the soil being characterized as being poorly drained, mucky, and having frequent ponding of water. With the water depth ranging between 0 to 18 inches and the poor quality soil, development could be more difficult than other areas within the neighborhood with better draining soil and a lower water table. The lower lying land in this focus are drains slightly better than other areas in the neighborhood which may be why homes still exist in this area. Housing development should focus further south and west of this area which is a higher elevation to allow for better drainage and less flooding risk.



South East corner of Liberty and Washington



View looking East on Linden Street



View looking East on Iowa Street above Western Avenue

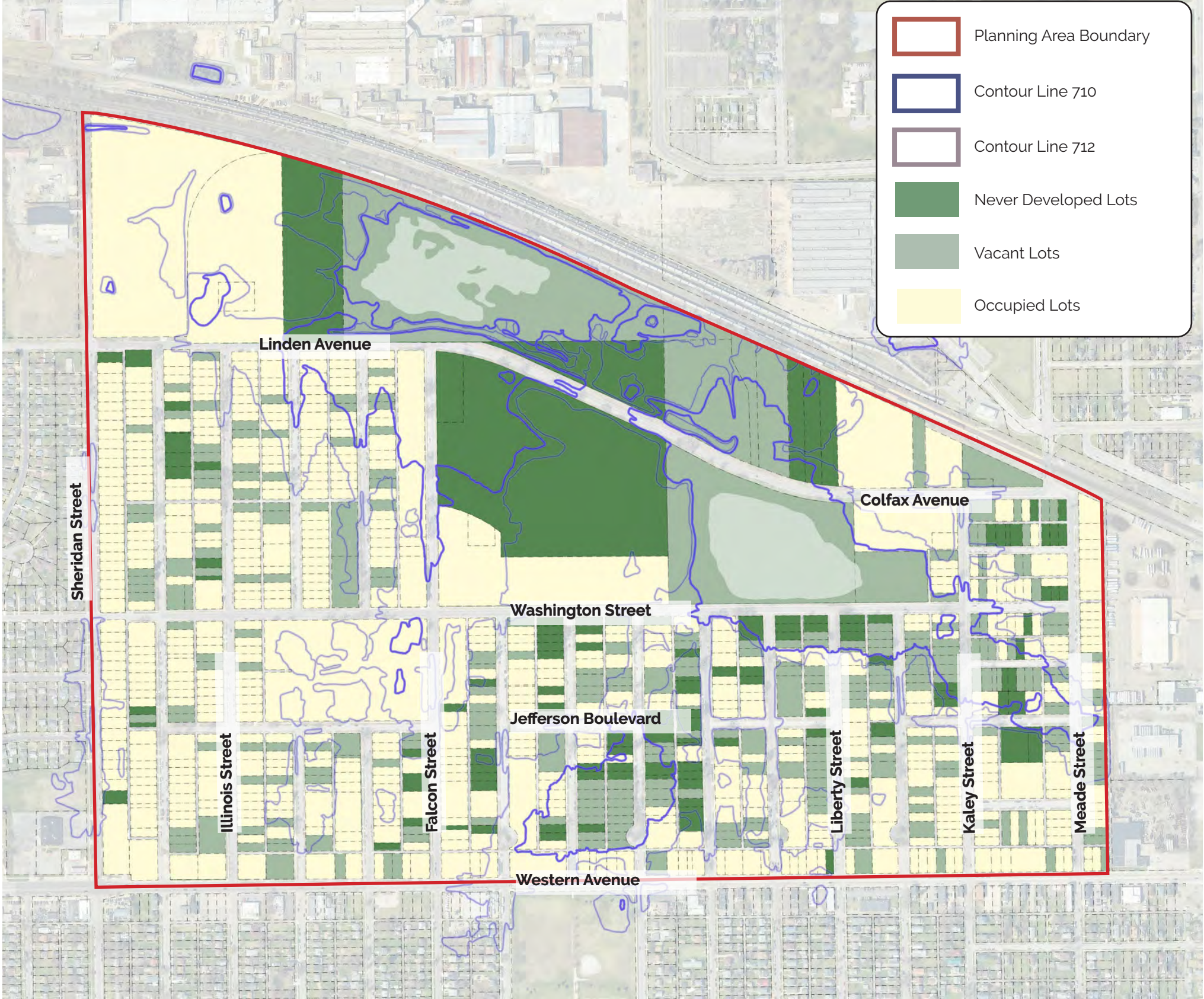
Lot Vacancy

A history of LaSalle Park Neighborhood lot vacancy shows how underlying geological and physical conditions and housing restrictions placed on African Americans have had a significant influence on development patterns.

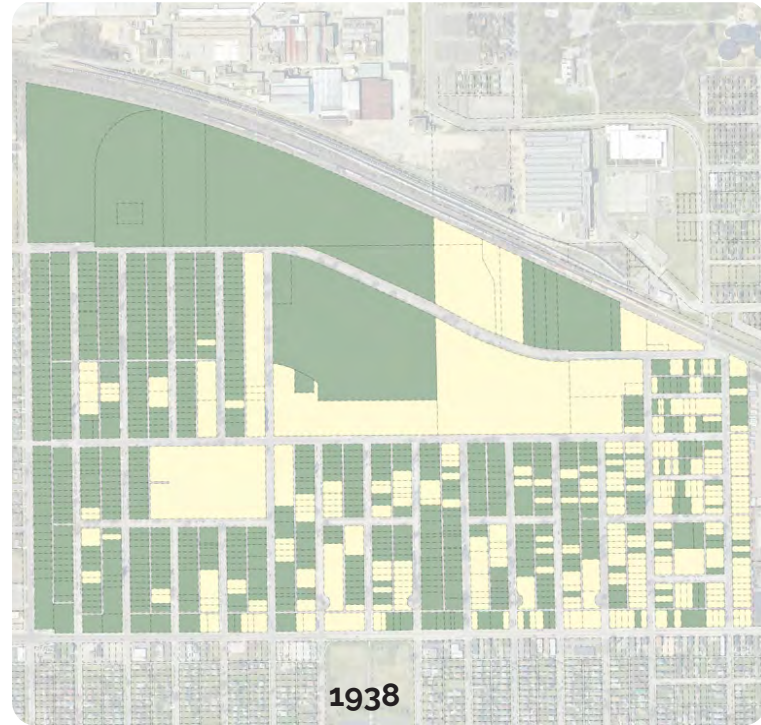
Less than 200 years ago, the area was located within the historic headwaters of the Grand Kankakee Marsh. Once drained, the poor soil conditions and high-water table left behind have continued to impact portions of the neighborhood, particularly those south and east of Becks Lake where some properties have never been developed. The map to the right depicts current occupancy of LaSalle Park neighborhood parcels. Lighter green colors represent those parcels once developed but now vacant, while dark green parcels represent parcels never developed. The blue contour line represents the 710' elevation. When aligned with property lines, this elevation appears to represent a dividing line: properties at or above 710 feet have been developed, and properties below have not.

The other major development pattern are restrictions that impacted historical settlement by African American population within South Bend. First drawn by economic opportunities brought by rapid industrialization, families were often confined to specific neighborhoods due to racial segregation and restrictive housing practices. Given the lack of other options throughout the city, areas like LaSalle Park became a primary residential area for the African American community.

Early residential development included the first attempts at dedicated public housing. Later, poor infrastructure and other challenged conditions, including a public dump, led to a period of urban renewal where substandard housing was removed accompanied by relocation of families – some finding new homes in the resulting development of modern public housing.



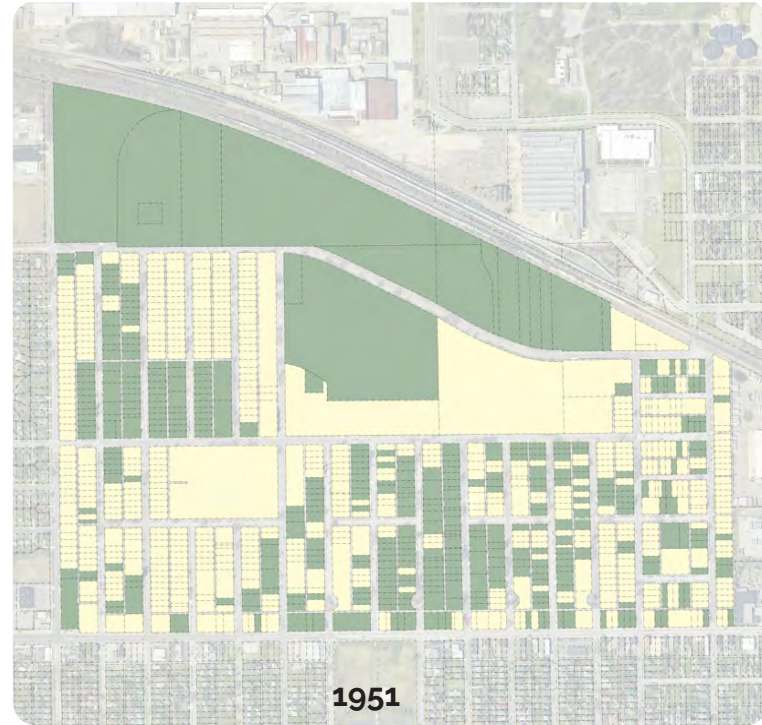
Development Pattern



Industrialization Growth

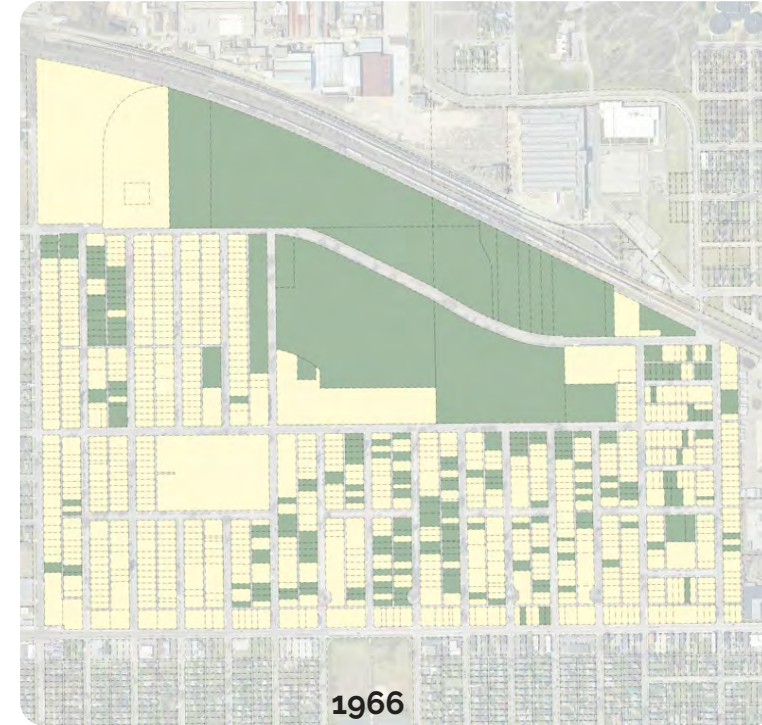
In the early part of the 20th century at a time when the Grand Kankakee Marsh was still being drained, the area was mainly unsettled. In the few homes nearby, there were mostly Polish American or other eastern Europeans working in one of the many area factories. The emergence of Beck's Lake had generated the first industry of the neighborhood - ice harvesting.

The coming decades saw significant changes to the area. As more factories opened nearby, migration to the neighborhood by African Americans from the US South increased and in 1911, South Bend annexed LaSalle Park Neighborhood area into the city. In 1927, the city planned a sewer to accommodate industrial growth and Beck's Lake was drained. Work was complete despite poor conditions in the former lakebed.



Public Housing Construction Begins

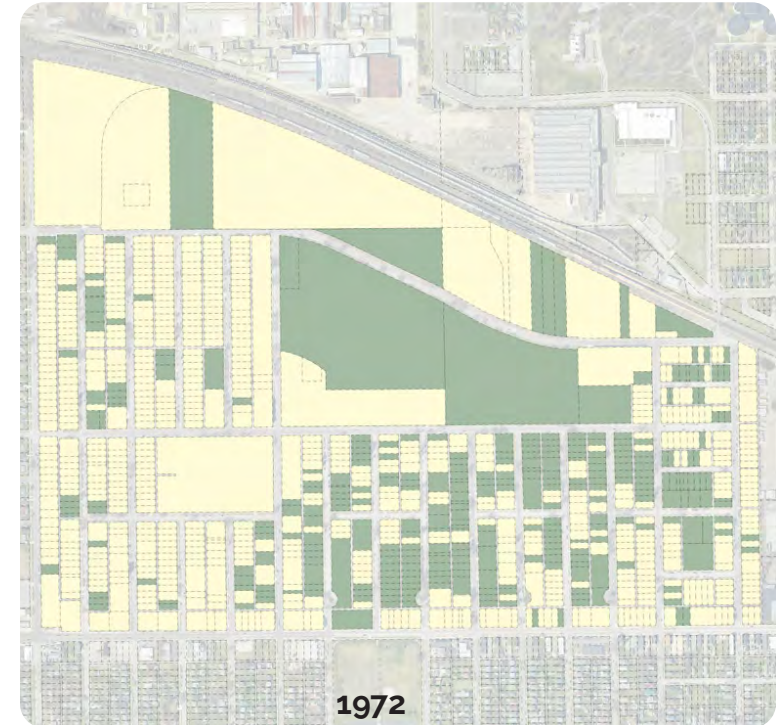
In 1943, 150 units of "war housing" were approved for construction in the neighborhood. These public housing units were constructed for African American families in an area bounded by Kenmore Street, Washington Street, Chicago Street, and Jefferson Blvd. Additional units were built in 1944 as a series of 20 two family cinder block dwellings north of W. Washington St. located in an area now occupied by LaSalle Park property. The quickly built structures came to be known as "the barracks".



Urban Growth

The LaSalle Park Neighborhood remained a major settlement area for African Americans, but neighborhood infrastructure lagged behind with narrow, unpaved streets without curbs and sidewalks, and some areas were lacking a proper sewer system.

Starting in the 1930's, the former Beck's Lake Area became a dumping ground for industrial waste and household refuse further filling in the marshy muddy area surrounding Beck's Lake. Eventually, the city acquired the property and closed the dump site though informal dumping continued in the 1950's.



Urban Renewal Demolition

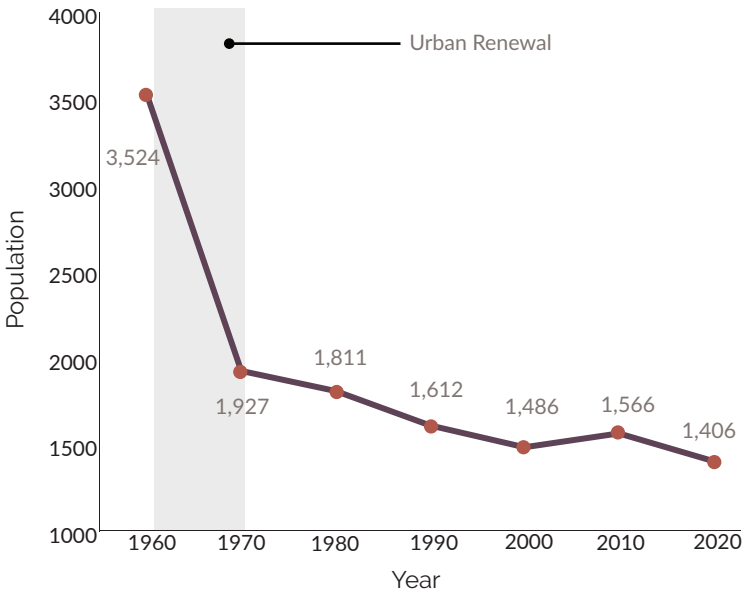
In 1959, residents delivered a petition to the City asking for street, sidewalk, and sewer improvements. The initial response was the first urban renewal housing plan impacting 240 acres and hundreds of homes. In 1964 a plan was finalized to deliver infrastructure, a 40 acre park and new community center. One hundred and thirty homes would be demolished including the cinder block "barracks", a symbol of substandard housing conditions.

By the mid 1960's, LaSalle Park was opened within the former dump/Beck's Lake Area with new athletic fields and a wooded picnic area. The LaSalle Park Recreation Center was opened in 1967. By the end of the decade, LaSalle Park was complete with two new features: a sledding hill and Beck's Lake - now restored to 8 acres. By 1969, LaSalle Park Homes were under construction on the southwest corner of Washington and Falcon Streets. When completed 5 years later it would include 150 rental units.

Neighborhood Data

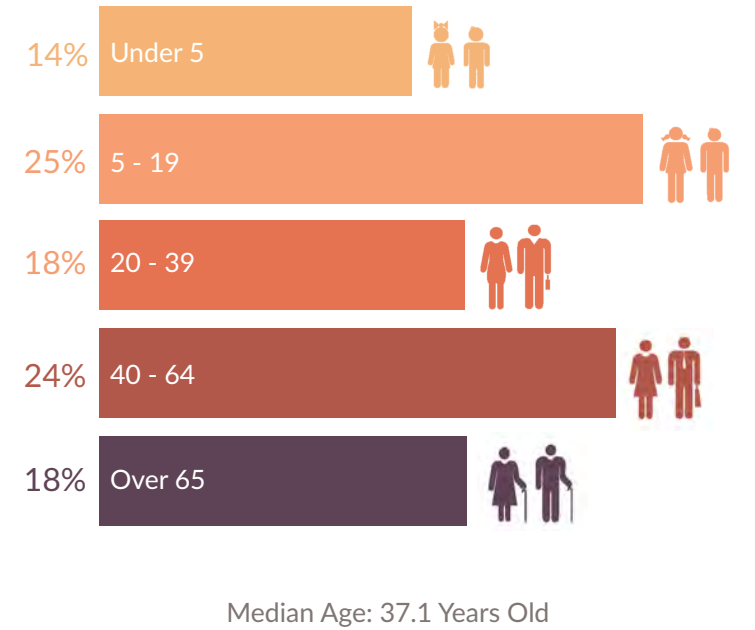
All figures are based on Census Tract 23, which approximates the LaSalle Park Neighborhood plan area.

Population



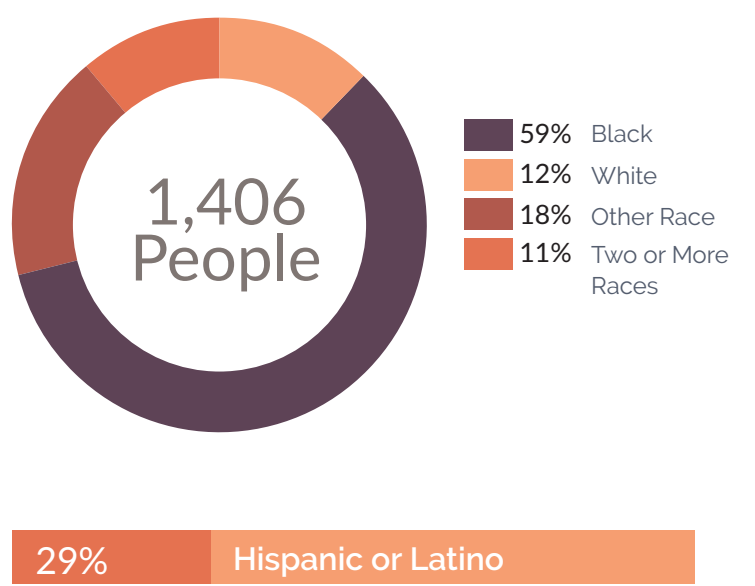
Source: Decennial Census

Age



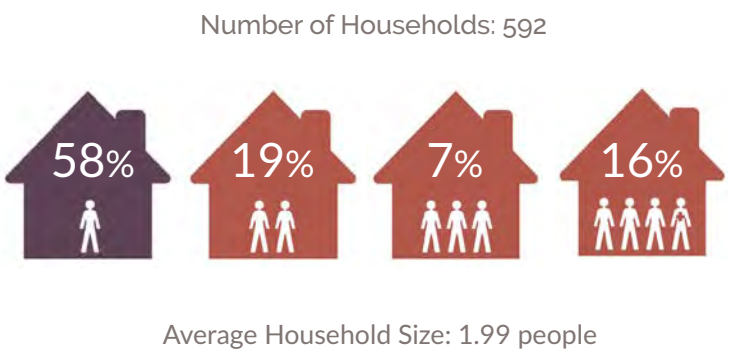
Source: 2022 ACS 5-year Estimates

Race and Hispanic Origin



Source: 2020 Census

Household Size



Source: 2022 ACS 5-year Estimates

LaSalle

Population: The neighborhood's population declined from 3,524 people in 1960 to 1,927 in 1970, before continuing to fall to 1,406 people in 2020.

Age: Nearly forty percent of the population is children under 19 years old, while almost twenty percent of the population is comprised of individuals aged 65+.

Racial Composition: The majority of the neighborhood is Black, while nearly 30% of the population identify themselves as Hispanic or Latino.

Household Size: Nearly sixty percent of households consist of a single person.

South Bend Population: South Bend's population declined from 132.4k people in 1960 to 109.7k in 1980s, before continuing to fall to 103.1k in 2020.

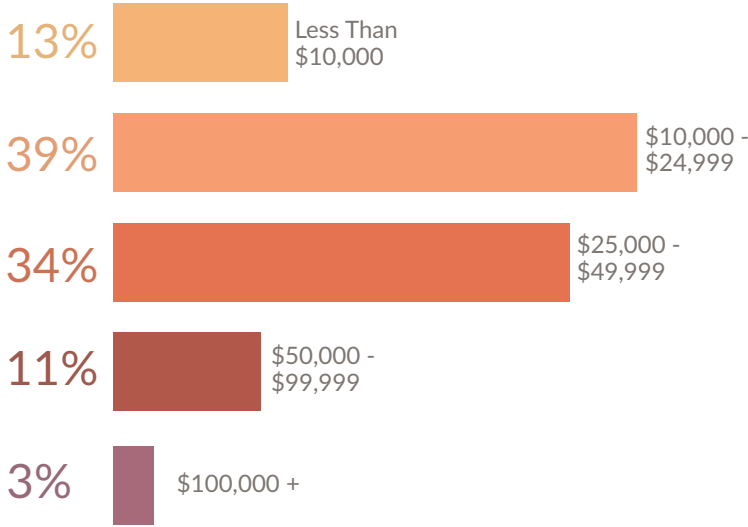
South Bend Age: Nearly thirty percent of the population is under 19 years old, while nearly fourteen percent of the population is comprised of individuals aged 65+.

South Bend Racial Composition: The majority of the city is White, while nearly 17% of the population identify themselves as Hispanic or Latino.

South Bend Household Size: Nearly forty percent of households consist of a single person.

Household Income

Percentage of households within each household income range

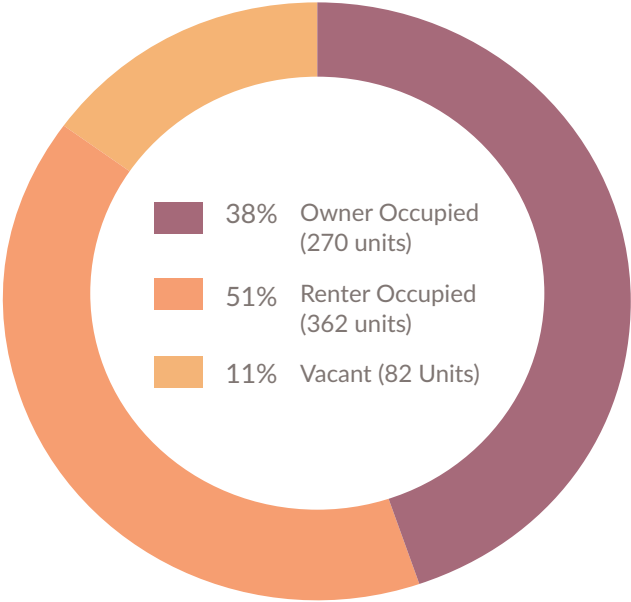


Median Household Income: \$22,125

Source: 2022 ACS 5-year Estimates

Housing

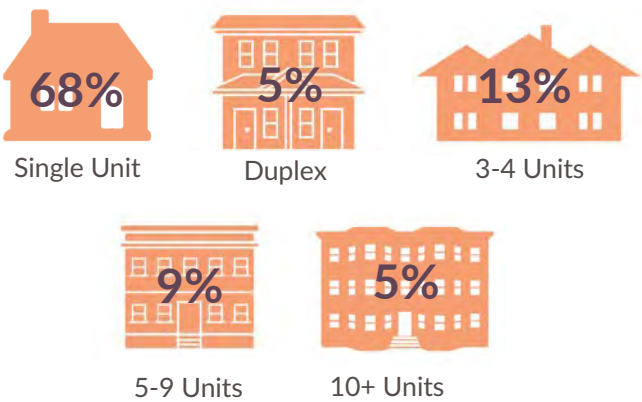
Total Housing Units: 714



Source: 2022 ACS 5-year Estimates

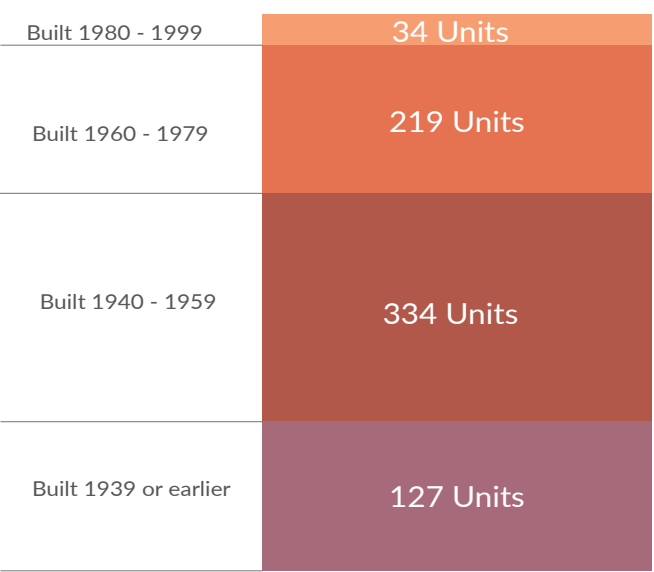
Units in Structure

Number of Residential Structures: 714



Source: 2020 Census

Year Housing Built



Median Year Structure Built: 1955

Source: 2022 ACS 5-year Estimates

Household Income: Most households have a total income of less than \$35,000.

Housing Ownership: A little more than half of the housing units in the neighborhood are renter occupied.

Type of Housing: The majority of the neighborhood's housing units are single unit structures (72%). Twenty-seven percent of homes are found in missing middle buildings of 2 to 10 units.

Housing Age: Almost 95% of the housing stock is over 45 years old. About 1 in 6 homes in the neighborhood were built prior to 1940.

South Bend Household Income: The median household income is \$49,056.

South Bend Housing Ownership: A little more than half of the housing units in the city are owner-occupied

Type of Housing: The majority of the city's housing units are single unit structures (74%). Twenty-five percent of homes are found in missing middle buildings of 2 to 10 units.

Housing Age: Almost 87% of the housing stock is over 45 years old. About 1 in 4 homes in the city were built prior to 1940.

Neighborhood Character

Overview

Located on the west side of South Bend, the LaSalle Park Neighborhood features a range of housing choices, important community institutions, unique small businesses, and industrial uses. The following is a sampling of the neighborhood's character.

Residential Buildings

The planning area has a mixture of homes, including detached dwellings, duplexes, townhouses, and small- to medium-scale apartment buildings. Styles of architecture include ranch, bungalow, and American foursquare.



Commercial Buildings

Western Avenue is a major east-west street that features the neighborhood's primary commercial district. Mixed-use buildings can be found along its length.



Industrial

Light industrial buildings comprise the area north of Linden Avenue and along Olive Street, east of the neighborhood.



Faith-based Institutions

LaSalle Park hosts many faith-based institutions.



Parks and Open Spaces

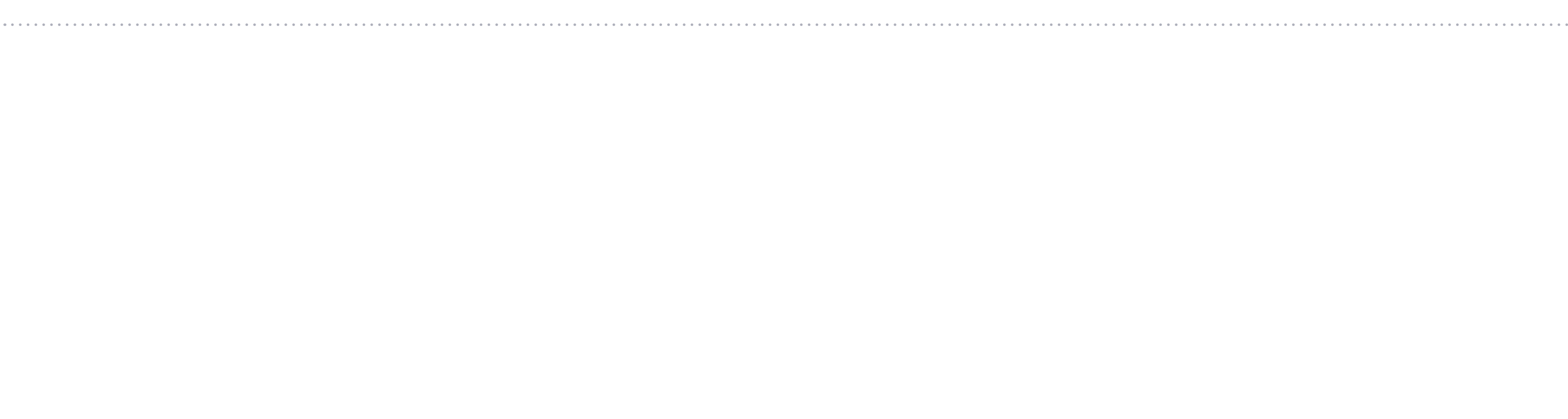
LaSalle Park is home to a signature park of the same name. It features prominent public spaces including the Charles Black Community Center, Beck's Lake, recreational trails, and other athletic amenities.



Vacant Lots

The neighborhood has several vacant lots where buildings once stood, some lots have never been developed.





PLANNING PROCESS & **ENGAGEMENT**

Timeline • What We Heard

Planning Process & Engagement

Overview

The City of South Bend developed this plan through a process that engaged residents, businesses, institutions, government agencies, and other neighborhood stakeholders. The planning process included online surveys, key stakeholder interviews, and workshops that gathered critical information about the LaSalle Park Planning Area's existing conditions, needs, and opportunities. This engagement provided the basis for this plan. During the planning process, the City provided updates to the neighborhood organization and Common Council.

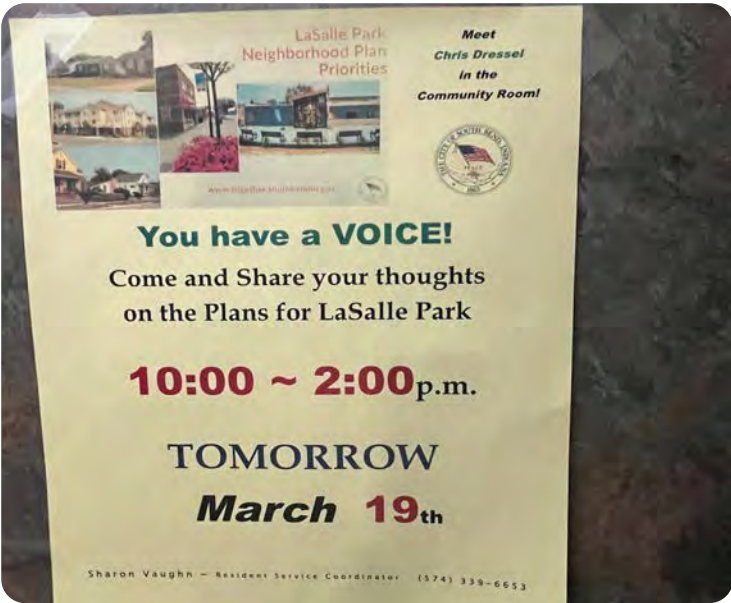
September 2023



Stakeholder Meetings

The City's planning staff conducted 14 virtual and in-person meetings with neighborhood stakeholders. Stakeholders included the neighborhood association, community and nonprofit organizations, faith-based institutions, businesses, developers, City departments, and City Council representatives. These conversations began to outline general themes and potential focus areas for the neighborhood plan.

October 2023



Outreach Methods

The City used a series of outreach methods throughout the planning process to encourage participation. These methods included mailings to over 980 resident and property owner addresses, e-mail lists, and presentations to the neighborhood association.

LaSalle Park Neighborhood Plan

Join the City of South Bend, in partnership with neighborhood residents and stakeholders, for a series of three events to create a neighborhood plan for the LaSalle Park Neighborhood.

All events will be held at:
Charles Black Community Center 3419 West Washington St.



ONLINE SURVEY October 10 - November 3
Together.SouthBendIN.gov

1 HOUSING PANEL	2 VISIONING WORKSHOPS	3 PRIORITIES WORKSHOP
Tuesday, October 24th 6:00 PM Panel discussion on housing development by local developers and keynote speaker Marques King followed by Q&A.	Thursday, October 26th or Thursday November 2nd Drop in at any time between 10:00 AM and 6:00 PM. Presentation on the planning process and visioning exercises will take place at 12:00 PM and 6:00 PM.	Thursday, November 16th Drop in at any time between 10: AM and 6:00 PM. A brief recap of the planning process will be given followed by interactive dialogue about the neighborhood's future priorities at 12:00 PM and 6:00 PM.

City of South Bend | planning@southbendin.gov | 574.235.5847 | 227 W. Jefferson Blvd., Suite 1400 S

Housing Panel

The City held a panel discussion on housing development by local community developers. Marques King, an expert on incremental housing development, served as the keynote speaker.

November 2023



Visioning Workshop

An all-day visioning workshop focused on understanding the neighborhood and its vision for the future. Participants were asked big-picture questions and completed exercises on topics such as housing, infrastructure, land use and building form, neighborhood amenities, and neighborhood-specific issues.

November 2025



Priorities Workshop

At the neighborhood priorities workshop, participants confirmed that the data gathered online and from the visioning workshops were complete and represented their ideas. The community was then asked to prioritize potential neighborhood initiatives. This helped prepare the framework and priorities outlined in this plan.

January 2026



Open House

After a draft neighborhood plan document was created, the City held an open house to present it to neighborhood stakeholders and ask for feedback.



Adoption

Following public hearings, the South Bend Plan Commission and Common Council adopted the LaSalle Park Neighborhood Plan as an amendment to the Comprehensive Plan. This Plan now serves as the City's official policy for the area.

What We Heard

Following are the main ideas expressed during the public engagement process for the LaSalle Park planning area. The items in **bold** were identified as priority projects at the public workshops.

Streets & Transportation

Improve streetscape along the following streets:

- Washington Street
- Linden Avenue

Calm traffic along the following streets:

- Sheridan Street
- Falcon Street

Improve lighting:

- Along walking path in LaSalle Park
- Washington Street

Incorporate street trees in the tree lawn where possible.

Improve condition of sidewalks.

Add more protected bike lanes and shared use trails.

Housing

Support development of additional affordable housing units.

Repair existing housing stock and provide home repair workshops and training.

Maintain affordability of neighborhood housing.

Increase homeownership in the neighborhood.

Built Form & Zoning

Strengthen urban mixed-use character along Western Avenue.

Reintroduce neighborhood-scale retail.

Promote construction of missing middle homes.

Other Amenities

Facilitate Development of a neighborhood-scale grocery store.

Expand youth and senior programs at the Charles Black Center.

Continue to make improvements to LaSalle Park.

Facilitate development of a Neighborhood pharmacy.





Tell Us What You Think: Infrastructure

City of South Bend

Place a sticker on the map to show where:

- Place where cars speed
- Place difficult to cross
- Bike and pedestrian improvement needed
- Trees needed
- Lighting needed to be improved

Should Kalay Street - Colfax Avenue - Linden Avenue be a three-way stop? Why or why not?

Yes - Safety
MS

Do you think it is a good idea to potentially remove one or more of the cul-de-sacs (i.e. Chicago, Lake, Kentucky, and Bendix) and reconnect them to Western Avenue?

Keep the cul-de-sacs
Keep the cul-de-sacs open all of them.

Why or Why Not?

Sub 1, two traffic rule point, and for neighbor better cooperation, no direct

LaSalle Park Neighborhood Plan

Visioning Workshop October 26, 2023
November 2, 2023

Tell Us What You Think: Favorite Places & Missing Amenities

City of South Bend

What are your favorite place(s) in the neighborhood?
What existing amenities are important to the neighborhood?

- LaSalle Park, the lake, the hill
- wooded space
- diverse multi-demographic
- LaSalle on low quality C&D
- Family
- youth, no sports programs

What amenities would make the neighborhood a better place?
What things do you need to leave the neighborhood to do that you would like to see in LaSalle Park?

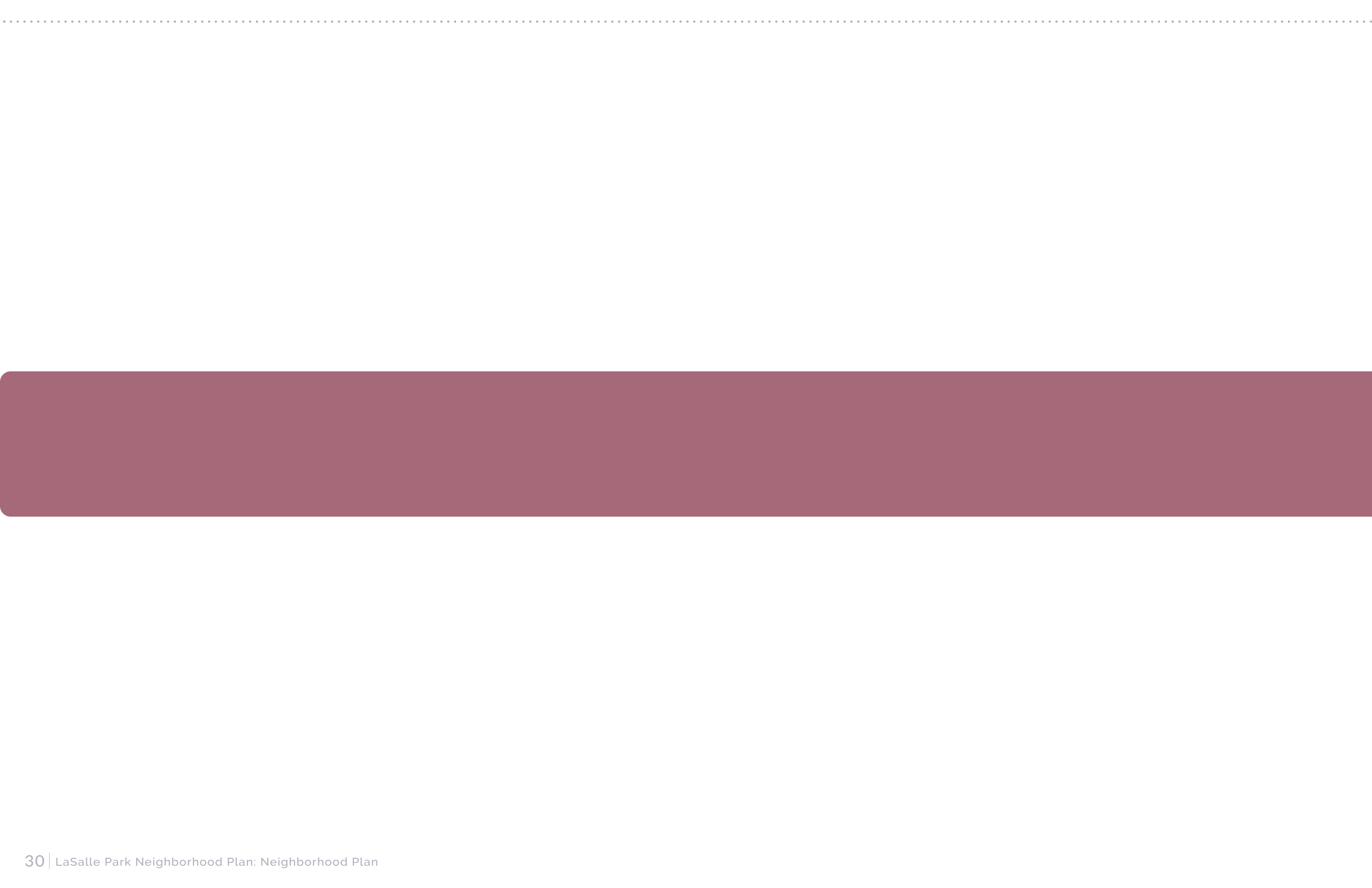
- better connection with surrounding
- more open space (park)
- more activities at entrance street for seniors
- transit center
- Frank Brown and parking lot study
- 5000 parking / carpool
- neighborhood bus
- 4000 carpool activities
- 5000 carpool activities
- more senior activities and services
- more senior activities and services
- identity branding
- additional public services
- maintaining for youth
- maintaining for park when C&D is closed

LaSalle Park Neighborhood Plan

Visioning Workshop October 24, 2023
November 2, 2023

[illegible]

Some of the input provided at the workshops.



NEIGHBORHOOD **PLAN**

LaSalle Park Neighborhood Plan • Parks & Trails • Housing Strategies • Sustainability Principles • Greening the Neighborhood

LaSalle Park Neighborhood Plan

The following is a list of LaSalle Park Neighborhood project ideas which may be pursued by the City, nonprofit organizations, and the private sector over the next 20 years. More information on the concepts listed below can be found on the following pages.

- 1

Priority Housing Area
Focus new infill housing development in the western third of the neighborhood in order to provide a larger positive impact on the neighborhoods housing stock.
- 2

Medium-Density Residential Infill
Explore denser housing options on the vacant lots along Washington and Kenmore to provide for a variety of housing types. This could include cottage courts, duplexes, townhouses, or small-scale apartment buildings of 4-8 units.
- 3

LaSalle Park Homes Renovation
Create new connections to define public and private spaces to make the development more walkable as well as renovate existing housing units
- 4

Washington Street Pavilion
Create a focal point at the corner of falcon and Washington that utilizes the space between the Charles black center and the street.
- 5

Natural Habitat Preservation
Work with property owners to conserve remnent woodend area.
- 6

Linden Avenue
Provide sidewalks and curbs, utilizing decorative fencing to protect the wooded areas and to discourage access and dumping.
- 7

LaSalle Park Walking Trail
Complete multi-use path that surrounds the park and allow for better connections into the park.
- 8

Beck's Lake Improvements
Consider ways to improve access to the lake and provide additional water-related amenities and beautification.
- 9


The Grove
Utilize vacant and hard to build on lots with tree nursery.
- 10


Iowa Street Park
Utilize hard to build vacant lots for a new open space with the potential for new development.
- 11


Street connections
Explore options to reconnect neighborhood streets that were disconnected during urban renewal in the 1960s.
- 12


Western Avenue Mixed-use
Continue to build upon the West Side Main Street plan to promote new commercial and residential infill and the renovation of existing buildings.

Legend


Elevation Below 710'


Single Famly


Proposed Multi-Family


Western Ave Infill

Infrastructure Improvements

- 

Streetscape Improvements & Traffic Calming
Linden Avenue
Washington Street
Sheridan Street
Falcon Street
- 

Street Connections
Chicago Street
Kentucky Street
Bendix Drive
Jefferson Boulevard
- 

Intersection Improvements
Washington Street - Falcon Street
Washington Street - Kaley Street
Washington Street - Sheridan Street
Iowa Street - Western Avenue
Linden Avenue - Colfax Street - Kaley Street
- 

Proposed Bike Trails
LaSalle Park Perimeter Path
Washington Street
Falcon Street



Priority Housing Area | Site 1

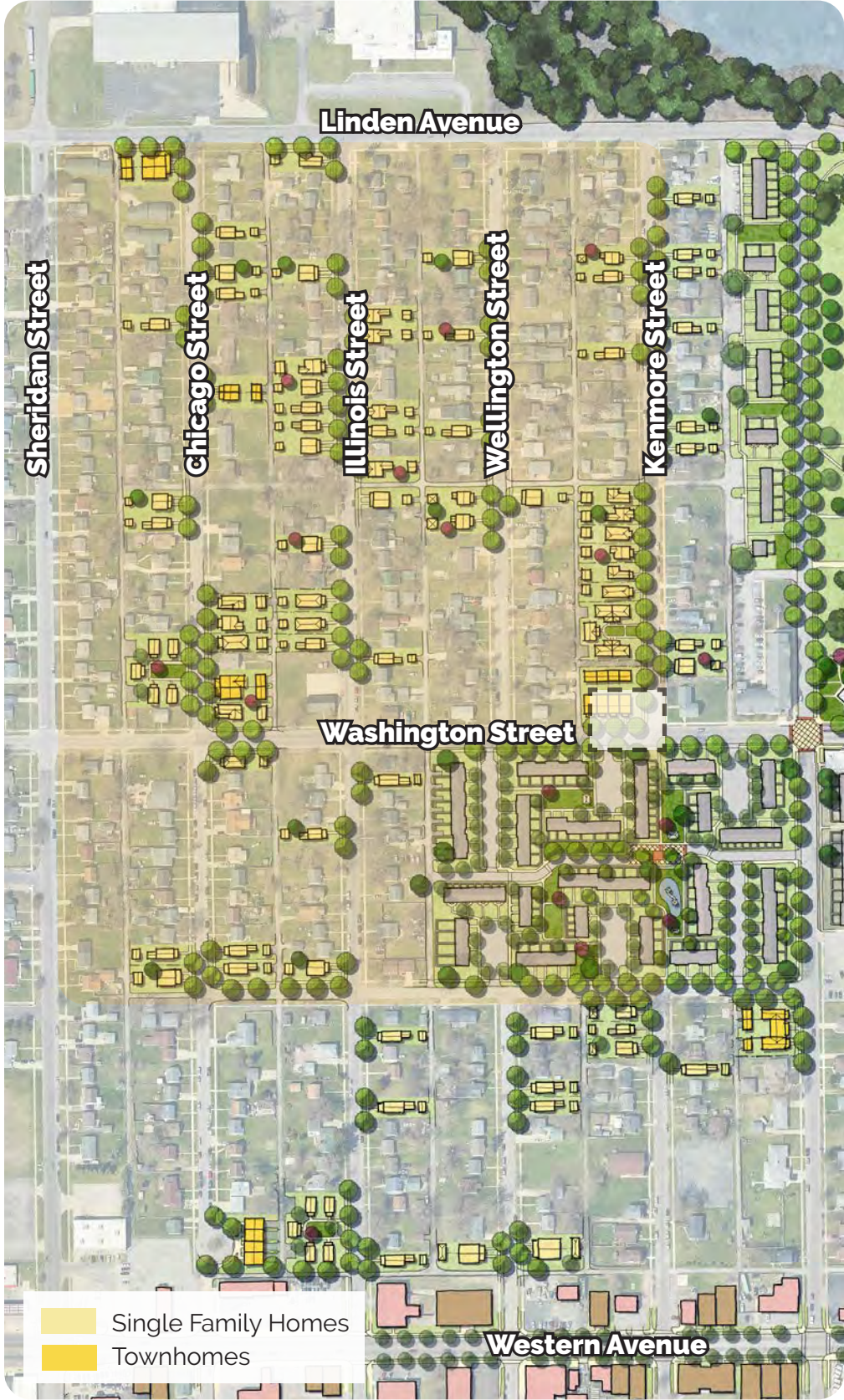
While new housing can be constructed throughout the neighborhood, focusing on a targeted geography can maximize the impact of new construction.

Prioritizing infill housing development within the western third of the plan area (west of Falcon Street) presents a greater positive impact on the neighborhood's housing stock on streets that contain the fewest vacant lots.

This area is also least impacted by physical conditions, including unsuitable soils that make homebuilding more challenging and expensive, a particular issue in a South Bend housing market already strangled by elevated home building costs.



Vacant lots on Kenmore and Washington



Priority Infill Housing Plan

Medium Density Infill | Sites 2

Explore denser housing options on the vacant lots along Washington and Kenmore to provide a variety of housing types. This could include cottage courts, duplexes, townhouses, or small-scale apartment buildings of 4-8 units.

Adding medium density housing along Washington presents a compliment to other existing long standing multifamily properties and adds value to the street as a priority corridor within the neighborhood. The vacant lots on the northwest corner of Washington and Falcon present an immediate opportunity for a sizable development in a highly visible location in the neighborhood.



Views Shown in Rendering



Washington Street Medium Density Infill Housing Rendering

LaSalle Park Renovations | Site 3

Future renovation of the LaSalle Park Homes should better engage the properties with the surrounding space through enhanced site design, improved walkability, and better connections to nearby spaces by:

- Considering renovation of exteriors to provide separate patio and private open space for each unit with a low fence or wall to differentiate between public and private space.
- Making better connections with improved walkable areas and street access



LaSalle Park Homes Rennovations



New internal street connections



Activate frontages



Formalize open space



Activate space with play equipment

Washington Street Pavilion | Site 4

The Southwest corner of LaSalle Park offers a valuable vantage point of the Washington/Falcon Intersection in its position next to Charles Black Center as it is a prominent neighborhood intersection. The park space is underdeveloped with no particuplar purpose and serves to disconnect residents from the center, and especially from its main and only entrance on the east side of the building.

Transforming the space with a multiuse pavilion space can offer flexibility for a variety of events that could be in coordination with or independent of Charles Black Center or other neighborhood events. These events should be readily accessible to neighborhood residents and visitors and could promote more walking and biking by providing safe connection to the entrance without traveling through a parking lot.

The pavilion related improvements may include the addition of benches, trees, pathways, and the beautification of the blank west walls of the Charles Black Center for a murals.



Charles Black Center Paviion

Natural Preservation | Site 5

Privately held undeveloped property north of LaSalle Park, between the Norfolk Southern Railroad Tracks and Linden Avenue, passively exists as a natural habitat today.

Linden Avenue | Site 6

The plan recommends improvements that bring better definition to the public/private edge of Linden Avenue including a tree lined walking trail complete with pedestrian oriented lights and benches. This offers a new park vantage point and makes better use of the natural area. The boundary should be enhanced by a new curbed street that should deter vehicle access and trespassing



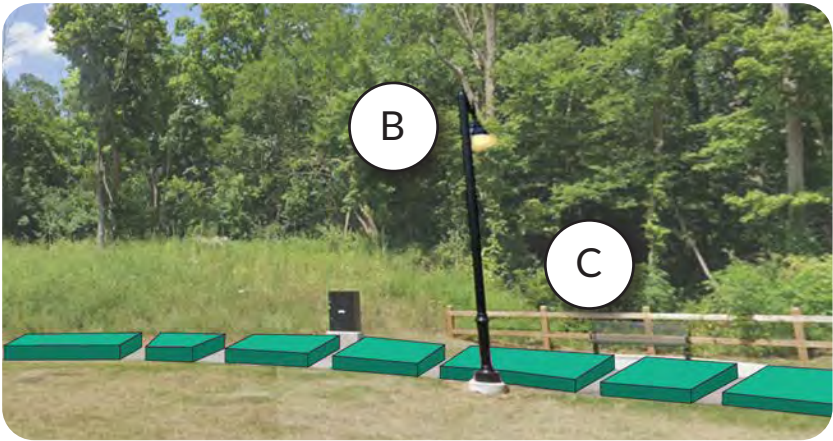
Linden Avenue Trail

- A

Shared use path
- B

Street lamps
- C

Fence to deter trespassing




Example: Boland trail



Linden Avenue Trail Rendering



LaSalle Park Map

 Views shown in rendering



Proposed Trail



Existing Trail

A New walking trail along perimeter

B Extra parking along Linden

C Beck's Lake fountain

D Tree nursery

LaSalle Park | Sites 7, 8

Build a path that surrounds the park to build connections and improve recreation. Adding a 10–12-foot shared perimeter path with trees and lighting better connects recreational opportunities within the park and to other destinations outside the park all while being a unified amenity of its own to walkers, cyclists, and other users.

Seek improved access to the water's edge and beautify the lake. Projects within the plan are meant to improve access and enhance beautification including addition of a fountain/bubbler as a focal point and means to increase oxygen/aeration plus adding a viewing dock to the west side of the lake.

The Grove | Site 9

LaSalle Park was once at the headwaters of the Grand Kankakee Marsh. In LaSalle Park, some parcels have gone undeveloped due to underlying soil conditions making construction difficult and/or costs prohibitive.

Most of these voids have survived to this day as unintentional green spaces like the area south of Washington St and across Beck's Lake. As a tree grove/nursery, the space could present as an extension of the park location to grow and nurture trees for a variety of city uses and serve as a community educational experience to embrace these forever green spaces.



Beck's Lake Rendering



Iowa Street Park Concept

Iowa Street Park | Site 10

This area just to the North of Western Avenue between Iowa and Kentucky Streets is mainly owned by the City of South Bend and an additional private property owner. It's a mostly wooded lot that also contains parcels that have never seen development in the past. The park is another opportunity to occupy underutilized property and deliver additional community-oriented space to the neighborhood that could serve as gathering space and/or other passive recreation.

The space could also be a location for new residential development on a park setting offering a unique amenity.



- A Infill Housing
- B Iowa Street Park

Western Avenue Green Map  Views shown in rendering



Iowa Street Park Rendering

Street Reconnections | Site 11

As part of Urban Renewal activities within the neighborhood starting in the late 1960's following a period of civil unrest, 4 north-south streets (Bendix, Lake, Chicago, and Kentucky) were altered with cul-de-sacs to the north of Western Avenue serving to cut off vehicular traffic. This was reportedly for public safety reasons preventing vehicle traffic from entering/exiting the neighborhood at non-signalized intersections.

The plan does not suggest direct changes but instead explores options that might replace one or more of these cul-de-sacs improving connectivity to Western Avenue for all users. Potential changes don't need to open for vehicle traffic but rather concentrate on making access safer for pedestrians and cyclists.



4 Ways to Improve Connections on Cul-de-sacs

- 1. leave it and add neighborhood gateway
- 2. micro roundabout
- 3. bike and ped connection
- 4. woonerf-flush bollards for cars and peds and bikes



Existing Cul-de-sac

1. Neighborhood Gateway



2. Micro Roundabout



3. Chicane Street



4. Woonerf Street





Western Avenue Infill Concept

Western Avenue Infill | Site 12

Continued development through building upgrades can be further complimented by new building construction. This infill should also contribute to the neighborhood-wide and city-wide need for affordable housing through the introduction of both multifamily residential and mixed-use buildings. Renovation of existing buildings should complement new development.

2025 should see opening of South Bend's largest independent grocery on the northwest corner of Western and Olive, the largest new construction in the neighborhood in several decades.



Western Avenue Infill Map



Views shown in rendering



Western Avenue Infill Rendering

Housing Strategies

A range of housing strategies will help ensure the LaSalle Park Neighborhood is a successful, diverse, mixed-income area.

Market Challenges

For the LaSalle Park neighborhood, the cost of constructing new housing is greater than the appraised value of the property once it is completed. This financial gap is a barrier to the financing and construction of new housing, especially market-rate units, in the area. Additionally the high water table and soil conditions also impose higher construction costs.

A Residential Market Potential study completed for the LaSalle Park area concludes that it has the potential to add about 30 new for-lease units and 10 new for-sale units, in any mix of detached houses, duplex houses, and/or townhouses annually.

Assuming that local developers are successful in building for-sale units that appeal to movers they can capture some households that otherwise would have bypassed LaSalle Park as a potential place to live.

The study indicates that new-build for-sale units could have values in the range of \$155,000 to \$250,000, again depending on the building format. Duplex houses or attached cottages could be at the lower end of the price spectrum, while detached single-family houses are more likely to be at the higher end of the range.

The study further suggests that all of the new for-lease units would be in multi-family structures, mainly apartments or lofts. Some of the smaller units could also include a mix of accessory dwellings and small cottages, which tend to be detached formats.

The study recommends that the City and developers focus on parcels that provide the best visibility to traffic for marketing and advertising exposures; and locations that can help serve as catalysts for additional reinvestment. New housing placed in the right spots can generate positive momentum for additional projects.

Home Ownership

The City of South Bend has several programs to assist first time homebuyers and current homeowners:

- Certified First Time Home Buyer Education which is typically required for most federal and state housing assistance programs such as Habitat for Humanity and Community Homebuyers Corporation for home buyers whose income does not exceed 80% of the Area Median Income.
- South Bend's Housing Counseling Agency offers housing counseling and is open to all individuals in need regardless of whether they are participating in an assistance program. This includes both foreclosure prevention counseling and credit / budget counseling.

Housing Repair and Quality

Housing repair assistance can allow neighborhood residents to stay in their homes as they age. Code Enforcement can ensure that houses and their yards are kept in acceptable condition; in particular, the City's Rental Safety Verification Program Code can assure a level of quality for rental housing units.



House on Sheridan Street.



Liberty Street vacant lot.

During the planning process, participants were asked a series of questions about the planning area. Of those that responded...

80%
stated that the need for repair of existing homes was an issue in the neighborhood

53%
stated that absentee or poor quality landlords were an issue in the neighborhood

53%
stated the need for more homeownership was an issue in the neighborhood

Housing Study

Housing Demographics

Based on LandUseUSA's study of 2022 American Community Survey (ACS) data,

- **Median Income:** the study area's median household income is about \$20,000, which is significantly lower than the city's median of about \$50,000
- **Rental vs. Owner Occupied:** 56 percent of occupied housing units are rented and 44 percent are owned
- **Owner Median Income:** the study area's owners have a median household income of about \$25,000, which is significantly lower than the city's median of about \$70,000
- **Rental Median Income:** renters have a median household income of about \$15,000, which also is significantly lower than the city's median of about \$40,000
- **Median Home Value:** the median home value is closer to \$95,000 in the Study Area and \$145,000 in the City of South Bend

Addressing High Vacancy

This study estimates that the current vacancy rate for the Study Area and the City of South Bend is close to 15 percent. Ideally, vacancies should be at or below 6 percent. Some ways to accomplish this are:

- **Provide additional programs** incentivizing property owners to reinvest into rehabs, renovations, remodels, and perhaps even expansions to add accessory studios or suites.
- **One-to-one:** At least one existing unit in the study area should be rehabbed for every new unit that is built.

For Sale and Rental Opportunities

The market can support the construction of the following new units:

- up to **twenty-nine** new for-lease rental units;
- up to **eight** new attached for-sale units, including condominiums and townhouses; and
- up to **eight** new detached for sale houses.

This approach implies that all low-income households earning less than 60% of AMI will not be able to afford new-builds, and instead will need to settle for units that had been previously leased or previously owned by prior tenants. However, this approach might overlook the potential absorption of tiny homes, accessory dwelling, small cottages, and micro lofts that could be built to address affordability.

The initial study indicates that new-build **for-sale units could have values in the range of \$155,000 to \$250,000**, again depending on the building format. Duplex houses or attached cottages could be at the lower end of the price spectrum, whereas detached single-family houses are more likely to be at the higher end of the range. Developers could cautiously test the upper threshold of the price spectrum for a few houses in 2024 and 2025, nudging their prices upward to \$275,000 and perhaps even \$299,900.

New-build construction could have contract **rents in the range of \$950 to \$1,750 per month**. The study suggests that all of the new for-lease units would be in multi-family structures, which implies apartments or lofts. However, it is LandUseUSA's professional opinion that some of the smaller units could also include a mix of accessory dwellings and small cottages, which tend to be detached formats.

We consider the possibility that even low-income households might afford a new-build construction like an accessory dwelling, small cottage, or micro-loft.

Site Selection

Rather than scattering the Annual Forecast Absorption to infill sites throughout the Study Area, it would be better to identify a few important neighborhood nodes where reinvestment is most likely to generate trickle-through benefits for additional projects. Areas to consider include areas with best visibility to traffic (for marketing and advertising exposures); and locations that can help serve as catalysts for additional reinvestment.

Street Connections

Following modern principles of urbanism, it is apparent that some improvements may be necessary to address local street connectivity. This could include extending four connectors (Chicago, Lake, Kentucky, and Bendix streets) south to Western Avenue – even if it means undoing the expensive infrastructure that created those dead-ends in the first place. As much as possible, the city also should strive to purchase parcels needed to complete the east-west Jefferson Boulevard through the Study Area.

8

New for sale units
(townhomes or condominiums)



Price Range: Lower end of \$155,000 - \$299,000

8

New For-Sale Single-Family Home



Price Range: \$155,000 - \$299,000

29

New rental units






Price Range: \$950 - \$1,750 monthly

Parks & Trails



Map showing Parks and Trails.

Parks and Trails Key

-  Existing Parks
-  Proposed Parks and Open Spaces
-  Proposed Trails



LaSalle Park playground.



LaSalle Park Pavilion.

Parks

There has been many recent improvements to LaSalle Park including new walking trails, play equipment, improved Charles Black Center, and additional sports courts. In an effort to continue to improve the LaSalle Park, additional amenities and improvements can be made. LaSalle Park can be expanded east to offer additional amenities and greenspace for the neighborhood. The neighborhood should be reengaged as specific projects are approached.

The LaSalle Park Neighborhood can feature a series of formal and informal open spaces. Vacant lots along Washington Street south of the lake can feature a tree nursery to increase availability of trees to plant within the neighborhood. The wetland area north of LaSalle Park can be preserved as a natural area. An area between Iowa Street and Kentucky Street can also be an informal open space.

Recreation Trails

The existing path around The Lake can be enhanced with better lighting and connected to a new trail placed along the perimeter of the park.

Sustainability Principles

South Bend is committed to becoming carbon neutral by 2050, and each neighborhood has a role to play in reducing the community’s emissions. The projects put forward in the LaSalle Park Neighborhood Plan support the City’s sustainability goals related to green infrastructure, built environment, and clean transportation.



Green Infrastructure

Green infrastructure plays a central role in improving air, soil, and water quality by reducing energy use in buildings, supporting the capturing and use of carbon, and improving stormwater filtration.

- Increase the number of trees planted to improve the energy efficiency of buildings by lowering the energy needed to heat or cool a building.
- Plant street trees to help extend the useful life of street pavement due to increased shading of pavement.
- Reduce paved surfaces in the neighborhood to help lower stormwater run off, improve water quality, and reduce vulnerability to the urban heat island effect.
- Seek to have water be absorbed where it falls instead of transferred off site for processing.



Built Environment

Reducing energy use in South Bend will significantly cut greenhouse gas emissions.

- Rehabilitate existing structures to reduce carbon emissions and construction waste.
- Reuse materials or select lower-carbon building materials when constructing new housing.
- Promote the use of solar panels for energy generation.
- Encourage urban residential infill and the use of existing public utilities and infrastructure to reduce the need to extend services into rural areas.



Transportation

Transportation represents one of the largest sources of emissions in our community, so making biking, walking, transit, and other forms of shared mobility more accessible to residents is critical.

- Allow an appropriate mixing of land uses to reduce the amount of travel required.
- Add new bike lanes and improve walkability to allow more people to safely bike and walk, reducing vehicle-related emissions.
- Construct shared use paths, which put less stress on the existing street infrastructure, ultimately reducing the frequency of street repair.
- Promote public transportation, which compared to driving alone, reduces emissions and improves air quality.

Greening The Neighborhood

Greening neighborhoods creates healthier, more energy efficient, and attractive neighborhoods where residents and natural ecosystems can thrive.

What is a Healthy Tree Canopy?

The City's goal for urban neighborhoods is to have **40% tree canopy coverage by 2050**. The urban tree canopy is measured as a percentage of the overall land area that is sheltered from above by tree branches and leaves. Smaller green areas on the following map indicate trees that have not yet reached full maturity.



Tree canopy in LaSalle Park.

Current Tree Coverage



Map showing existing tree canopy.

Potential Canopy: Additional Street Trees



Map showing potential tree canopy.

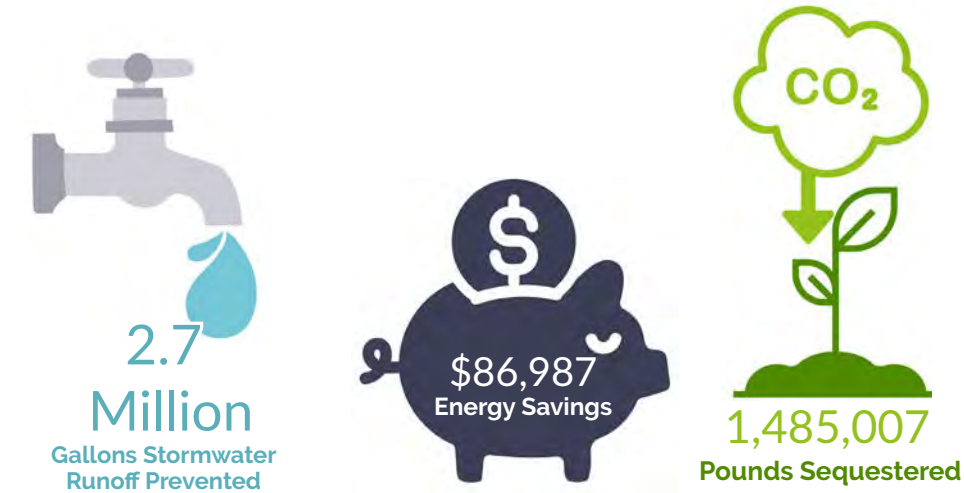
Why is it important?

Trees are essential to healthy neighborhoods by providing the following benefits:

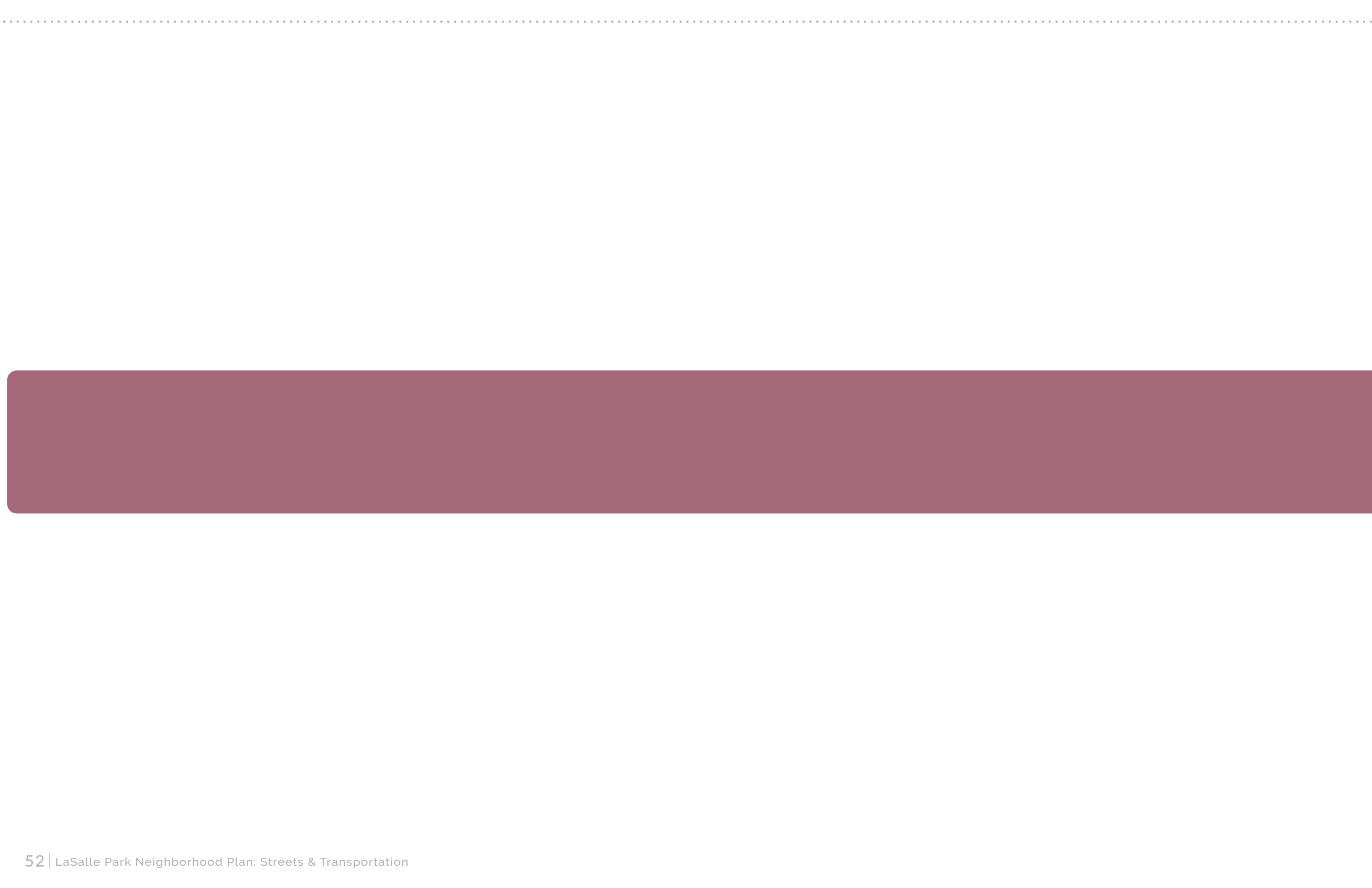
- removing street-level air pollution,
- cooling down neighborhoods (heat island effect),
- slowing traffic and helping to create safer, walkable streets,
- improving community health and wellness,
- reducing flooding, erosion, and water pollution from runoff,
- creating stronger and more attractive places,
- reducing urban noise (cars, trains),
- increasing energy savings for heating and cooling buildings, and
- increasing property values.

How does this plan support it?

The LaSalle Park Neighborhood has a **current tree canopy of 27%**. This plan proposes installing a tree every 30 feet along streets where possible and in public spaces as shown in the concept designs. This effort would yield approximately an additional 912 trees, **raising the tree canopy to 33%** within the planning area. Additional trees must be planted on private property to **achieve the citywide goal of 40% tree canopy**.



Planting 912 additional trees results in carbon sequestered, water runoff saved, and energy costs reduced. Calculated on design.itreetools.org based on 30-year time frame.



Streets & **Transportation**

Streetscape Improvements & Traffic Calming • Bike Infrastructure

Streetscape Improvements & Traffic Calming

Throughout the planning process, participants frequently noted the need to address the condition of streets, alleys, sidewalks, and lighting within the LaSalle Park Neighborhood. As these types of infrastructure improvements are important to every neighborhood in South Bend, they should be addressed on a citywide scale according to condition, funding, and current priorities. Yet, this plan does identify places to receive improvements beyond general maintenance.

The project list that follows was developed based on input gathered at neighborhood workshops, from 311 calls to the City of South Bend, and planning and engineering considerations. Changes to streets in the River Park Neighborhood should be improved in accordance with South Bend’s Complete Streets policy. The use of streets by people on foot and bicycle is prioritized over high-speed vehicle travel. Street improvements should support the use of the Transpo bus system, including by improving the comfort of bus stops.

The Urban Renewal Plan for the Neighborhood included an alteration of the neighborhood street grid. Starting in 1968, four north south streets (Bendix, Kentucky, Lake and Chicago Streets) would be permanently cut off motor vehicles from Western Avenue with the addition of cul-de-sacs. The logic of the plan was to increase public safety by preventing access at non signalized intersections within the neighborhood. The design likely unintentionally prevented other traffic (pedestrians, bicyclists) with a series of curbs, fences and posts. Reportedly, these traffic interruptions were not supported by all residents. Jefferson Blvd was also interrupted with a couple of deleted sections creating further disconnection to neighborhood traffic.

Streetscape Improvements

Streetscape improvements are large-scale projects that may:

- have significant traffic and aesthetic impacts;
- include changes to street pavement width, the full replacement of driveway approaches, curbs, and sidewalks;
- upgrade street trees and lighting; and
- include traffic calming elements.

Priority Areas

Washington Street

Linden Avenue

Intersection Improvements

Intersection improvements are projects to improve safety, often by reducing excessive pavement widths and enhancing pedestrian crossings.

Priority Areas

Western Avenue - Iowa Street

Washington Street - Kaley Street

Washington Street - Falcon Street

Washington Street - Sheridan Street

Traffic Calming

Traffic calming involves small-scale interventions to alter the physical design of a street to improve safety for pedestrians, bicyclists, and motorists.

Priority Areas

Kaley Street

Falcon Street

Sheridan Street

During the planning process, participants were asked a series of questions about streets, bicycle infrastructure, and other infrastructure topics.

53%

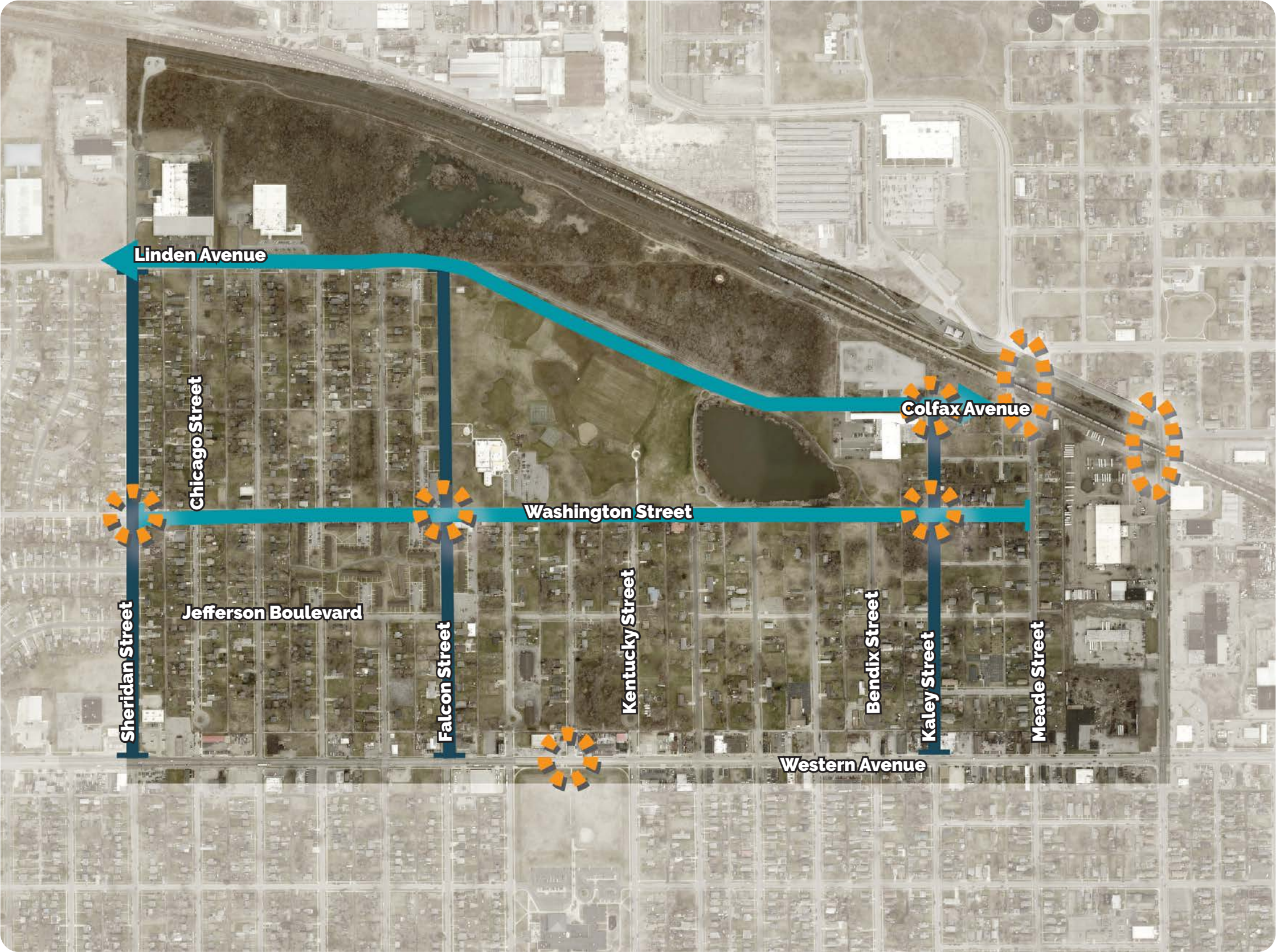
stated they walk in the neighborhood.

3 out of 3

stated improved sidewalks would encourage them to walk more.

50%

stated they walk to LaSalle Park or the Charles Black Center.



Map showing infrastructure improvements.

Streets Map Key

Streetscape Improvements

Traffic Calming

Intersection Improvements

Bike Infrastructure

Following is a list of bicycle-related projects proposed for the River Park Neighborhood.



Protected Bike Lane

Facility separated from motor vehicle traffic by a curb, planter, or other physical barriers for the exclusive use of people on bicycles

Route	Extent
Washington Street	Sheridan Street - Meade Street
Meade Street	Washington Street - Bertrand Street
Falcon Street	Washington Street - Western Avenue



Shared Use Path

Off-street facility shared by people on foot and bicycles

Route	Extent
LaSalle Park	Washington Street - Falcon Street - Linden Avenue
Linden Avenue	Kaley Street - Falcon Street



Bike Lane

Designated lane for bicyclists within the street normally marked with a painted line and cyclist symbol.

Route
None



Shared On-Street

On-Street facility shared by both vehicles and bicycles without designated space for each.

Route
None









During the planning process, participants were asked a series of questions about bicycle infrastructure.

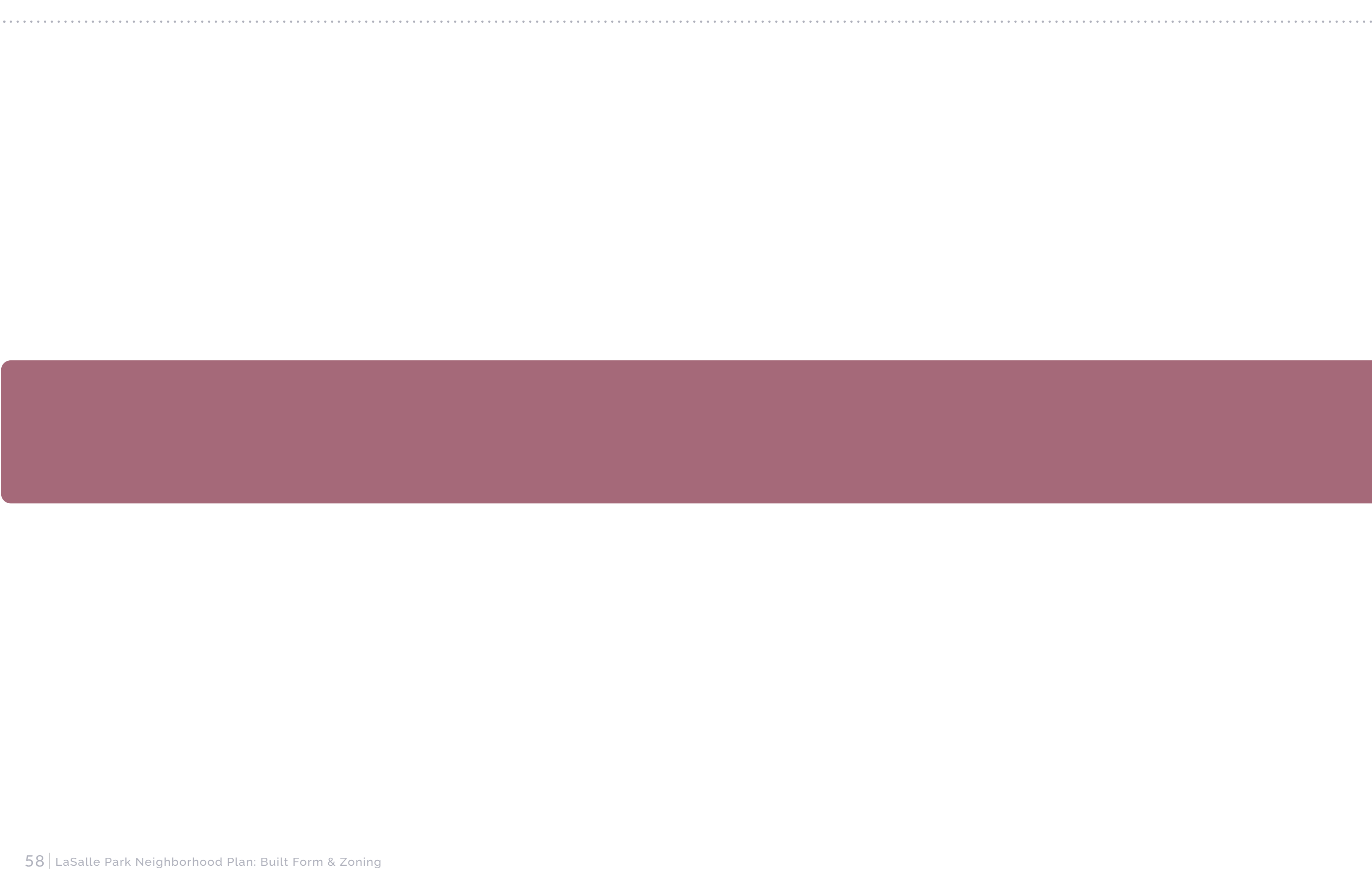
60% stated better lighting would encourage them to bike more.

60% stated designated bicycle infrastructure would encourage them to bike more.



Map showing bicycle infrastructure improvements.

Streets Map Key	
Existing	 Shared Use Path (Trail)
	 Protected Bike Lane
	 Bike Lane
	 Shared On-Street
Proposed	 Shared Use Path (Trail)
	 Protected Bike Lane
	 Bike Lane
	 Shared On-Street



Built Form & **Zoning**

Zoning Districts • Zoning Map • Building Types

Built Form & Zoning

Overview

The built form of the LaSalle Park Neighborhood is guided by the South Bend Zoning Ordinance, including its zoning map. The ordinance is a local law that governs the physical development of property, both the form and scale of buildings and the specific use of land.

The future zoning map within this section proposes how each lot within the LaSalle Park Neighborhood should be zoned following adoption of this plan. Over time, property within the neighborhood should be allowed to proceed gradually to the next increment of development.

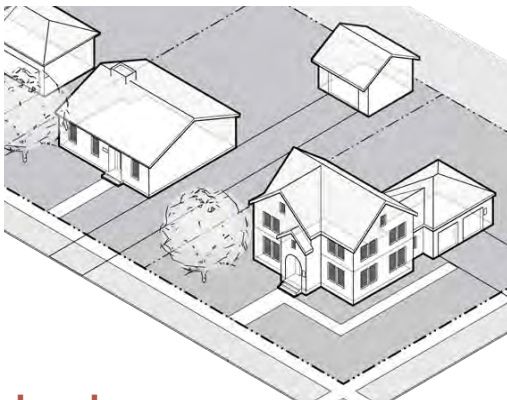
Combined with the regulations found within the South Bend Zoning Ordinance, the aim of the future zoning map is to maintain and enhance the LaSalle Park Neighborhood's pedestrian-oriented, urban environment. Vehicle access, parking, and garages should be from alleys when present. Vacating of alleys is discouraged as it hinders redevelopment of vacant lots. Drive-throughs are discouraged, and if they are present, they should be designed not to be visible from the street. New commercial development should occur according to the standards of the NC Neighborhood Center District.

As properties are developed or reused, nonconforming conditions should be brought into conformance with the proposed zoning district shown, including landscaping, parking, lighting, and building standards.

This plan seeks to allow a greater quantity and diversity in housing units; doing so will permit people to find housing within the neighborhood that meets their price and lifestyle needs. Ancillary dwelling units, such as garage apartments or backyard cottages, are encouraged for the LaSalle Park Neighborhood.

The South Bend zoning map divides the city into twelve zoning districts. Seven of these districts are proposed for the LaSalle Park Neighborhood: U1, U2, U3, UF, NC, OS, and I.

S1 Suburban Neighborhood 1



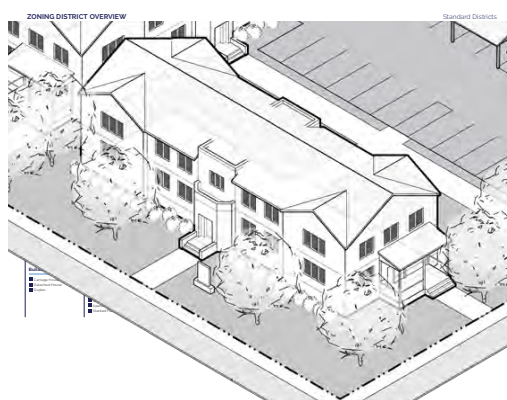
Intent

The S1 Suburban Neighborhood 1 District primarily supports single-unit residential development on larger lots with deep setbacks.

Where It Is Appropriate

Due to its suburban nature, the S1 District is not appropriate anywhere in the LaSalle Park Neighborhood.

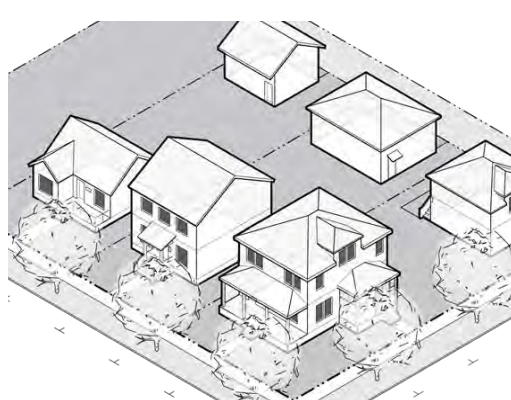
S2 Suburban Neighborhood 2



The S2 District supports a full range of housing types placed on large lots with deep setbacks.






Due to its suburban nature, the S2 District is not appropriate anywhere in the LaSalle Park Neighborhood.

U1 Urban Neighborhood 1

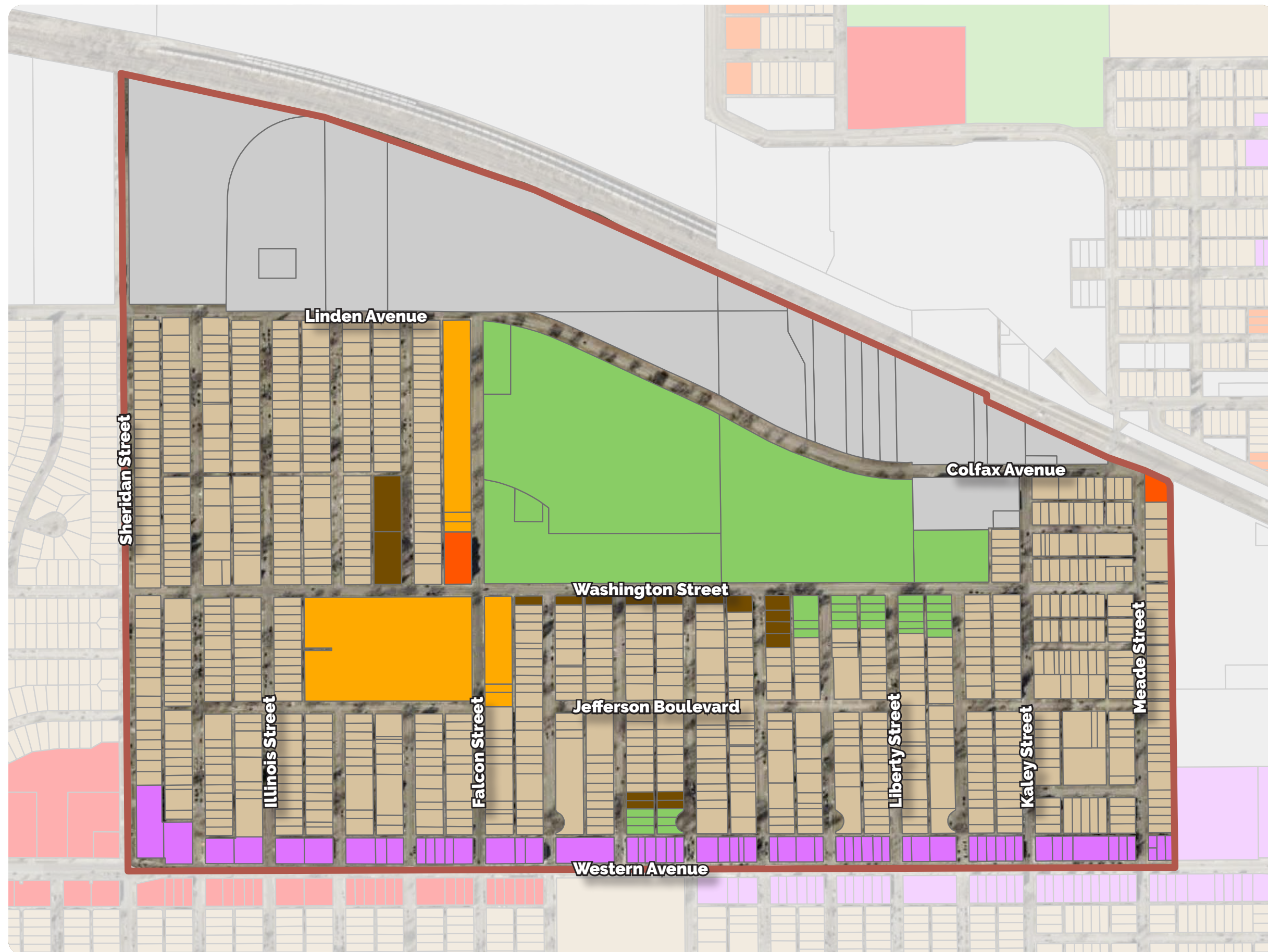


The U1 Urban Neighborhood 1 District supports mostly single-unit detached dwellings, but well designed duplexes would also be appropriate. The U1 District features modest building setbacks and inviting frontages, such as porches and stoops.

The U1 District is well suited for most of the LaSalle Park Neighborhood. This plan would support special exceptions for newly constructed duplexes.

U2 Urban Neighborhood 2	U3 Urban Neighborhood 3	UF Urban Neighborhood Flex	NC Neighborhood Center	DT Downtown
				
<p>The U2 Urban Neighborhood 2 District provides for primarily detached houses and duplexes, but it allows for neighborhood-scale buildings of up to four units. Buildings have modest setbacks and inviting frontages, such as porches and stoops.</p>	<p>The U3 Urban Neighborhood 3 District supports a full range of housing types, from single-unit dwellings to large multi-unit buildings, placed at small setbacks. Buildings in the U3 District may be built up to four stories in height.</p>	<p>The UF Urban Flex District supports a full range of housing types, together with limited small-scale commercial uses. Buildings typically have small setbacks and are two to four stories.</p>	<p>The NC Neighborhood Center District supports higher intensity, mixed-use urban centers, often near the intersection of major streets. Buildings usually have small or no setbacks and can be up to four stories. In addition to having higher concentrations of housing units, these areas typically serve as the commercial centers for their neighborhood.</p>	<p>The DT Downtown District supports the development of South Bend's core into a high-intensity, mixed use urban area.</p>
<p>Areas south of LaSalle Park on Washington Street are appropriate for the U2 District. The plan would support rezoning properties within the U1 District south of Washington Street to the U2 District for sensitively designed buildings of up to four units built at a scale compatible with surrounding residential properties.</p>	<p>Properties along Falcon Street are well suited for the U3 district may be appropriate for the U3 District if limited to 6 units and 2.5 stories.</p>	<p>The UF District is appropriate for scattered locations to support small-scale services and retail, especially at intersections.</p>	<p>Areas along Western Avenue are well suited for the NC District.</p>	<p>The DT District would not apply to properties in the area of LaSalle Park.</p>

<div>OS</div> <div>Open Space</div>	<div>U</div> <div>University</div>	<div>C</div> <div>Commercial</div>	<div>I</div> <div>Industrial</div>	<div>HP</div> <div>Historic Preservation</div>
<div data-bbox="46 389 596 671"></div> <div data-bbox="80 697 543 999"></div> <div data-bbox="46 999 596 1058"> <div>Intent</div> <p>The OS Open Space District supports the development of public parks and other open spaces.</p> <div>Where It Is Appropriate</div> <p>The OS District includes LaSalle Park and Beck's Lake. Designated areas to the south of LaSalle Park and to the east could be appropriate for additional open space as land becomes available.</p> </div>	<div data-bbox="640 389 1190 671"></div> <div data-bbox="693 697 1153 1030"></div> <div data-bbox="640 1058 1190 1346"> <p>The U University District supports the development of university campuses.</p> <p>The U District is not currently proposed for the LaSalle Park Neighborhood.</p> </div>	<div data-bbox="1233 389 1783 671"></div> <div data-bbox="1277 697 1759 1020"></div> <div data-bbox="1233 1058 1783 1346"> <p>The C Commercial District supports medium- to high-intensity commercial uses that are auto-oriented and found in suburban locations.</p> <p>Because of its suburban, auto-oriented nature, the C Commercial District is not appropriate anywhere in this urban neighborhood.</p> </div>	<div data-bbox="1827 389 2377 671"></div> <div data-bbox="1867 697 2355 1030"></div> <div data-bbox="1827 1058 2377 1346"> <p>The I Industrial District supports medium- to high-intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.</p> <p>The I District is appropriate for existing industrial areas located in the northern tier of the neighborhood. Any development in the I District should be sensitive to surrounding land uses.</p> </div>	<div data-bbox="2421 389 3005 671"></div> <div data-bbox="2421 1058 3005 1346"> <p>The HP Overlay District is established to preserve buildings, other structures, and sites of historical, architectural, engineering, and cultural significance in South Bend.</p> <p>The planning area does not currently include any local historic districts or local landmarks.</p> </div>



Proposed Zoning Map for LaSalle Park Neighborhood Area.

Building Types

The table on the following pages illustrates the character of different building types and shows in which zoning districts they are permitted. Building types do not apply to the OS, U, C, or I zoning districts,

	Carriage House	Detached House	Cottage Court	Duplex
Zoning Districts	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div> <div>NC</div>	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div>	<div>S2</div> <div>U2</div> <div>U3</div> <div>UF</div>	<div>S1</div> <div>S2</div> <div>U1</div> <div>U2</div> <div>U3</div> <div>UF</div>
				
				
				

Cottage court photos (top to bottom):
 michaelwatkinsarchitect.com
 kerneyhomes.com
 cottagecourt.com

Townhouse

Apartment House

Stacked Flats

Shop

Mid-Rise / Tower

S2 U2 U3 UF NC DT



S2 U2 U3 UF NC DT



S2 U3 UF NC DT

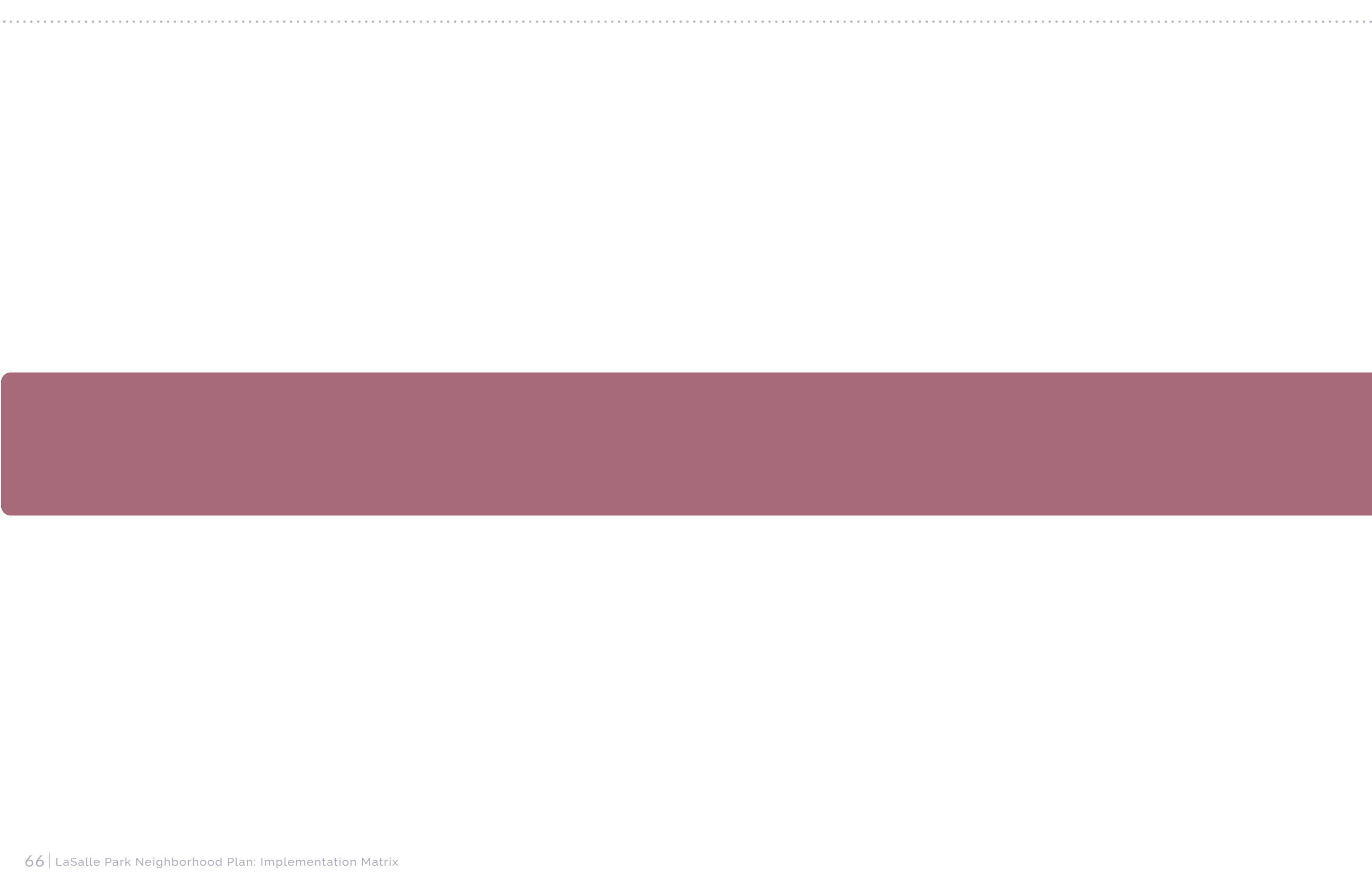


UF NC DT



DT





Implementation **Matrix**

Infrastructure • Parks • Housing • Underutilized Properties • Sense of Community

Implementation Matrix

This plan outlines potential projects and activities to occur in the neighborhood over the next 20 years. Major projects, especially those to be undertaken in the next 10 years, are highlighted in the implementation matrix below.

Strategy 1: Create a safe and attractive neighborhood through infrastructure improvements.

Action	Lead Responsibility		Potential Partners	Timeline		
	City	Partner		1-5 Years	5-10 Years	10+ Years
1.01 Linden Avenue: Complete streetscape improvements, improved intersections, pedestrian crossings, and shared use paths near LaSalle Park.	■	■		■	■	■
1.02 Washington Street: Complete streetscape improvements, improved intersections, pedestrian crossings, and shared use paths connecting to LaSalle Park.	■	■		■	■	■
1.03 Streetscape Improvements and Traffic Calming: Complete high priority traffic calming on neighborhood streets especially along Sheridan, Falcon, and Kaley.	■	■		■	■	■
1.04 Shared Use Path: Create a shared use path along Linden that runs from Kaley to Falcon	■	■		■	■	■
1.05 Falcon Street Path: Improve access and safety of pedestrians and cyclists through shared-use path connecting Harrison Elementary School to the Neighborhood.	■	■		■	■	■
1.06 Trees: Plant trees where possible, especially in the city right-of-way, to increase the urban tree canopy.	■	■	LaSalle Park Neighborhood Association, Property Owners	■	■	■
1.07 Infrastructure Maintenance: Complete regular maintenance on streets throughout the neighborhood.	■	■		■	■	■
1.08 Promote Curb and Sidewalk Program: Promote existing curb & sidewalk replacement program to assist with costs.	■	■	LaSalle Park Neighborhood Association, Property Owners	■	■	■
1.09 Iowa Street Park Alley Improvements: Update safety lighting along the Iowa Street Alley	■	■		■	■	■
1.1 Street Connections: Improve connectivity along Bendix, Chicago, Kentucky, and Lake Street.	■	■		■	■	■
1.11 Intersection Improvements: Improve instersections along Washington and Falcon, Washington and Kaley, Washington and Sheridan, Iowa and Western, and the intersection between Linde, Coflax and Kaley.	■	■		■	■	■
1.12 Bike Trails: Complete a LaSalle Park perimeter path along Washington and Falcon..	■	■		■	■	■
1.13 Protected Bike Lane: Create a protected bike lane that runs from Washington to Meade and Falcon.	■	■		■	■	■

Strategy 2: Improve park spaces and access.

Action		Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
2.1	The Grove: text	■	■		■	■	■
2.2	LaSalle Park Trail: Improve access and safety of pedestrians and cyclists through shared-use paths along the park.	■	■		■	■	■
2.3	Beck’s Lake Imprpovements: text	■	■		■	■	■
2.4	Iowa Street Park: text	■	■		■	■	■
2.5	Natural Habitat Preservation: text	■	■		■	■	■
2.6	Market Space at Charles Black Center: Improve access and safety of pedestrians and cyclists through shared-use paths along the park.	■	■		■	■	■

Strategy 3: Develop and preserve housing in the neighborhood.

Action		Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
3.1	Develop Housing: Support the production of a range of housing types including new construction and rehabilitation of market rate and affordable units for owner and rental housing. Prioritize housing development in the Western third of neighborhood (West of Falcon) Add Medium density housing along Washington and Kenmore vacant lots.	■	■		■	■	■
3.2	Home Repair: Ensure housing is well maintained by offering owner-occupied housing repair assistance and using code enforcement tools as necessary.	■	■	Nonprofit Organizations, Property Owners, Financial Institutions	■	■	■
3.3	Home Ownership: Explore mechanisms that can promote and transition renters into homeowners in the neighborhood.	■	■	Nonprofit Organizations	■	■	■
3.4	Support Homebuilders and Developers: text	■	■	Nonprofit Organizations	■	■	■
3.5	Residential TIF Area: Investigate creation of residential TIF area within the neighborhood.	■	■		■	■	■
3.6	LaSalle Park Home Renovations: Support project with design considerations that create more intentional public and private space	■	■		■	■	■
3.7	Iowa Street Park Housing: Develop higher density housing that integrates with the new park space.	■	■		■	■	■
3.8	Western Avenue Mixed Use: Promote additional residential infill development on targeted blocks.	■	■		■	■	■
3.9	Zoning: Update the zoning map for the plan area.	■	■		■	■	■

Strategy 4: Address underutilized and problem properties in the neighborhood.

	Action	Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
4.1	Upgrade Linden Ave: Reduce access to wooded private properties between Linden Ave and the Railroad Tracks through upgrades to Linden Ave.	■	■		■	■	■
4.2	Revitalize Never Developed Lots: Utilize never developed lots south of Washington as a dedicated tree planting area (The Grove)	■	■		■	■	■
4.3	Grocery Store: text here	■	■		■	■	■
4.4	Underutilized Storefronts: Create active and engaging storefronts along Western Avenue.	■	■		■	■	■
4.5	Problem Properties: Utilize the Chronic Problem Properties regulations to reduce the negative impact of problem properties on the neighborhood.	■	■		■	■	■

Strategy 5: Develop sense of community through neighborhood engagement.

	Action	Lead Responsibility		Potential Partners	Timeline		
		City	Partner		1-5 Years	5-10 Years	10+ Years
5.1	Western Avenue Branch Library Relocation: Support new library location.	■	■	LaSalle Park Neighborhood Association	■	■	■
5.2	Capacity Building: Build neighborhood capacity through engagement of all neighborhood residents.	■	■	LaSalle Park Neighborhood Association	■	■	■
5.3	Neighborhood Events: Hold neighborhood events which celebrate the neighborhood.	■	■	LaSalle Park Neighborhood Association	■	■	■
5.4	Communication: Develop and maintain communication with neighbors including residents of rental housing.	■	■	LaSalle Park Neighborhood Association	■	■	■
5.5	Youth Programming: Develop additional youth programming through city and other community facilities	■	■	LaSalle Park Neighborhood Association	■	■	■
5.6	Relationships: Foster relationships among the City, neighborhood institutions, and the neighborhood organization.	■	■	LaSalle Park Neighborhood Association	■	■	■

Requested Action

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT

Project Summary

Amend Chapter 21 of the South Bend Municipal Code to clarify, correct, or revise various sections to assist in development of a more vibrant and resilient community while improving the ease of use of the Zoning Ordinance.

Analysis & Recommendation

Analysis: Continuing to monitor and improve the Zoning Ordinance is vital to maintaining growth and development in a way that helps support economic growth and revitalizes neighborhoods. Since the last update to the zoning ordinance, various rules within it have been identified as overly restrictive, or as outdated and in need of modernization. For these reasons, staff recommends changing the ordinance to help streamline the development process and provide greater flexibility for developers; reduce the need for unnecessary variances from the code while not impacting the quality of development; and provide a number of updates that will bring the code up to date with current development trends. Additionally, there have been a number of typographical errors identified in the ordinance, as well as areas where further clarification is needed. Fixing these issues will improve understanding for users of the code.

Recommendation: Based on the information available prior to the public hearing, the staff recommends the text amendment be sent to the Common Council with a favorable recommendation.

Zoning Ordinance Amendment #7

Last Updated 12/11/2025

General updates providing a clarification and/ or correction to an existing rule, such as a typographical, consistency, and cross reference revision are addressed in the following sections:

21-02.03(b)(3); 21-02.03(f)(1)(B - new); 21-05.02(f)(2)(D); 21-06.01(k)(7)(A)(iii); 21-06.01(l)(3)(A)(ii); 21-06.02(f)(12)(A)(i); 21-06.03(e); 21-06.03(j); 21-06.03(k); 21-07.03(d)(2); 21-07.04(e)
21-08.01(e)(8)(B); 21-08.01(g)(5); 21-08.02(h)(3); 21-08.02(i)(3); 21-09.01(l)(4)(c); 21-09.02(c)(4); 21-10.02(a)(10)(B); 21-10.02(a)(10)(C); 21-10.07(d)(1)(A); 21-12.07(f)(4)(A); 21-13.01(j)(2)

Standard	Ordinance Sections	Item	Proposed Change	Rationale
Accessory Standards	21-06.02(b)(4) new	EV Charging Station Update	Exempts free libraries and EV charging stations from accessory structure rules	Modernize rules to align with vehicle fueling options.
	21-06.02(e)	Maximum Number of Accessory Buildings	Eliminates accessory building limits in commercial and industrial districts	Allow for more functional land use and consistent with the character of non-residential districts.
	21-06.02(e)(2)	EV Charging Station Update	Exempts free libraries and EV charging stations from accessory structure rules and moves from (e)(2) to (b)(4)	Modernize rules to align with vehicle fueling options.
	21-06.02(e)(3) new	Accessory Buidlings	Allow for Pergolas as long as criteria are met	Avoids need for variances for this typical accessory type.
	21-06.02(f)(24)(A)(v)	Max height ground mounted solar energy system	Increase max height ground mounted solar energy system from 12' to 18'	Avoids need for variances for typical permit requests and to promote renewable energy. Also aligns with accessory standards.
	21-06.02(f)(27)	Trash Enclosure	Rewrite of the trash and recycling enclosure rules, adding allowable alternatives to enclosure requirements when not visible from street	Provide clarity and allows for more cost-effective construction and administrative flexibility.
	21-06.02(f)(4)(C)(i)	Size of chicken coop	2 sq ft minimum floor area per chicken in a coop	Creates consistency with Chapter 5, Animal Welfare regulations.
Building Design & Measurements	21-02.03(d)(2)(D)	Building Stories and Rooftop Spaces	Allow Zoning Administrator to waive stories standard for rooftop amenity spaces above 4 stories, conditions apply	Allows for administrative flexibility and eliminates need for variance.
	21-02.03(e)(1)	Contextual Setback	Allows Zoning Administrator to increase building frontage encroachment when a contextual setback is applied	Allows for contextual placement of building frontages.
	21-02.03(f)(2) new	Building Width definition	Add a Building Width definition, including a Zoning Admnistrator waiver for the max width of certain building types.	Improves user understanding by more clearly stating existing rules for building standards.
	21-03.01(h)	Façade transparency in S1	Adds façade transparency in S1 - 10% front, 5% corner	Creates more appealing residential building designs
	21-03.02(h)	Façade transparency in S2	Adds façade transparency in S2 - 10% front-ground, 5% corner-ground, 15% front & corner-upper	
	21-08.01(c)(2)	Building Entrance - Industrial	Allow Zoning Administrator to waive front entrance requirement for I Industrial	Allows for flexibility in building design.
	21-08.01(e)(3)	Façade Materials	Allow CMUs that look like brick or stone	Improves user understanding by providing a clarification and/ or correction to an existing rule. Also, allows for more flexibility in use of currently available design materials.
Building Standards	21-02.03(f)(1)(C)	Transparency - Half Story	Zoning Administrator can reduce the required transparency by 50% for certain top floor designs consistent with the architectural style	Allows for administrative flexibility with regards to some common architectural styles.
	21-03.01(g)	Balcony Encroachment	Allow rear balcony encroachment of 5' in S1	Removes an unnecssary restriction on building design.
	21-03.02(g)		Allow rear balcony encroachment of 5' in S2	
	21-03.03(g)		Allow rear balcony encroachment of 5' in U1	
	21-03.04(g)		Allow rear balcony encroachment of 5' in U2	
	21-03.05(g)		Allow rear balcony encroachment of 3' in U3	
	21-03.06(g)		Allow rear balcony encroachment of 3' in UF	
	21-04.04(f)	Building Entrance - Industrial	Allow Zoning Administrator to waive front entrance requirement for some uses in I Industrial	Allows for flexibility in industrial building design.
	21-04.04(g)	Building Materials - Industrial	Allow CMUs that look like brick or stone	Creates more flexibility for industrial building design while maintaining quality.
	21-08.02(e)(3)	Building Height - Detached Home	Allow detached homes in S2, U3, and UF to 3 stories	Allows for increased detached home heights consistent with district building standards.
	21-08.02(f)(3)	Building Height - Cottage Court	Allow cottage courts to 2 stories in S2, UF, U3 Districts	
	21-08.02(g)(3)	Building Height - Duplex	Allow duplexes in S2, U3, and UF to 3 stories	Supports ease of duplex development on larger suburban lots.
		Building Width - Duplex	Allows duplexes up to 60' in S1 & S2	
	21-08.02(j)(3)	Building Height - Stacked Flats	Removes minimum height for stacked flats	Removes an unnecssary restriction on building design.
		Building Width - Stacked Flats	Increases S2 and DT Stacked Flats building width from 120' to 250', and all other districts to 150'	Allow for flexibility in building design for elevator buildings and larger suburban lots.
	21-08.02(k)(3)	Building Width - Shop	Increases DT Shop building widths from 150' to 250' max	Aligns better with the size of Downtown lots.
		Building Type - Shop	Reduces façade minimum height from 16' to 12' in UF	Allows for district appropriate façade heights.
	21-08.03(d)(2)	Building Frontage	Clarifies how a stoop is connected and elevated to the sidewalk in relation to the parcel	States rule more explicitly to meet ordinance intent.

District Standards	21-03.03(d)	U1 Lot Width	20' min. Footnote - *Lot Width minimum may be 20' for attached dwellings	Supports ease of development of for-sale duplexes in urban districts.
	21-03.06(f)	UF Max. Square Footage	Increase total retail and service use area to 5000 sf	Creates more flexibility for non-residential development in UF. Eases reuse of existing neighborhood business buildings.
	21-03.08(d)	DT Minimum Lot Width	Reduces DT minimum lot width to 15'	Supports ease of development, especially for townhouses, in urban districts.
Landscape or Fence	21-03.01(j)(footnote 1)	Trees	Revises existing tree caliper from 2" to 1.75"	Creates consistency with revised tree ordinance Chapter 19.
	21-03.02(j)(footnote 1)			
	21-03.03(j)(footnote 1)			
	21-03.04(j)(footnote 1)			
	21-03.05(j)(footnote 1)			
	21-03.06(j)(footnote 1)			
	21-03.07(j)(footnote 1)			
	21-03.08(j)(footnote 1)			
	21-04.01(j)(footnote 1)			
	21-04.02(j)(footnote 1)			
	21-04.03(j)(footnote 1)			
	21-04.04(j)(footnote 1)			
	21-09.01(d)(table 21-09A)		Revises tree sizes - 1.75" caliper new shade tree. 1.5" caliper new ornamental tree	
	21-09.01(g) new	Ground Cover	Adds ground cover requirement and prohibits use of artificial turf in areas seen from the street, including front/corner yard and tree lawn	Clarifies that natural materials should be used for ground cover while allowing for administrative flexibility with regards to use of artificial turf.
	21-09.01(k)(4) new	Alternate Landscape Plan	Allow for use of artificial turf with Zoning Administrator approval	
	21-09.02(c)(5)	Fence Height	Permits Zoning Administrator to allow 6' max fence height for schools and daycare centers	Improves public safety for vulnerable populations.
	21-09.05(a)(1)		Apply Clear Sight Area to tall fences at intersection of alleys	Supports increased public safety.
Parking/ Access	21-07.03(d)(4)	Minimum Lot Width for Curb Cut	Creates a 30' minimum lot width to get a curb cut (15' under a shared driveway condition)	Ensures that the city does not have garage dominated streetscapes and to minimize the need for curb cuts.
	21-07.03(e)(1)	Parking Space Widths	Allows Zoning Administrator to reduce parking dimensions up to one foot	Allows for design flexibility on smaller urban parcels.
Principal Uses	21-03.07(c) Principal Uses	EV Charging Station Update	Change use name to Gas/Fuel Station	Modernize rules to align with vehicle fueling options.
	21-03.08(c) Principal Uses			
	21-06.01(k)(11)		Change section heading to Gas/Fuel Station	
	21-06.01(k)(11)(A)		Add EV charging stations to fuel station standards	
	21-06.01(k)(21)(A)(iii)	Minimum Lot Size for Auto Sales	Add 120'x180' minimum lot size for Auto Sales	Ensure adequate space for required site development standards.
	21-06.01(k)(22)(A)(ii)	Outdoor vehicle storage	Reduces allowed storage time from 30 days to 14 days for unregistered or salvaged vehicles for districts other than I	Enhances urban aesthetics and property values, but also addresses potential public safety issues.
	21-06.01(k)(7)(A)(vii)	Drive-Through Facility	Delete requirement for one waiting space after pick-up window	Unneccessary rule since parking is allowed in front.
	21-06.01(k) Diagram Captions	EV Charging Station Update	Change gas station diagram captions to "Gas/Fuel station..."	Modernize rules to align with vehicle fueling options.
	21-06.02(f)(12)(A)(iii)	Home Occupation	Adds a operating hours restriction from 7am to 9pm	Restricts the operating hours of home-based businesses to minimize disturbance to neighbors.
	21-06.02(f)(12)(A)(vi)	Home Occupation	Adds clarification that the entrance cannot face the street	Makes a reasonable accommodation of home-based businesses.
	21-06.02(f)(12)(B)	Home Occupation	Update and reformat examples of prohibited and permitted home occupations and align specific uses to use types listed in the Principle Uses table 21-06A	Modernize home-based business rules to align with current economy.
	21-06.02(f)(12)(C)	Home Occupation	Update and reformat examples of prohibited and permitted home occupations and align specific uses to use types listed in the Principle Uses table 21-06A	Modernize home-based business rules to align with current economy.
	21-09.01(n)(2)(table 21-09B)	EV Charging Station Update	Change use name to Gas/Fuel Station	Modernize rules to align with vehicle fueling options.

Signs	21-10.01(TABLE 21-10A)	Temporary Signs for a Non-Residential Use	Increase max size for Temporary Signs for a Non-Residential Use size from 24 square feet to 32 square feet	Allows for common sign size.
	21-10.02(a)(13)	Open Signs	Permit open signs to be illuminated	Current code bans illuminated open signs.
	21-10.04(b)	Sign Height	Sign height is measured from natural grade	Creates consistency with other similar rules.
	21-10.05(d)(5)(A)	On Premise Signs	Allows roof signs in I	Creates consistency with other similar districts.
	21-10.05(d)(7)(C)		Delete second-floor sign rule	Eliminate need for variances and allows for flexibility in sign placement.
Special Exception	21-03.08(c) Principal Uses table	New Special Exception - Beer/Wine/Liquor Sales & Tobacco/Hookah/Vaping	Add Special Exception for Beer/Wine/Liquor Sales in DT district; Add Special Exception for Tobacco/Hookah/Vaping in DT district	Allows further review of uses, including limiting proximity to sensitive areas like schools and homes.
	21-04.03(b) Principal Uses table	New Special Exception - Gas Stations	Add Special Exception for Gas Stations in C & I districts and change use name to Gas/Fuel Station; Add Special Exception for Beer/Wine/Liquor Sales in C & I districts	Allows further review of uses, including limiting proximity to sensitive areas like schools and homes.
	21-04.04(b) Principal Uses table			Allows further review of uses, including limiting proximity to sensitive areas like schools and homes.
	21-06.01(Table 21-06A)	New Special Exceptions - Gas, Liquor, Tobacco uses	Add Special Exception for Beer/Wine/Liquor Sales in DT, C, & I districts; Add Special Exception for Tobacco/Hookah/Vaping in DT, C, & I districts; Add Special Exception for Gas Stations in C & I districts and change use name to Gas/Fuel Station; Remove Special Exception requirement for new construction U1 Duplex	Allows further review of uses, including limiting proximity to sensitive areas like schools and homes.

SUBSTITUTE BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE
TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY
TO SIMPLIFY DEVELOPMENT PROCESS AND
TO ACHIEVE HIGHER QUALITY DEVELOPMENT

STATEMENT OF PURPOSE AND INTENT

The Common Council of the City of South Bend, Indiana, adopted a new zoning ordinance for the City of South Bend that went into effect on January 1, 2020. Since its adoption in November 2019, use of the Ordinance has identified a few standards that need further clarification, correction, or revision. Changes to these standards will support a more vibrant, resilient community while improving the ease of use of the zoning ordinance.

NOW, THEREFORE, be it ordained by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (b) Building Placement is hereby amended as follows:

- (3) **Building Setbacks.** A setback distance is measured perpendicularly from the lot line to the closest exterior wall of a building's facade, exclusive of building frontage type (e.g., porch, stoop). A setback is measured from the greater of an actual or proposed ~~street~~ right-of-way.

SECTION II. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (d) Building Form is hereby amended as follows:

(2) **Building Height (Stories).**

(D) A single one-story shared amenity space per building shall not count as a story toward the maximum number if it meets the following criteria:

- i. Is open only to building occupants and their guests;
- ii. Has a gross floor area of no more than 25% of the gross floor area of the floor below;

- iii. Is set back where it is not visible from the street; and
- iv. Has no significant impact, as determined by the Zoning Administrator, on surrounding residential uses in a S1, U1, or U2 district.

SECTION III. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (e) Building Components is hereby amended as follows:

- (1) When a building component is allowed to be built into a minimum required setback, it is called an encroachment and shall meet all regulations for building components per Section 21-08.01. Where a contextual setback is applied, the Zoning Administrator may allow additional building frontage type encroachment.

SECTION IV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (f) Building Standards is hereby amended as follows:

(1) Facade Transparency.

(B) Façade transparency percentages are calculated independently for each floor on each facade.

~~(B)(C)~~

~~(C)(D)~~

Upper floor transparency is calculated based on the total façade area located between the surface of any floor to the surface of the floor above it or, if there is no floor above, from the surface of the floor to the surface of the roof. The Zoning Administrator may reduce the required transparency on the top floor of a building by up to 50% for designs consistent with the building's architectural style.

- (2) Building Width.** Width is measured as the horizontal length of a building façade measured parallel to a primary or secondary street. Building widths are applied only to facades visible from a street.

(A) For the Stacked Flats, Shop, and Mid-Rise/Tower building types:

- (i) Elevated hallway connections between structures that are set back at least 20 feet from the front or corner facade shall not count toward continuity of building width.
- (ii) The Zoning Administrator may permit an increase in the maximum building width of up to 25% to fill out the lot

frontage when it is contextually appropriate and the building design meets the intent of the ordinance.

SECTION V. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.01 S1 Suburban Neighborhood 1, subsection (g) Building Components; Section 21-03.02 S2 Suburban Neighborhood 2, subsection (g) Building Components; Section 21-03.03 U1 Urban Neighborhood 1, subsection (g) Building Components; Section 21-03.04 U2 Urban Neighborhood 2, subsection (g) Building Components are hereby amended as follows:

Allowed Encroachments (max.)
Balcony

Rear
~~Not Allowed~~ 5'

SECTION VI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.01 S1 Suburban Neighborhood 1, subsection (h) Building Standards is hereby amended as follows:

<u>Façade Transparency (min.)</u>	
Ground Floor - Front Façade	10%
Ground Floor - Corner Façade	5%
Upper Floor - Front Façade	10%
Upper Floor - Corner Façade	5%

SECTION VII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.01 S1 Suburban Neighborhood 1, subsection (j) Landscape; Section 21-03.02 S2 Suburban Neighborhood 2, subsection (j) Landscape; Section 21-03.03 U1 Urban Neighborhood 1, subsection (j) Landscape; Section 21-03.04 U2 Urban Neighborhood 2, subsection (j) Landscape; Section 21-03.05 U3 Urban Neighborhood 3, subsection (j) Landscape; Section 21-03.06 UF Urban Neighborhood Flex, subsection (j) Landscape; Section 21-03.07 NC Neighborhood Center, subsection (j) Landscape; Section 21-03.08 DT Downtown, subsection (j) Landscape are hereby amended as follows:

¹ An existing tree of at least 2" 1.75" may fulfill this requirement.

SECTION VIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.02 S2 Suburban Neighborhood 2, subsection (h) Building Standards is hereby amended as follows:

<u>Façade Transparency (min.)</u>	
Ground Floor - Front Façade	10%
Ground Floor - Corner Façade	5%

Upper Floor - Front & Corner Facade 15%

SECTION IX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.03 U1 Urban Neighborhood 1, subsection (d) Building Placement is hereby amended as follows:

Lot Width ¹ 30' min.

Building Setbacks **Front**^{1 2} **Side**^{2 3}

¹ Lot width may be reduced to 20' for attached dwellings.

^{1 2}

^{2 3}

SECTION X. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.05 U3 Urban Neighborhood 3, subsection (g) Building Components; Section 21-03.06 UF Urban Neighborhood Flex, subsection (g) Building Components are hereby amended as follows:

Allowed Encroachments (max.)

Balcony

Rear

~~Not allowed~~ 3'

SECTION XI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.06 UF Urban Neighborhood Flex, subsection (f) Building Form is hereby amended as follows:

Building Design

Total Non-Residential or Non-Civic Use (max.) 5,000 square feet

~~Total Retail & Service Use (max.) 2,500 square feet~~

SECTION XII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.07 NC Neighborhood Center, subsection (c) Principal Uses is hereby amended as follows:

Gas/Fuel Station

SECTION XIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.08 DT Downtown, subsection (c) Principal Uses is hereby amended as follows:

Gas/ <u>Fuel</u> Station	
Beer/Wine/Liquor Sales	Allowed <u>Special Exception</u>
Tobacco/Hookah/Vaping	Allowed <u>Special Exception</u>

SECTION XIV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.08 DT Downtown, subsection (d) Building Placement is hereby amended as follows:

Lot Size	
Lot Width	20' <u>15'</u> min

SECTION XV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 4 Special Districts, Section 21-04.01 OS Open Space, subsection (i) Landscape; Section 21-04.02 U University, subsection (i) Landscape; Section 21-04.03 C Commercial, subsection (i) Landscape; Section 21-04.04 I Industrial, subsection (i) Landscape are hereby amended as follows:

¹ An existing tree of at least 2" 1.75" may fulfill this requirement.

SECTION XVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 4 Special Districts, Section 21-04.03 C Commercial, subsection (b) Principal Uses; Section 21-04.04 I Industrial, subsection (b) Principal Uses is hereby amended as follows:

Gas/ <u>Fuel</u> Station	Allowed <u>Special Exception</u>
Beer/Wine/Liquor Sales	Allowed <u>Special Exception</u>
Tobacco/Hookah/Vaping	Allowed <u>Special Exception</u>

SECTION XVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 4 Special Districts, Section 21-04.04 I Industrial, subsection (f) Building Components is hereby amended as follows:

Main entrances shall be prominently located and visible from the primary street or open space; the Zoning Administrator may waive this requirement for any Agricultural; Industrial, Manufacturing, & Processing; Transportation; or Utilities use if not needed to meet the intent of this ordinance.

SECTION XVIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 4 Special Districts, Section 21-04.04 I Industrial, subsection (g) Building Standards is hereby amended as follows:

Standard, fluted, or split face concrete masonry units (CMUs) above the basement level are prohibited as face material. Glazed or heavily polished CMUs or CMUs that look like brick or stone are allowed.

SECTION XIX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 4 Special Districts, Section 21-05.02 NNZO Northeast Neighborhood Zoning Overlay, subsection (f) Building Standards is hereby amended as follows:

(2) Building Materials

~~(D) Security devices such as solid metal security gates, metal roll-down windows, coiling shutters, and link/grill systems shall not be installed on front or corner facades, except where such devices are at least 50 percent transparency and located wholly behind a window or door, when viewed from the street or open space.~~

~~(E)~~(D)

~~(F)~~(E)

~~(G)~~(F)

~~(H)~~(G)

SECTION XX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, Table 21-06A: Principal Uses by Zoning District is hereby amended as follows:

Retail & Service	DT
Beer/Wine/Liquor Sales	Allowed <u>Special Exception</u>
Tobacco/Hookah/Vaping	Allowed <u>Special Exception</u>

Retail & Service	C, I
Beer/Wine/Liquor Sales	Allowed <u>Special Exception</u>
Gas/ <u>Fuel</u> Station	Allowed <u>Special Exception</u>
Tobacco/Hookah/Vaping	Allowed <u>Special Exception</u>

SECTION XXI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services is hereby amended as follows:

(7) Drive-Through Facility

(A) Standards:

(iii) A drive-through facility shall not cause any interference to a public right-of-way or conflict with safe movement along sidewalks or walkways, to building entrances or exits, or to required parking spaces.

~~(vii) A drive-through facility shall provide sufficient room for at least one waiting space after exiting the last pick-up or service facility.~~

~~(viii)(vii)~~

~~(ix)(viii)~~

~~(x)(ix)~~

(11) Gas/Fuel Station

(A) Standards:

(i) ~~Gasoline~~ Fuel dispensers and pump island canopies shall not be located within any minimum required setback. In a NC or DT district, ~~gasoline~~ fuel dispensers and pump island canopies shall not be located in an established front or corner yard.

(ii) Gas/fuel stations shall not cause any interference to a public right-of-way or conflict with safe movement along sidewalks or walkways, to building entrances or exits, or to required parking spaces.

(iii) The site design of any gas/fuel station shall provide for the safe and efficient ingress and egress to the site for fuel delivery vehicles and an area for such fuel delivery vehicles to park while unloading which does not interfere with or impede ingress or egress to or from any public street, required parking spaces, or any ~~gasoline~~ fuel sales area.

(vi) A gas/fuel station canopy shall be consistent in design and materials with the primary building, shall be neutral colored, and shall have masonry support columns.

(21) Vehicle Sales or Rental

(A) Standards:

(iii) A vehicle sales or rental use shall have a minimum lot size of 120' by 180'.

- ~~(iii)~~(iv)
- ~~(iv)~~(v)
- ~~(v)~~(vi)
- ~~(vi)~~(vii)
- ~~(vii)~~(viii)
- ~~(viii)~~(ix)
- ~~(ix)~~(x)

(22) Vehicle Service, Major

(A) Standards:

- (ii) No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors for more than 14 30 days, except in an I district, where the maximum time shall be 30 days.

SECTION XXII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services, Gas Station diagrams are hereby amended as follows:

Gas/fuel station layout for an urban location

Gas/fuel station layout for a suburban location

SECTION XXIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (l) Transportation is hereby amended as follows:

(4) Parking Lot

(A) Standards:

- (i) See Section 21-07.03~~(h)~~(g) for parking structure regulations.

SECTION XXIV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (b) Applicability is hereby amended as follows:

- (4)** Any structure that is less than 4 square feet in area and 9 feet in height, including, but not limited to, little free libraries and electric vehicle charging stations, shall not be considered an accessory structure.

SECTION XXV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (e) Maximum Number of Accessory Buildings is hereby amended as follows:

A lot in a S1, S2, U1, U2, U3, or UF district shall not have more than one detached accessory building; however, the following structures shall not count for the purposes of this calculation.

(2) ~~Any structure that is less than 4 square feet in area and 6 feet in height.~~

~~(3)~~(2)

(3) A pergola of 200 square feet or less that is no taller than the eave of the primary structure or 18', whichever is less.

SECTION XXVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards is hereby amended as follows:

(4) **Chickens, Chicken Coops, and Chicken Pens**

(C) **Construction**

- (i) The chicken coop shall be enclosed with solid material on all sides and have a solid roof and door(s). The coop shall be at least 18 inches high, and provide at least ~~4~~ 2 square foot of floor area per chicken. Traditional building materials shall be used. Doors shall be constructed so that they can shut and lock. Vents, covered with wire, will be placed as necessary for adequate ventilation. The coop shall be impermeable to rodents, wild birds, and predators, including dogs and cats.

(12) **Home Occupations**

(A) **Standards**

- (i) The home occupation shall be located within a fully enclosed building owned or occupied by the resident of the site.;
- (iii) No more than one client may be served or instructed at a time. Clients may not be served or instructed before 7:00 a.m. or after 9:00 p.m.

- (vi) There shall be no additional or separate entrance to the primary dwelling facing the street for the purpose of conducting the home occupation.

(B) Prohibited Home Occupations. The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to rapidly increase beyond the limits specified above for home occupations and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, the following uses specified below and other similar or comparable uses shall not be permitted as home occupations: Bar/Tavern/Restaurant; Beer/Wine/Liquor Sales; Industrial (any); Medical/Dental Clinic; Tobacco/Hookah/Vaping; Transportation (any); Vehicle Service (any); and Veterinary Clinic, Kennel, or Stable.

- (i) ~~Antique, Book or Gift Shop~~
- (ii) ~~Appliance Repair, large or small~~
- (iii) ~~Barber Shop / Beauty Shop~~
- (iv) ~~Bicycle Repair or Service~~
- (v) ~~Dance, Yoga, or Exercise Studio~~
- (vi) ~~Dental Office or Clinic~~
- (vii) ~~Freight, Trucking or Shipping~~
- (viii) ~~Lawn Mower Repair or Service~~
- (ix) ~~Medical Office or Clinic~~
- (x) ~~Painting of Vehicles, Trailers, Boats, etc.~~
- (xii) ~~Private Schools with Organized Classes~~
- (xiii) ~~Restaurants, Eating, or Drinking Establishments~~
- (xiv) ~~Upholstering~~
- (xv) ~~Television or Radio Repair~~
- (xvi) ~~Tool or Equipment Rental~~
- (xvii) ~~Tooling, Welding, or Machine Shop~~
- (xviii) ~~Vehicle Repairs, major or minor~~
- (xix) ~~Veterinary Clinic, Kennel, or Stable~~

(C) Permitted Home Occupations. By way of example, the following uses, when conducted in compliance with the conditions set forth above, qualify as permitted home occupations: Animal Care Establishment (i.e., Pet Grooming); Childcare Home as defined by IC 12-7-2-28.6; Food Preparation as defined in IC 16-42-5.3; Personal Care & Services, including, but not limited to Baking, Barber/Beauty Shop, and Teaching/Tutoring (including musical instruments, dance, yoga); and Professional Offices.

- (i) ~~Artist's, Musician's, or Writer's Studio~~
- (ii) ~~Cake Making or Decorating (not a catering or commercial bakery facility)~~
- (iii) ~~Childcare Home as defined by IC 12-7-2-28.6~~

- (iv) ~~Data Processing, Word Processing, or Transcription Services~~
- (v) ~~Dressmaking, Millinery, Sewing, or Tailoring~~
- (vi) ~~Home School, including Cottage Schools~~
- (vii) ~~Personal Office~~
- (viii) ~~Teaching or Tutoring, including musical instruments or dance, when limited to one pupil at a time~~
- (ix) ~~Internet Sales, exclusively online~~

(24) Solar Energy System

(A) Standards:

- (v) Ground-mounted solar energy systems are limited to a maximum height of ~~12~~ 18 feet. Power transmission lines from a ground mounted solar energy system to any structure shall be located underground, if possible, and shall be completely shielded against shock hazard.

SECTION XXVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards, (27) Trash Containers is hereby deleted and replaced as follows:

(27) Trash and Recycling Containers

Designated outdoor storage areas and equipment used to collect refuse and recyclables.

(A) Standards

- (i) Any trash or recycling container or combination of containers exceeding 36 cubic feet in capacity shall be placed on an impervious surface and screened on all sides by a building or a solid-walled enclosure not less than 6 feet in height nor more than 10 feet in height above grade and equipped with an opaque screen gate.
- (ii) The solid-walled portion of the enclosure shall be similar in design and materials to those of the building façade and shall be built to grade. Fences shall not be considered as a solid wall, and chain link fences with slats shall not be used as gate material.
- (iii) Gates or doors of the enclosure shall be kept completely closed except when refuse is being added or removed.

- (iv) Building foundation landscape, designed per Section 21-09.01(m), shall be installed along any sides of the enclosure not screened by a building.
- (v) The Zoning Administrator, upon request by an applicant, shall have the authority to approve an alternate design subject to the provisions below, as long as the intent of the ordinance is met.
 - a. Enclosure, material, and landscaping requirements may be reduced or waived if the enclosure is adjacent to and accessed from an alley and is not visible from a street.
 - b. An opaque fence may be used in place of a solid wall if the enclosure is located in an established rear yard or in a side yard not visible from a street and is designed so that refuse cannot leak or blow under it.
 - c. Landscaping may be reduced or waived if the enclosure is located in an established rear yard or in a side yard not visible from a street.

SECTION XXVIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.03 Temporary Uses and Structures, subsection (e) Duration is hereby amended as follows:

Except as specifically provided otherwise in this section-, a temporary use, building or structure shall be permitted for a period not to exceed one year. Except as specifically provided otherwise in this section, the improvement location permit, if required, may be renewed one or more times by the Zoning Administrator, for good cause shown, for an additional period(s) not to exceed a total of three years beyond the original expiration date.

SECTION XXIX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.03 Temporary Uses and Structures, subsection (j) Regulations for Mobile Classrooms is hereby amended as follows:

- (1) Mobile classrooms shall be for use ~~by a~~ within the following Civic & Institutional Use types: College/University, Religious Institution, School, Pre-K/Primary/Secondary; ~~or~~ and

SECTION XXX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.03 Temporary Uses and Structures, subsection (k) Regulations for Temporary Seasonal Retail Sales is hereby amended as follows:

- (2) ~~In districts where off-street parking is required, a minimum of 3 off-street parking spaces shall be provided on-site for the temporary seasonal retail sales use;~~

~~(3)~~(2)

~~(4)~~(3)

~~(5)~~(4)

SECTION XXXI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 7 Access & Parking, Section 21-07.03 Vehicle Access & Parking, subsection (d) Off-Street Vehicle Parking Area Access is hereby amended as follows:

- (2) Whenever practical, if an alley is present and open to traffic, all vehicular access ~~should~~ shall take place from the alley. When an alley is not present, access to corner lots from a secondary street is preferable to access from a primary street.
- (4) Curb cuts shall not be allowed on lots of less than 30' in width. Under a shared driveway condition, this minimum may be reduced to 15' if the lots sharing the driveway are at least 30' in width combined.

~~(4)~~(5)

~~(5)~~(6)

~~(6)~~(7)

SECTION XXXII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 7 Access & Parking, Section 21-07.03 Vehicle Access & Parking, subsection (e) Design and Construction of Off-Street Vehicle Parking Areas is hereby amended as follows:

- (1) **Parking Area Layout.** The layout of all off-street parking areas shall be in compliance with Table 21- 07B or the most recent version in the Architectural Graphic Standards for a Level of Service "A" or "B." An alley adjacent to the lot may be used to meet the requirement for drive aisle width. The Zoning Administrator may reduce any measurement within Table 21-07B by up to one (1) foot on space-constrained lots.

SECTION XXXIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 7 Access & Parking, Section 21-07.04 Off-Street Loading, subsection (e) Use of Loading Area is hereby deleted in its entirety.

SECTION XXXIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.01 Building Standards, subsection (c) Building Design is hereby amended as follows:

- (2) Primary facades shall be oriented to a front lot line. Building designs that orient main entrances so that they are not visible from the primary street are prohibited. Any entrance on a side facade shall be visible from the street or clearly identified using architectural features, awnings/canopies, or lighting. The Zoning Administrator may waive this requirement for buildings oriented to a common open space or for Agricultural; Industrial, Manufacturing, & Processing; Transportation; and Utilities uses in an I district.

SECTION XXXV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.01 Building Standards, subsection (e) Building Materials for New Construction – Front and Corner Facades is hereby amended as follows:

- (3) Standard, fluted, or split face concrete masonry units (CMUs) above the basement level are prohibited as face material. Glazed or heavily polished CMUs or CMUs that look like brick or stone are allowed.
- (7) Security devices such as solid metal security gates, metal roll-down windows, coiling shutters, and link/grill systems shall not be installed on front or corner facades, except where such devices are at least 50 percent transparent and located wholly behind a window or door, when viewed from the street or open space.
- ~~(7)~~(8) In a NC or DT district, the following additional regulations apply.
 - (A) Vinyl siding is prohibited.
 - ~~(B)~~—— ~~Security devices such as coiling shutters and accordion gates are prohibited on front or corner side facades, except where such devices are at least 50 percent transparent and located wholly behind a window or door, when viewed from the public right of way or open space.~~
 - ~~(C)~~(B) Vents, air conditioners, and other utility elements, except where such elements are enclosed, camouflaged, screened, obscured, or otherwise not visible from the street, are prohibited as part of a front or corner facade.
- ~~(9)~~(10)
- ~~(10)~~(11)

SECTION XXXVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.01 Building Standards, subsection (g) Building Components is hereby amended as follows:

- (5) **Building Entrance.** A point of ingress and egress for pedestrians into a building, ~~upper story use, or first floor tenant space.~~

SECTION XXXVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (e) Detached House is hereby amended as follows:

(3) **Building Type Standards**

Building Dimensions

Building Height

<u>S2, U3, UF districts</u>	3 stories max.
<u>All other districts</u>	2.5 stories max.

SECTION XXXVIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (f) Cottage Court is hereby amended as follows:

(3) **Building Type Standards**

Building Dimensions

Building Height

<u>U2 district</u>	1.5 storyies max.
<u>All other districts</u>	2 stories max.

SECTION XXXIX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (g) Duplex is hereby amended as follows:

(3) **Building Type Standards**

Building Dimensions

Building Height

<u>S1, U1, U2 districts</u>	2.5 storyies max.
<u>All other districts</u>	3 stories max.

Building Width

<u>S1, S2 districts</u>	60' max.
<u>All other districts</u>	48' max.

SECTION XL. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (h) Townhouse is hereby amended as follows:

(3) Building Type Standards

Building Dimensions

Building Height 3 stories max.

SECTION XLI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (i) Apartment House is hereby amended as follows:

(3) Building Type Standards

Building Dimensions

Building Height 3 stories max.

SECTION XLII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (j) Stacked Flats is hereby amended as follows:

(3) Building Type Standards

Building Dimensions

Building Height (~~stories~~) ~~2 min.~~ 5 stories max.

Building Width

 S2, DT districts ~~200'~~ 250' max.

 All other districts ~~120'~~ 150' max.

SECTION XLIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (k) Shop is hereby amended as follows:

(3) Building Type Standards

Building Dimensions

Façade Height

UF district 12' min.

All other districts 16' min.

Building Width

DT district 250' max

All other districts 150' max

SECTION XLIV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.03 Building Frontage Types, subsection (d) Stoop is hereby amended as follows:

Standards

~~A stoop shall be at least 18" above the sidewalk and shall directly connect to the sidewalk, walkway, or driveway.~~

~~A stoop shall have a railing or wall, a covering, or be at least 18" above the adjacent walkway or driveway.~~

A stoop shall be at least 18" above the elevation of the city sidewalk achieved by building an elevated stoop and/or building on an elevated lot.

A stoop shall connect to the city sidewalk directly or via a walkway or driveway.

A stoop shall have a railing, a wall, a covering, or be elevated at least 18" above an adjoining driveway or walkway.

SECTION XLV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.01 Landscape, subsection (d) Minimum Plant Material Sizes at Time of Planting is hereby amended as follows:

Table 21-09A: Minimum Size at Time of Planting

Plant Category	Minimum Size
Deciduous Shade Tree	2 1/2" <u>1.75"</u> caliper at 6" above ground
Deciduous Ornamental Tree	1 1/2" <u>1.5"</u> caliper at 6" above ground

SECTION XLVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.01 Landscape, is hereby amended as follows:

(g) Ground Cover

In a front yard, corner yard, or tree lawn, ground cover shall include, but is not limited to, grasses; natural vegetated ground covers; preserved existing natural vegetation (e.g., thickets); or mulch. Artificial turf or similar synthetic material shall not be used.

~~(g)~~**(h)**

~~(h)~~**(i)**

~~(i)~~**(j)**

~~(j)~~**(k)**

~~(k)~~**(l)**

(4) The use of artificial turf for games courts or athletic fields if other alternatives are not feasible. Any approval to allow artificial turf must be noted in the landscape plan.

~~(l)~~**(m)**

~~(m)~~**(n)**

~~(n)~~**(o)**

SECTION XLVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.01 Landscape, subsection (l) Streetscape Trees is hereby amended as follows:

(4) General Requirements

- (C) Streetscape trees shall consist of native, deciduous shade trees and be selected from the recommended list of tree species for South Bend, and Trees must be approved granted a permit by the City Forester.

SECTION XLVIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.01 Landscape, subsection (n) Landscape Buffer is hereby amended as follows:

(1) Applicability

Table 21-09B: Buffers Required by Use

Uses	Standards
Gas/ <u>Fuel</u> Station	21-06.01(k)(11)

SECTION XLIX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.02 Fences & Walls, subsection (c) Height is hereby amended as follows:

- (4) ~~An open~~ fence more than 50% open enclosing a game court as defined by Section 21-06.02(f)(9) may be erected to a maximum of 12 feet in height, irrespective of the above standards.
- (5) A fence more than 50% open providing safety at School, Pre-K/Primary/Secondary and Day Care Center uses may be erected to a maximum of 6 feet in height, irrespective of the above standards, to the extent determined by the Zoning Administrator.

SECTION L. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.05 Clear Sight Area, subsection (a) Clear Sight Area Requirements is hereby amended as follows:

- (1) Except in a NC or DT district, no building, structure, or improvement, including landscape, shall be erected, placed, planted, or maintained so as to interfere with a clear sight area located between the heights of 3 feet and 10 feet above the crown of a street, driveway, or alley. A clear sight area shall be established for all streets and alleys, whether public or private.

SECTION LI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 10 Signs, Section 21-10.01 General Provisions, Table 21-10A Allowed Temporary Signs is hereby amended as follows:

Temporary Signs for a Non-Residential Use

Total Sign Surface Area

S1, S2, U1, U2, or U3 district	24 32 square feet max. total for all signs per street frontage
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SECTION LII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 10 Signs, Section 21-10.02 Exempt Signs, subsection (a) Exempt Signs is hereby amended as follows:

(10) Parking Lot Directional and Information Sign

- (B) S1, S2, U1, U2, U3, UF, and NC Districts – signs shall not exceed 4 square feet in surface area, ~~or~~ nor shall they exceed 4 feet in height;
- (C) DT, OS, U and C Districts – signs shall not exceed 6 square feet in surface area, ~~or~~ nor shall they exceed 4 feet in height;

- (13) **Window Sign.** One window sign per non-residential use provided it does not exceed 4 square feet ~~and is non-illuminated~~.

SECTION LIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 10 Signs, Section 21-10.04 Sign Measurement, subsection (b) Sign Height is hereby amended as follows:

Sign height is measured as the vertical distance from the ~~street grade at average~~ natural ground level within 2 feet of the base of the sign or sign structure, to the highest point of the sign or sign structure.

SECTION LIV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Signs, Section 21-10.05 On-Premise Signs, subsection (d) On-Premise Signs: Building Signs is hereby amended as follows:

(5) Roof Signs

- (A) Roof signs are only permitted in the NC, ~~or~~ DT, or I districts and shall only be installed on a building with a flat roof.

(7) Wall Signs

- (C) ~~No wall sign may extend above the window sills of the second story, unless the establishment extends to the second story or above.~~ No portion of a wall sign may extend above the roofline or parapet wall of a building with a flat roof or above the lower eave of a building with a pitched roof.

SECTION LV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 10 Signs, Section 21-10.07 Off-Premise Signs, subsection (d) Advertising Signs is hereby amended as follows:

(1) Sign Surface Area for Advertising Signs

- (A) Limited Access Highways ~~and Arterial Streets~~ - The maximum sign surface area for advertising signs oriented toward a limited access highway shall be 672 square feet.

SECTION LVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 12 Administration, Section 21-12.07 Development Review Procedures, subsection (f) Common Procedures is hereby amended as follows:

(4) Use Variance Procedures

(A) Applicability

- (ii) ~~When a combination of uses on a lot is not allowed in any of the zoning districts, the property should be zoned into the district that permits the most of those proposed uses and a use variance sought for the balance of uses~~
- (iii)(ii) ~~In any of the above conditions, a~~ A use variance cannot be sought if a use could be permitted with a special exception.

(E) Procedure

- (i) When a combination of uses on a lot is not allowed in any of the zoning districts, the property should be zoned into the district that permits the most of those proposed uses and a use variance sought for the balance of uses.

~~(i)~~(ii)

~~(ii)~~(iii)

~~(iii)~~(iv)

~~(iv)~~(v)

~~(v)~~(vi)

~~(vi)~~(vii)

~~(vii)~~(viii)

~~(viii)~~(ix)

~~(ix)~~(x)

~~(x)~~(xi)

~~(xi)~~(xii)

SECTION LVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 13 Nonconformities & Enforcement, Section 21-13.01 Nonconformities, subsection (j) Reconstruction, Remodeling, or Enlargement of a Legally Established Nonconforming 1 Unit Dwelling or 2 Unit Dwelling is hereby amended as follows:

- (2) Remodeled or enlarged, provided that such remodeling or additions comply with the development standards of the applicable district related to maximum building coverage, minimum setbacks (except as set forth in (l) below), maximum setbacks, and building height, ~~and off-street parking~~.

SECTION LVIII. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

Canneth Lee, Common Council President

Attest:

Bianca Tirado, City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2025, at _____ o'clock _____. m.

Bianca Tirado, City Clerk

Approved and signed by me on the _____ day of _____, 2025, at
_____ o'clock _____. m.

James Mueller
Mayor, City of South Bend, Indiana