


Spring Cycle 2026 – Ordinance Update Preview

Filed in Clerk's Office

MAR 24 2026

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City Clerk, South Bend, IN

1) Upcoming Ordinance – Municode Updates

- Fixing outdated references to the zoning ordinance in other parts of City's municipal code:
 - Chapter 3 – Advertising
 - Chapter 4 – Licenses
 - Chapter 6 – Building
 - Chapter 13 – Offenses and Misc. Provisions
 - Chapter 14 – Specific Public Safety Regulations
 - Chapter 17 – Sewer and Water
 - Chapter 5 and 9 will also be updated but by their respective agency owner.
 - No changes to intent of these rules are being made, just agreement changes directly related to current zoning language.
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Upcoming Ordinance – Municode Updates

Examples:

- Changing references to defunct zoning districts:
 - update from “A” Residence District to S1 Suburban Neighborhood 1 District, or
 - update from SF1 Single-Family and Two-Family to S1 Suburban Neighborhood 1 District
- Removing duplicative zoning language, providing a Chapter 21 reference instead.
 - Illuminated signs projecting over public property shall meet the standards for projecting signs set forth at subsection 21-10.05(d)(4).
 - ~~(1) Be supported by a structure anchored wholly within the lot lines;~~
 - ~~(2) Have the lowest part overhanging the public way at least ten (10) feet above such public way; provided, that such sign does not project within two (2) feet of the curb line;~~
 - ~~(3) If installed over an alley, be at least eighteen (18) feet above the roadway.~~

2) PREVIEW OF UPCOMING ZONING ORDINANCE TEXT AMENDMENT #8

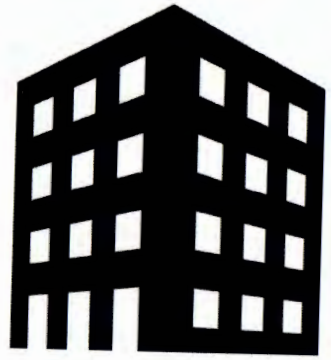
An ordinance amending Chapter 21 of the South Bend Municipal Code to make miscellaneous changes for clarification and consistency, to simplify development processes, and to achieve higher quality development



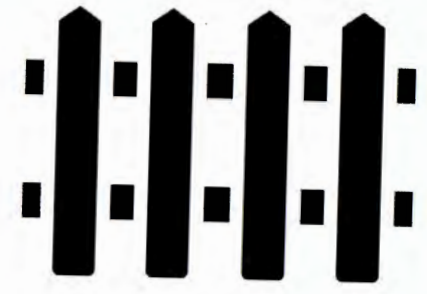
South Bend Zoning Ordinance
South Bend, Indiana

Why are We Revising the Ordinance (Again)?

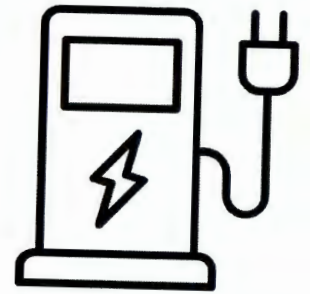
Ease of development, flexibility



Reducing unnecessary variances



Modernizing the ordinance



Ordinance Maintenance



Revisions Overview

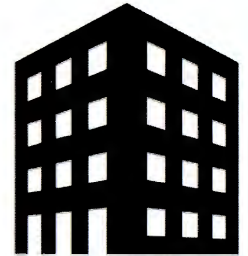
12 rule changes

1 group (47 items) of minor corrections or clarifications

Overall, **75** unique **citation** changes

- Changes with multiple locations (ex: changing Landscape cross-references)

Accessory Parking Lot standards	1
Accessory Uses and Structures - equipment screening	2
Ancillary Dwelling Unit (ADU) - height & frontage updates	7
Building Stories and Rooftop Spaces	1
Building Width definition	5
Commercial and Recreational Vehicles	1
Drive-through Facility -Serving non-motor vehicle users	1
Gallery Frontage standards	2
Minor text clarifications, cross-references, & diagram changes	47
New diagram - trash enclosure	1
Outdoor Lighting - residential standards	1
Removing Special Exception - Restaurant (under 2,000 sf) and Retail & Service, General	4
U2 Apartment House - height	2
Grand Total	75



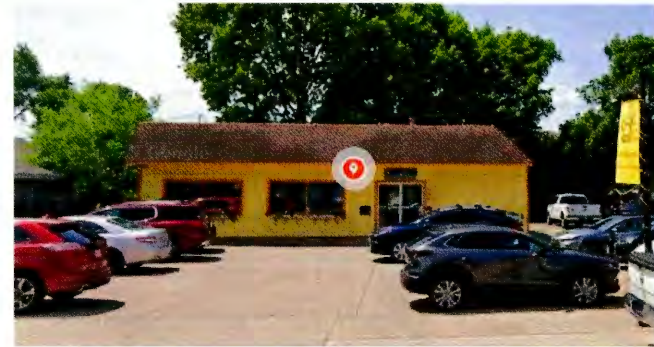
Ease of Development and Flexibility – Removing UF Special Exceptions

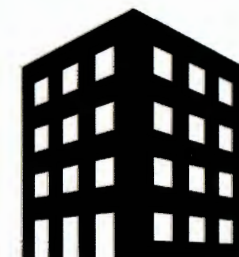
- **Retail & Service, General**
- **Restaurant: by-right** below 2,000 sf, SE if over 2,000

Approved Res. SEs < 2,000 sf: NL Protein Bar and Burri King



UF Res. > 2,000 sf: Yellow Cat Cafe

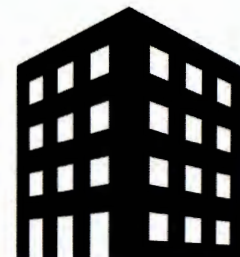




Ease of Development and Flexibility - ADUs

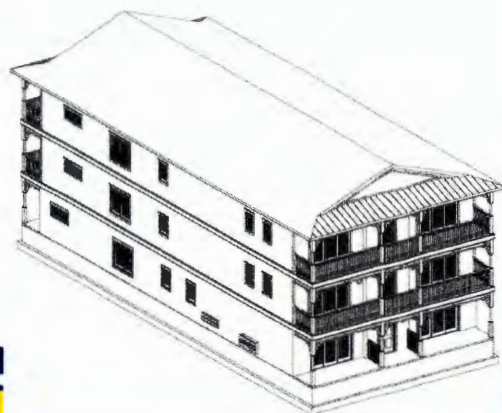
- ADUs can be **taller than primary structure** (ex: 2114 E Jefferson)
- **No frontage type** required when not facing a street/open space





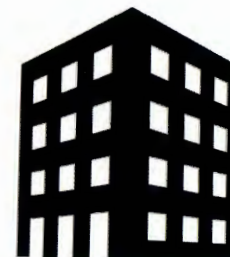
Ease of Development and Flexibility

- **Galleries** can be more than one story



ISOMETRIC 1

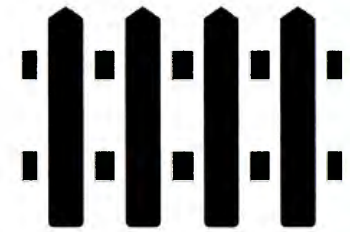




Ease of Development and Flexibility

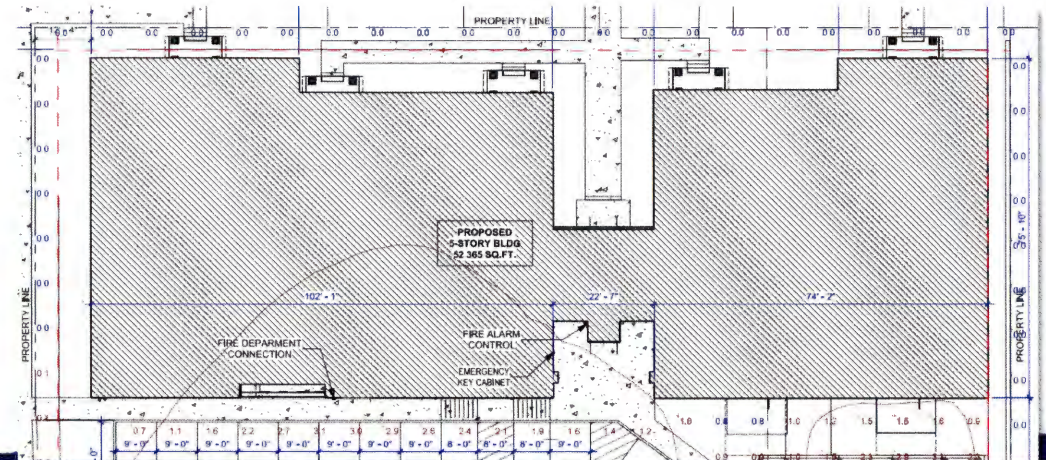
- **U2:** Apartment Houses under 30' in width can be **3 stories** (instead of 2.5)

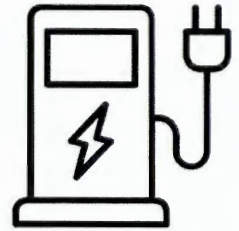




Reducing Need for Unnecessary Variances – Building Width

- Providing additional ways that buildings can be visually broken up to meet intent of the rule without having to be physically separated
 - All subject to ZA approval





Modernizing the Ordinance

- Requiring drive-throughs to **serve people on foot, bicycle, or other non-motor vehicle forms of transportation**





Ordinance Maintenance Items

- Making it easier to have an **accessory parking lot**
- Limiting **one-story shared amenity spaces** to Stacked Flats, Shops, and Mid-Rise/Towers
- Allowing **larger vehicles (buses, vans, etc.)** to be parked in non-special districts for **school/healthcare uses**
- Applying rules to all residential properties for:
 - **Max. color temp** of outdoor lighting
 - **Mechanical equipment screening**
- Updating 21.09 (Landscaping) **cross-references**
- Small clarifications to various **diagrams**, changing a **picture**
- Minor wording revisions for clarity

Looking Ahead

- Spring 2026 Timeline
 - Provide a Summary of Changes to Council
 - PC public hearing – 4/20/26
 - Council public hearing – 4/27/26

- Fall 2026 Updates
 - Sign Ordinance
 - Northeast Neighborhood Zoning Overlay

