



City of South Bend PLAN COMMISSION

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

AGENDA

Monday, April 20, 2026 - 4:00 P.M.

City Hall

Third-Floor Council Chambers

Meeting Link - <https://www.southbendin.gov/sbpc>

Meeting Recordings - <https://tinyurl.com/PlanCommission2026>

PUBLIC HEARING:

A. REZONINGS

1) PC#0302-26

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street - 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE

Parcel IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556

Petitioner: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS

Requested Action: Rezoning from S1 Suburban Neighborhood 1 to OS Open Space

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS

1) PC#0301-26

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, Text Amendment #8, City of South Bend.

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

1) PC#0302-26

Name: Rum Village Park - Gertrude Street Minor Subdivision

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street - 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE

Parcel IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556, 018-8154-5573



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- B. FINDINGS OF FACT - None for consideration
- C. UPDATES FROM STAFF
- D. MINUTES – March 16, 2026
- E. ADJOURNMENT

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	Board of Public Works Appointee		Until reappointed
Francisco Fotia	Mayoral Appointee	12/22/2025	12/31/2028
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Tyler Gillean	Mayoral Appointee	7/25/2024	12/31/2027
Maureen Miller	Mayoral Appointee	11/4/2025	12/31/2028
Taylor Lewis	Mayoral Appointee	9/4/2025	12/31/2028

Property Information

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street
- 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE
Owner: CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS

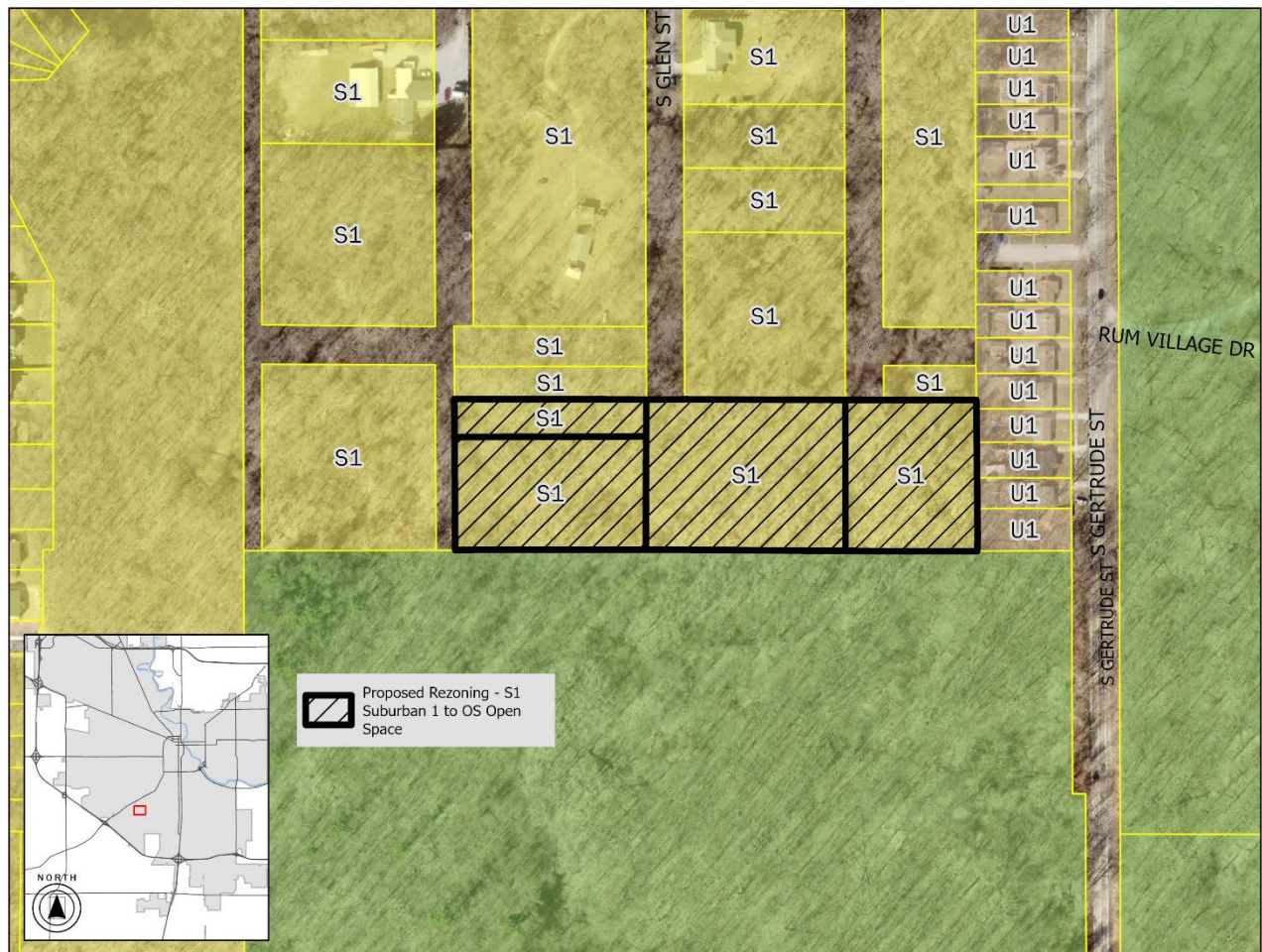
Requested Action

Rezone from S1 Suburban Neighborhood 1 to OS Open Space

Project Summary

The City of South Bend Venues Parks and Arts owns the subject parcels and is seeking a subdivision to adjoin the parcels with the existing park space. As part of that effort, they are also seeking to zone the parcels OS to be consistent with the existing park and district intent.

Location Map



Site & Context

Land Uses and Zoning:

On site: Park land zoned S1 Suburban Neighborhood 1
 North: Undeveloped forest zoned S1 Suburban Neighborhood 1
 East: One unit dwellings zoned U1 Urban Neighborhood 1
 South: Park land zoned OS Open Space
 West: Undeveloped forest zoned S1 Suburban Neighborhood 1

District Intent:

The OS District is established to promote the development of a range of public shared open spaces dispersed through the City.

Site Plan Description:

These properties are part of Rum Village Park. The petitioner wishes to rezone these properties to bring them under the same zoning designation as the rest of the park.

Zoning and Land Use History and Trends:

The land appears to have been cleared and reforested a few times since the early-to-mid 1900s, but has never been formally developed and has been forested since about the 1980s.

Traffic and Transportation Considerations:

The properties cannot be accessed directly by a vehicle, as they are internal to a large park. They can be accessed by foot and potentially by bicycle. Users can get to these properties by first passing through the property to the south, which is located on S Gertrude St. This is a 27' wide two-way street that runs north and south with one lane of traffic going in each direction.

Agency Comments

Agency Comments:

No comments at this time.

Staff Comments:

No additional comments at this time.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

In the city's comprehensive plan, Objective LU 8 calls upon the city to "preserve green space land uses." More specifically, policy LU 8.2 says to "encourage the retention of open spaces for recreational purposes."

Land Use Plan:

These properties fall within the Rum Village neighborhood. In the 2022 neighborhood plan, the future zoning map shows them as remaining S1.

Plan Implementation/Other Plans:

Strategy 2.4 in the Rum Village neighborhood plan outlines a plan to "complete park improvements following a park master planning process," which is currently being implemented by the city's Venues, Parks, and Arts department.

2. Current Conditions and Character:

These properties are surrounded by undeveloped, forested park land to the south, west, and north. To the east, there are one-story residential structures fronting on S Gertrude St.

3. Most Desirable Use:

The most desirable use for these properties would be to maintain them as city-owned park land.

4. Conservation of Property Values:

Rezoning these properties to OS should not significantly affect their property values or those of neighboring properties. The primary goal behind rezoning these properties is simply to bring them under the same zoning designation as the rest of Rum Village Park, which is already zoned as OS.

5. Responsible Development and Growth:

No development is being proposed on these properties.

Analysis & Recommendation

Commitments: No commitments are proposed.

Analysis: Although the Rum Village neighborhood plan calls for these properties to remain S1 in the future zoning map, a rezoning to OS also makes sense. These properties are part of the city-owned Rum Village Park and will be staying as such. Also, the rest of the park is already zoned as OS. Therefore, it makes sense to bring these properties under the same zoning designation as the rest of the park.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

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

Text amendment #8 is being proposed to 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 approved as amended by Council.

Zoning Ordinance Amendment #8

Last Updated

4/10/2026

Standard	Ordinance Sections	Item	Proposed Change	Rationale
Access & Parking	21-07.03(i)(1)	Commercial and Recreational Vehicles	Allows bus/large vehicle utilization in residential areas to support the transportation needs of these uses - Group Residence and Residential Care Facility.	Aligns transportation needs with these allowed uses.
Accessory Standards	21-03.01(f) 21-03.02(f) 21-03.03(f) 21-03.04(f) 21-03.05(f) 21-06.01(j)(1)(A)(vii)	Ancillary Dwelling Unit (ADU) - Height	Allows ADUs to be taller than the primary structure. ADU maximum height (in feet) restrictions still apply.	Supports ease of development of ADUs when the primary structure is one story.
	21-06.02(f)(14)(A)(iii) 21-08.01(e)(9)	Accessory Uses and Structures - Equipment Screening	Requires screening for gas, electric meters in front and corner yards. Expands existing rule to additional districts.	Ensures that equipment is not visible from the right-of-way.
	21-06.02(f)(27)	Accessory Uses and Structures - Trash Enclosure	Adds a trash enclosure diagram.	Improves user understanding by providing visual explanation of trash enclosure standards.
Building Design & Measurements	21-02.03(d)(2)(D)	Building Stories and Rooftop Spaces	Limits amenity space to Stacked Flats, Shop, and Mid-Rise/Tower building types.	Corrects the existing rule, which was only intended for those building types.
	21-02.03(f)(2)(A)	Building Width Definition	Permits Zoning Administrator to grant allowances for building width if the design meets ordinance intent.	Encourages architectural diversity, promotes varied streetscapes, and eliminates the need to receive a commonly approved variance.
Building Standards	21-08.02(d)(3)	Ancillary Dwelling Unit (ADU) - Frontage	Requires a frontage only if a carriage house is fronting a street or open space.	Supports ease of development of ADUs.
	21-03.04(f) (footnote) 21-08.02(i)(3)	U2 Apartment House - Stories	Allows a 3-story apartment house in U2 if no more than 30' wide. Height still restricted to maximum of 35'.	Supports ease of development of apartment houses in urban districts by allowing a full height upper floor.
	21-08.03(e)	Gallery Frontage	Removes story restriction on gallery frontage and updates diagram.	Supports ease of development of the gallery frontage type.
Principal Uses	21-06.01(k)(7)(A)(x)	Drive-Through Facility - Serving Non-Motor Vehicle Users	Requires all customers receive service at a drive-through facility, regardless of mode of transportation.	Improves convenience for those who do not own or use a motor vehicle.
	21-06.01(l)(4)	Accessory Parking Lot	Allows a parking lot within a block to be considered an accessory use.	Revises an existing rule to assist business owners with their off-street parking needs.
Signs	21-09.04(c)(1)	Outdoor Lighting - Residential Standards	Adds color temperature outdoor lighting standards to small residential properties.	Promotes quality of life in residential districts and provides additional enforcement mechanism when light nuisances arise.
Special Exception	21-03.06(c) 21-03.06(f) 21-06.01(c) 21-06.01(k)(15)(A)(i)	Restaurant (under 2,000 square feet) Special Exception in UF	Allows restaurants under 2,000 square feet by right in UF (restaurants between 2,000 and 5,000 square feet will still require a Special Exception).	Supports ease of development of small neighborhood-serving restaurants. This approach will help to activate vacant or underutilized UF storefronts while directing larger scale businesses to districts like Neighborhood Center.

General updates clarify and/or correct, but do not change the existing rule. Such changes including typographical, consistency, cross reference, and minor diagram revisions are addressed in the following sections:
 21-02.03(b) Contextual Setback diagrams, 21-02.03(e), 21-03.01(j), 21-03.02(j), 21-03.03(j), 21-03.04(j), 21-03.05(j), 21-03.06(j), 21-03.07(j), 21-03.08(j), 21-04.01(i), 21-04.02(i), 21-04.03(i), 21-04.04(i), 21-06.01(g)(2)(A)(i), 21-06.01(g)(3)(A)(i), 21-06.01(g)(5)(A)(i), 21-06.01(g)(6)(A)(i), 21-06.01(k) Drive-Through Layout diagram, 21-06.01(k) Gas fuel/station layout diagrams, 21-06.01(k)(11)(A)(iv), 21-06.01(k)(11)(A)(v), 21-06.01(k)(17)(A)(i), 21-06.01(k)(17)(A)(ii), 21-06.01(k)(18)(A)(iii), 21-06.01(k)(2)(A)(iii), 21-06.01(k)(21)(A)(ix), 21-06.01(k)(21)(A)(viii), 21-06.01(k)(21)(A)(x), 21-06.01(k)(22)(A)(iii), 21-06.01(k)(7)(A)(vii), 21-06.01(k)(7)(A)(viii), 21-06.01(l)(4)(A)(i), 21-06.01(m)(2)(A)(i), 21-06.01(m)(3)(A)(i), 21-06.01(m)(4)(D)(vi), 21-06.02(f)(14)(A)(i), 21-06.02(f)(25)(A)(i), 21-06.02(f)(27)(A)(iv), 21-07.03(e)(2), 21-07.04(d)(4), 21-08.02(f)(3), 21-08.02(h)(3), 21-08.02(i) Illustrative Examples, 21-09.01(p), 21-09.01(p)(2)(A), 21-09.01(p)(2)(B)

BILL NUMBER (blank)

ORDINANCE NUMBER (blank)

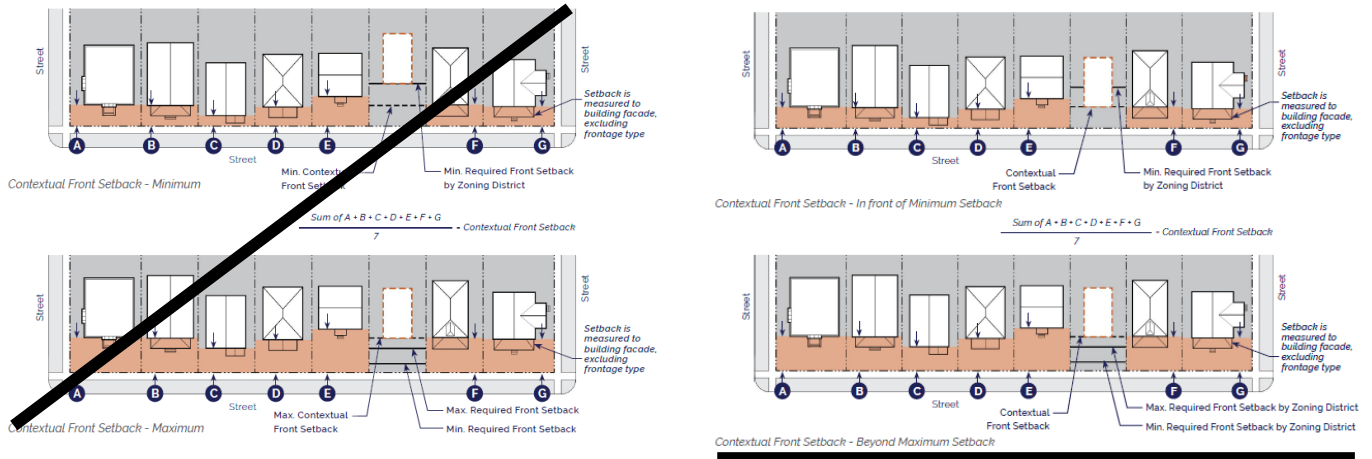
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT

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, Contextual Front Setback diagrams are hereby amended as follows:

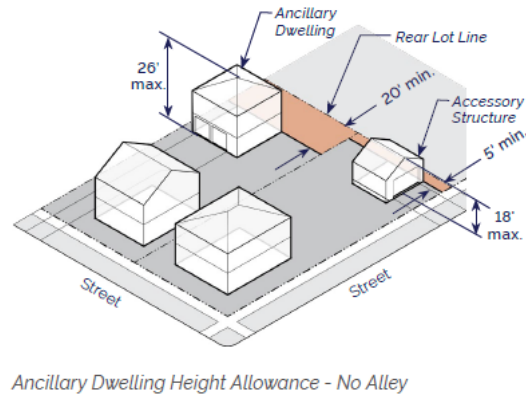
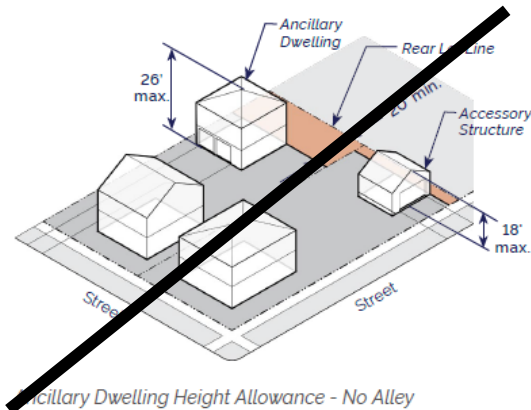


SECTION II. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (d) Building Form is hereby amended as follows:

(2) Building Height (Stories).

- (D) A single one-story shared amenity space ~~per~~ on a Stacked Flats, Shop, or Mid-Rise/Tower building type shall not count as a story toward the maximum number if it meets the following criteria:

SECTION III. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (e) Building Components, Ancillary Dwelling Height Allowance - No Alley diagram are hereby deleted and replaced with new Ancillary Dwelling Height Allowance - No Alley diagram as follows:



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

- (A) For the Stacked Flats, Shop, and Mid-Rise/Tower building types, the Zoning Administrator may grant the following allowances if the building design meets the intent of the ordinance:

- 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.~~
If buildings or parts of a building are connected by an elevated hallway (open at the ground floor), the width of each building or part of a building shall be measured independently. The connection, which shall not count toward building width, shall be set back a minimum of 20 feet from the front or corner facade.
- ii. In a U3 or UF district, if buildings or parts of a building are at least four stories in height and connected by a hallway, the width of each building or part of a building shall be measured independently. The connection, which shall not count toward building width, shall be set back a minimum of 20 feet from the front or corner facade and may be at grade or elevated.
- iii. In a NC or DT district, if a building is designed as multiple buildings, the building width of each uniquely designed part shall be measured independently. Each part shall not exceed 120 feet in width, shall have a frontage type, and shall be made architecturally distinct through means such as variations in building and parapet heights, building materials and ornamentation, and window pattern, grouping, and size.
- ii. iv. ~~The Zoning Administrator may permit an increase in t~~The maximum building width may be increased 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 (f) Building Form; Section 21-03.02 S2 Suburban Neighborhood 2, subsection (f) Building Form; Section 21-03.03 U1 Urban Neighborhood 1, subsection (f) Building Form; Section 21-03.04 U2 Urban Neighborhood 2, subsection (f) Building Form; Section 21-03.05 U3 Urban Neighborhood 3, subsection (f) Building Form are hereby amended as follows:

Building Height

Accessory buildings, except for ancillary dwelling units, shall not be taller than the primary building on a lot.

SECTION VI. 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:

Parking Lot Screening (of 4 or more spaces)

Buffers shall comply with Section 21-09.01~~(n)~~(o).

SECTION VII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.04 U2 Urban Neighborhood 2, subsection (f) Building Form is hereby amended as follows:

Building Height

Primary Building (max.) 35' and 2.5 stories¹

Accessory Building (max.)⁺²

¹ Apartment Houses may be built to a maximum height of 3 stories if building width is 30' or less.

⁺²

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

Restaurant

~~Special Exception~~ Allowed subject to conditions

SECTION IX. 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
<u>Restaurant (max.)</u>	<u>2,000 square feet</u>

SECTION X. 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:

Parking Lot Screening (of 4 or more spaces)

Buffers shall comply with Section 21-09.01~~(n)~~(o).

SECTION XI. 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	UF
Restaurant	Special Exception <u>Allowed subject to conditions</u>

SECTION XII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (g) Industrial, Manufacturing, & Processing, sub-subsection (2)(A)(i) Industrial, Heavy Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (g) Industrial, Manufacturing, & Processing, sub-subsection (3)(A)(i) Industrial, Light Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (g) Industrial, Manufacturing, & Processing, sub-subsection (5)(A)(i) Warehouse/Distribution Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (g) Industrial, Manufacturing, & Processing, sub-subsection (6)(A)(i) Waste Processing/Recycling Facility Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (2)(A)(iii) Animal Care Establishment Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (7)(A)(vii) Drive-Through Facility Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (7)(A)(viii) Drive-Through Facility Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (11)(A)(iv) Gas/Fuel Station Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (11)(A)(v) Gas/Fuel Station Standards; Article 6 Uses, Section

21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (17)(A)(i) Retail & Service, Heavy Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (17)(A)(ii) Retail & Service, Heavy Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (18)(A)(iii) Self-Storage Facility Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (21)(A)(viii) Vehicle Sales or Rental Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (21)(A)(ix) Vehicle Sales or Rental Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, sub-subsection (22)(A)(iii) Vehicle Service, Major Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (l) Transportation, sub-subsection (4)(A)(i) Parking Lot Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (m) Utilities, sub-subsection (2)(A)(i) Utilities, Major Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (m) Utilities, sub-subsection (3)(A)(i) Utilities, Minor Standards; Article 6 Uses, Section 21-06.01 Principal Uses, subsection (m) Utilities, sub-subsection (4)(D)(vi) Wireless Communication Tower Standards; Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards, sub-subsection (14)(A)(i) Mechanical Equipment Standards; Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards, sub-subsection (25)(A)(i) Storage, Outdoor Standards; Article 7 Access & Parking, Section 21-07.04 Off-Street Loading, subsection (d) Design and Construction of Loading Areas, sub-subsection (4) Landscaping; Article 9 Site Development, Section 21-09.01 Landscape, subsection (p) Parking Lot Landscape, sub-subsection (2)(A) Parking Lot Screening; Article 9 Site Development, Section 21-09.01 Landscape, subsection (p) Parking Lot Landscape, sub-subsection (2)(B) Parking Lot Screening are hereby amended as follows:

All in-text references to Section 21-09.01(n) are changed to Section 21-09.01(o).

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

(1) Dwelling, Ancillary

(A) Standards:

- (vii) A detached ancillary dwelling ~~shall not be taller in feet than the primary building on the lot and~~ shall meet all accessory height requirements of the applicable zoning district.

SECTION XIV. 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:

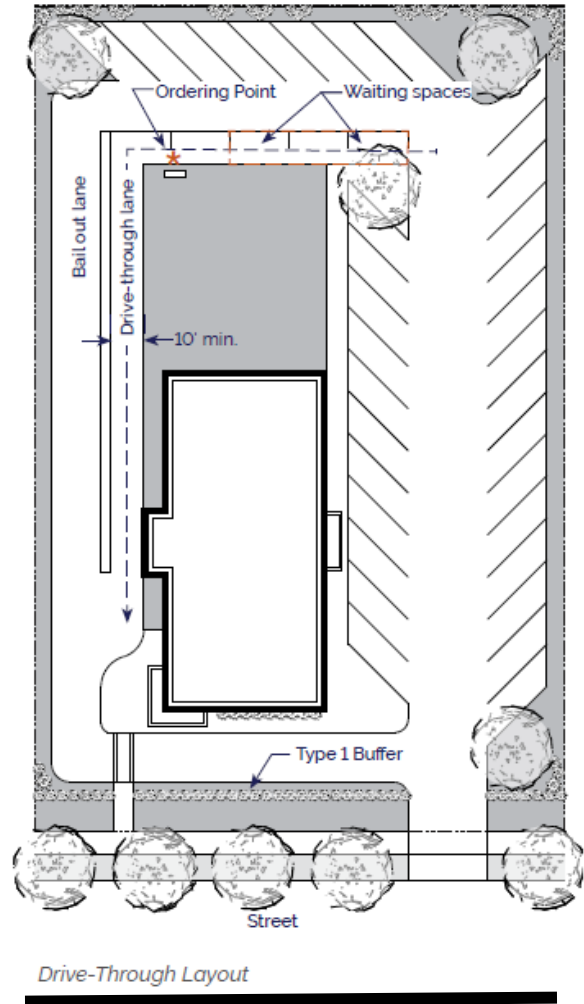
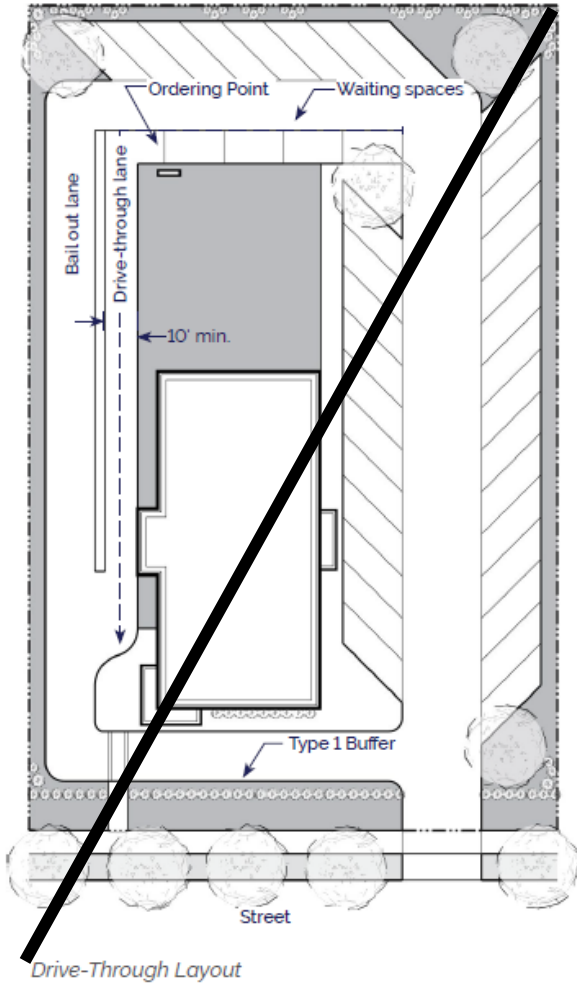
- (x) A drive-through facility shall serve people on foot, bicycle, or other modes of transportation besides a motor vehicle during all hours of operation. This may be achieved through means such as a carryout counter, walk-up window, pickup outside of the primary building, or allowing non-motor vehicle users to utilize the drive-through lane.

(15) Restaurant

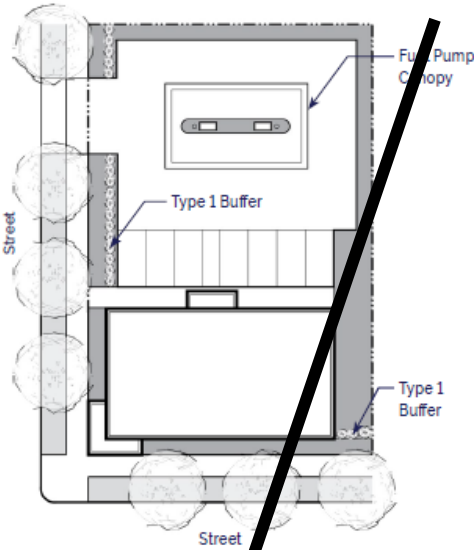
(A) Standards:

- (i) In a UF district, a restaurant exceeding 2,000 square feet shall require a special exception.

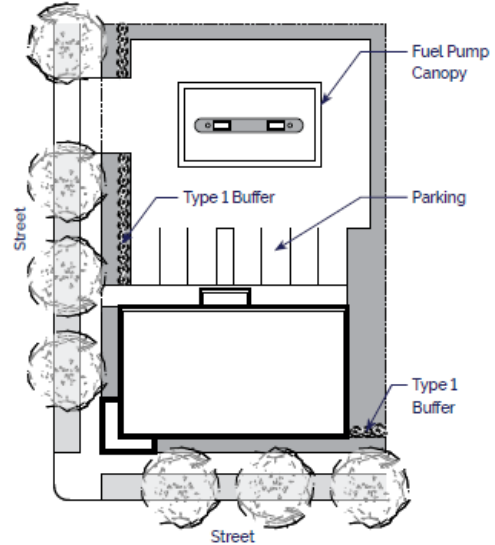
SECTION XV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services, Drive-Through Layout diagram is hereby amended as follows:



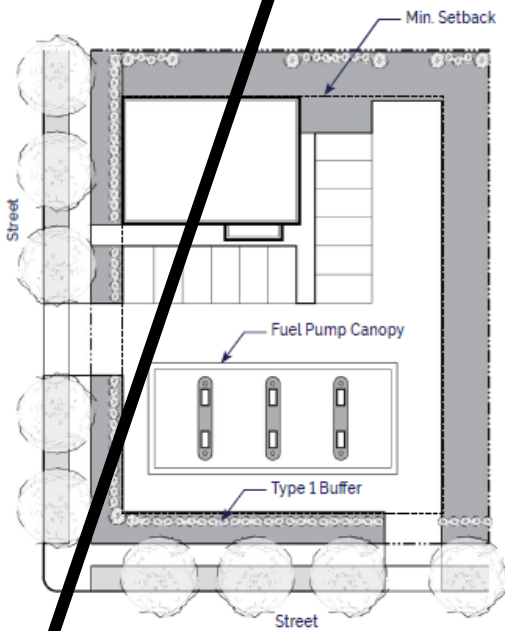
SECTION XVI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services, Gas fuel/station layout diagrams are hereby amended as follows:



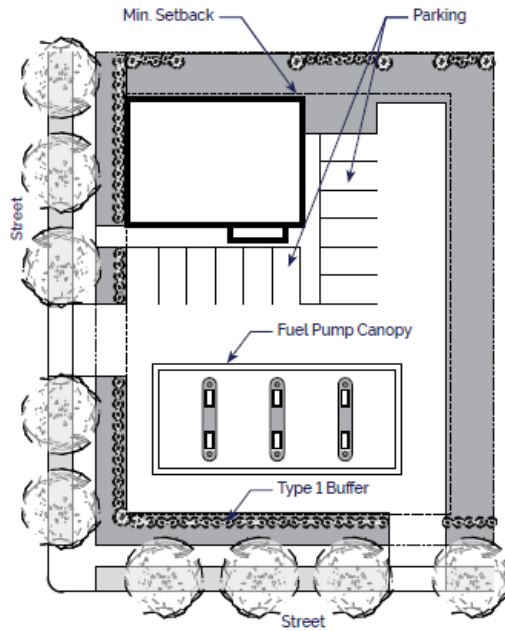
Gas/fuel station layout for an urban location



Gas/fuel station layout for an urban location



Gas/fuel station layout for a suburban location



Gas/fuel station layout for a suburban location

SECTION XVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Service, subsection (21)(A)(x) Vehicle Sales or Rental Standards; Article 7 Access & Parking, Section 21-07.03 Vehicle Access & Parking, subsection (e)(2) Design and Construction of Off-Street Vehicle Parking Areas, Landscape of Off-Street Parking Areas are hereby amended as follows:

All in-text references to Section 21-09.01(o) are changed to Section 21-09.01(p).

SECTION XVIII. 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 non-accessory parking lot for the storage of motor vehicles made available to the general public, with or without a fee. Parking lots serving a permitted use located on an adjacent lot or a lot ~~separated from the subject lot by a street or alley~~ no greater than 250 feet from the subject lot shall be considered as accessory parking lots. Includes parking structures, whether underground, at ground level, or above ground level, in which more than 50 percent of the gross floor area is used for parking vehicles.

SECTION XIX. 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:

(14) Mechanical Equipment

(A) Standards:

(iii) Vents, air conditioners, and utility meters, 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.

~~(iii)(iv)~~

~~(iv)(v)~~

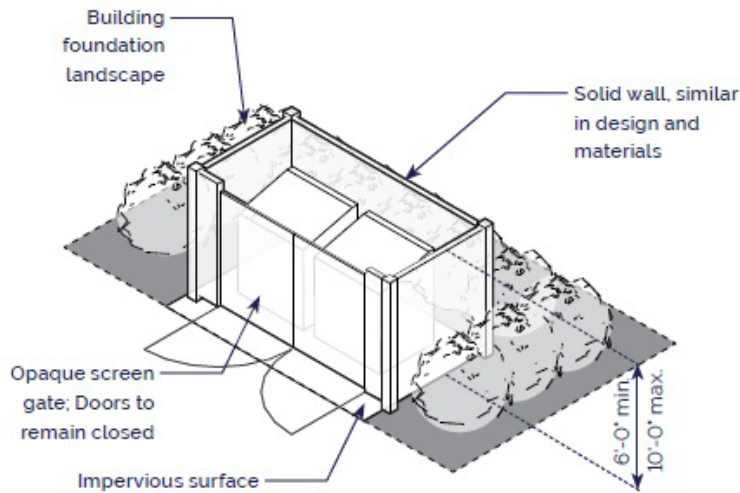
SECTION XX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards is hereby amended as follows:

(27) Trash and Recycling Containers

(A) Standards:

- (iv) Building foundation landscape, designed per Section 21-09.01~~(m)~~(n), shall be installed along any sides of the enclosure not screened by a building.

SECTION XXI. 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, sub-subsection (27), Trash and Recycling Containers is hereby amended by adding a diagram as follows:



Trash enclosure design

SECTION XXII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 7 Access & Parking, Section 21-07.03 Vehicle Access & Parking, subsection (i) Commercial and Recreational Vehicles is hereby amended as follows:

- (1) **Large Vehicles.** No tractor, trailer, tractor-trailer combination, or vehicle (including but not limited to a tow truck, dump truck, flatbed truck, semi-trailer, and the like) equal to or in excess of one and one half (1 ½) tons capacity, or which has a bed more than 8 feet long, may not be parked on any land or premises except in an OS, U, C, or I district. However, the foregoing shall not apply to ~~school buses~~ vehicles used for the transportation of school children to and from school or to and from a school-sponsored activity related to the following uses: School, Pre-K/Primary/Secondary; Group Residence, State Regulated; Residential Care Facility; and Day Care Center.

SECTION XXIII. 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:

- (9) In a NC or DT district, ~~the following additional regulations apply.~~
 - (A) ~~Vinyl siding is prohibited.~~
 - (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.~~

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

- (3) **Building Type Standards**

Allowed Frontage Types¹

¹ Building frontages are only required on facades facing a street or open space.

SECTION XXV. 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
Lot Requirements**

If a cottage court is subdivided into multiple lots, each lot shall front onto the open space and meet the building coverage requirements of the applicable zoning district.

SECTION XXVI. 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 Width (total of all attached Townhouses)

U2 district

4 units max.; ~~or~~ 72' max.

All other districts

8 units max.; ~~or~~ 168' max.

SECTION XXVII. 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

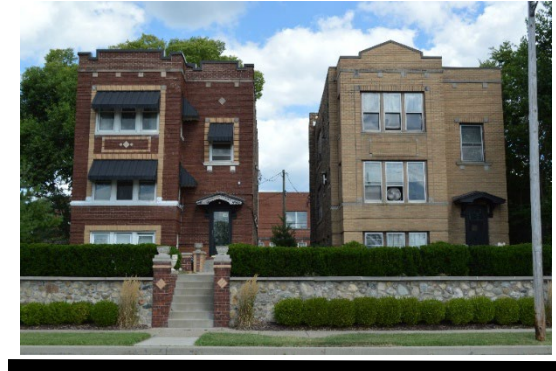
Building Width

U2 district

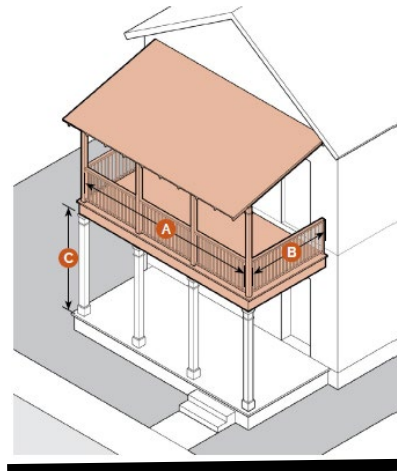
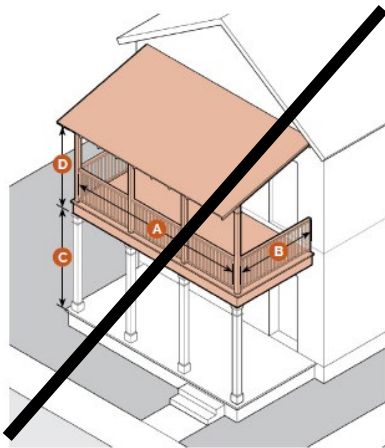
48' max. if 1-2 stories

30' max. if 3 stories

SECTION XXVIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.02 Building Types, subsection (i) Apartment House, first Illustrative Examples image is hereby amended with a new image as follows:



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

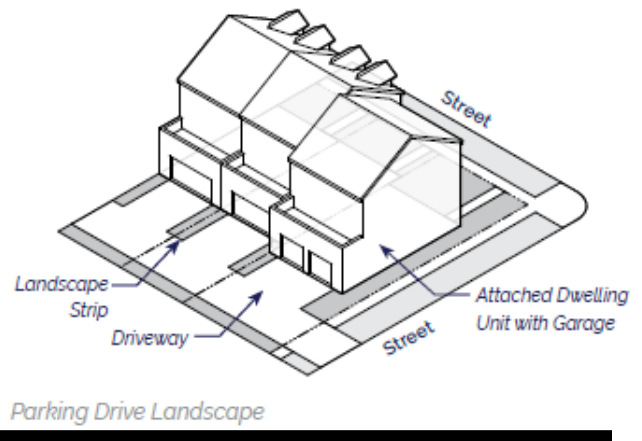
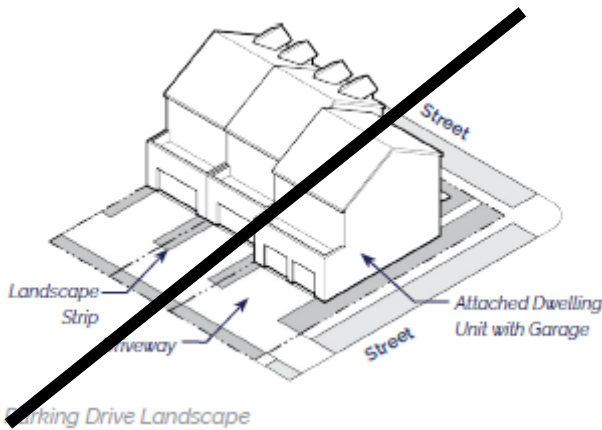


SECTION XXX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.03 Building Frontage Types, subsection (e) Gallery, subsection (2) Frontage Standards table is hereby amended as follows:

(2) Frontage Standards		
Dimensions		
Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Ground Floor Height, Clear	8' min.	C
Height	2-story max. ¹	D
¹ A 2-story gallery may be approved by the Zoning Administrator on stacked flats/shops, or mid-rise/towers.		
Standards		
Galleries shall be supported from below by a porch, arcade, or other structure, or visually supported by brackets, corbels, or beams along its full depth.		
In a NC or DT district with a retail ground floor, a gallery shall extend over the sidewalk with approval of the Board of Public Works.		

(2) Frontage Standards		
Dimensions		
Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Ground Floor Height, Clear	8' min.	C
Standards		
Galleries shall be supported from below by a porch, arcade, or other structure; or visually supported by brackets, corbels, or beams along its full depth.		
In a NC or DT district with a retail ground floor, a gallery shall extend over the sidewalk with approval of the Board of Public Works.		

SECTION XXXI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.01 Landscape, subsection (p) Parking Lot Landscape, Parking Drive Landscape diagram is hereby amended as follows:



SECTION XXXII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 9 Site Development, Section 21-09.04 Outdoor Lighting, subsection (c) Exempt is hereby amended as follows:

- (1) **Residential Buildings of up to 4 Units.** All outdoor light fixtures used for the illumination of personal property, provided that such outdoor light fixtures shall meet the maximum allowable light levels permitted by Section 21-09.04(f) and the maximum color temperature permitted by Section 21-09.04(i)(2).

SECTION XXXIII. 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 [blank] _____ day of [blank] _____, 2026, at [blank] _____ o'clock [blank] ____ . m.

Bianca Tirado, City Clerk

Approved and signed by me on the [blank] _____ day of [blank] _____, 2026, at [blank] _____ o'clock [blank] ____ . m.

James Mueller
Mayor, City of South Bend, Indiana

Property Information

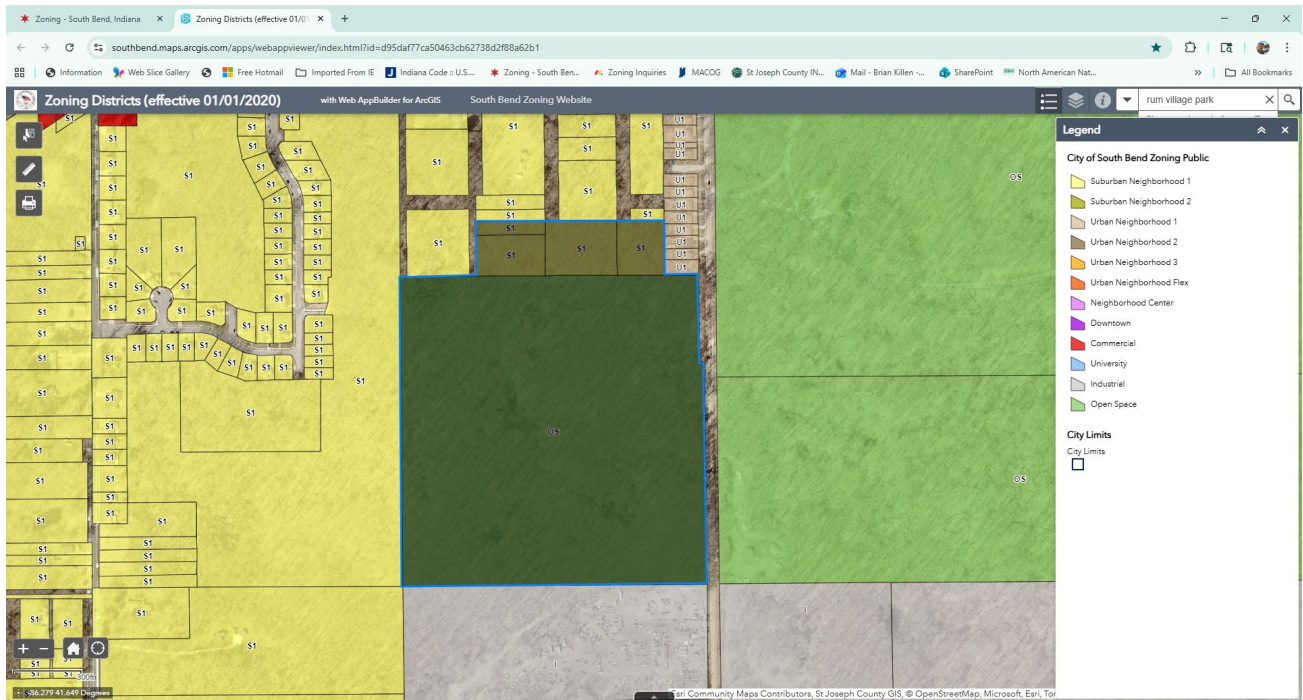
Subdivision Name: **Rum Village Park - Gertrude Street Minor Subdivision**

Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street - 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE

Requested Action

The total area of the subdivision is 44.13 acres and will consist of 1 building lot.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted approval.

Project Details

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Drainage: No comments at this time.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments: No comments at this time.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted approval.