

Municipal Code Amendment


Amending Chapters 3, 4, 6, 13, 14, and 17 of the
South Bend Municipal Code to Align With
Zoning Chapter 21

Filed in Clerk's Office

APR 28 2026

Bianca Tirado
City Clerk, South Bend, IN

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- Fixing outdated references to the zoning ordinance in other parts of City's municipal code: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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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.~~

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

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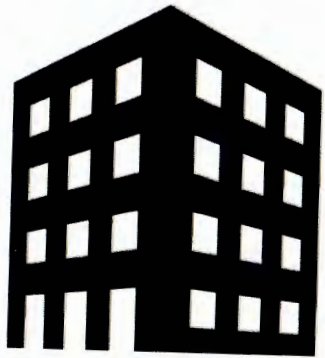
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Changes in Substitute Bill:

- Allowing Restaurants under 2,000 sf in UF with conditions – removed
 - Deleted Section VIII, IX, XI, second half of Section XIV
- Distance from business to accessory parking lot: 250 ft -> 150 ft
 - Amended Section XVIII

Why are We Revising the Ordinance (Again)?

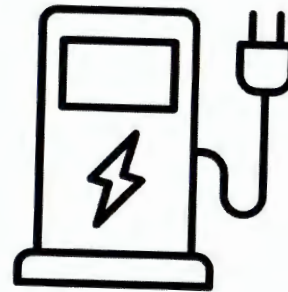
Ease of
development,
flexibility



Reducing
unnecessary
variances



Modernizing the
ordinance



Ordinance
Maintenance

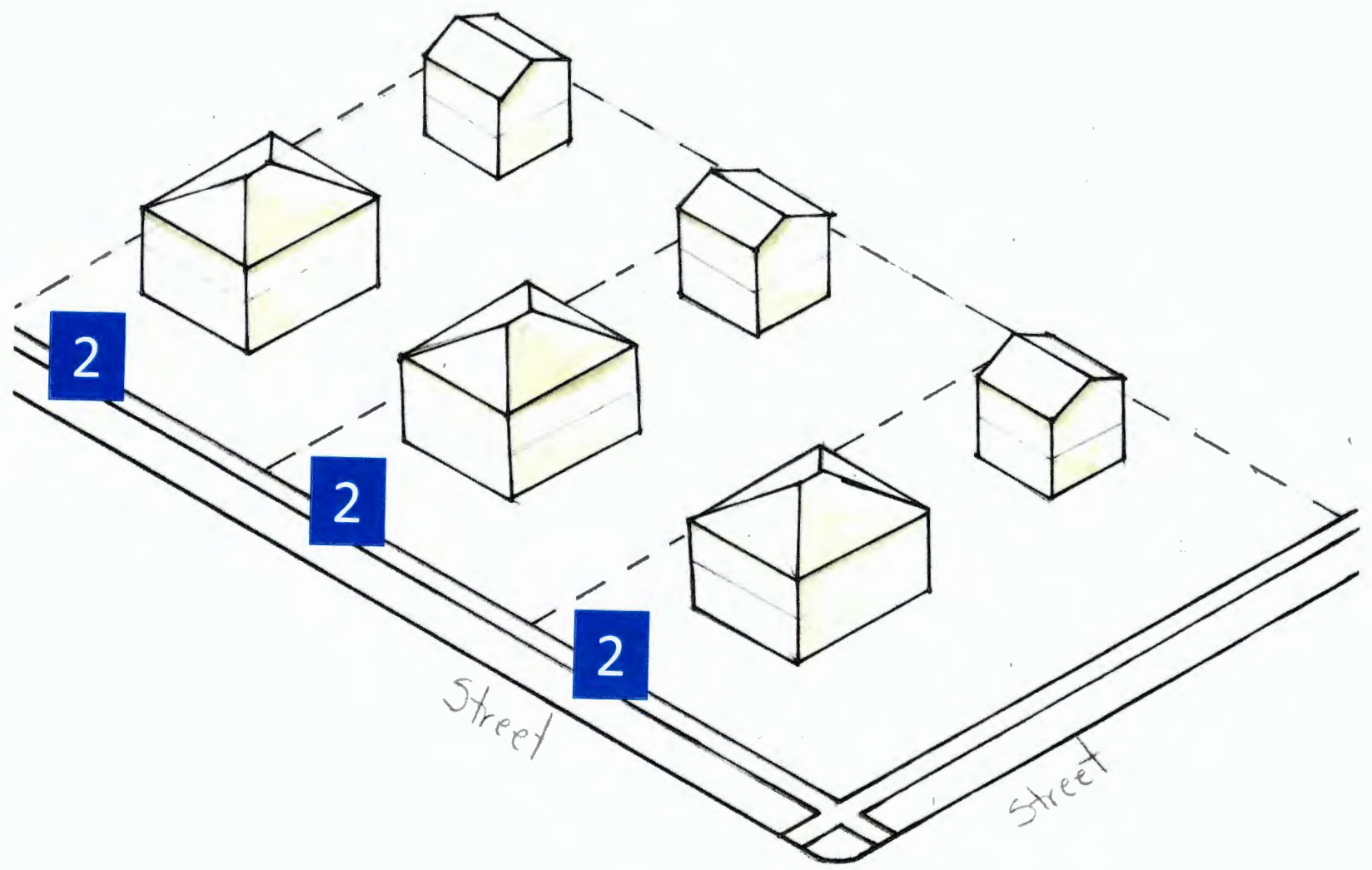


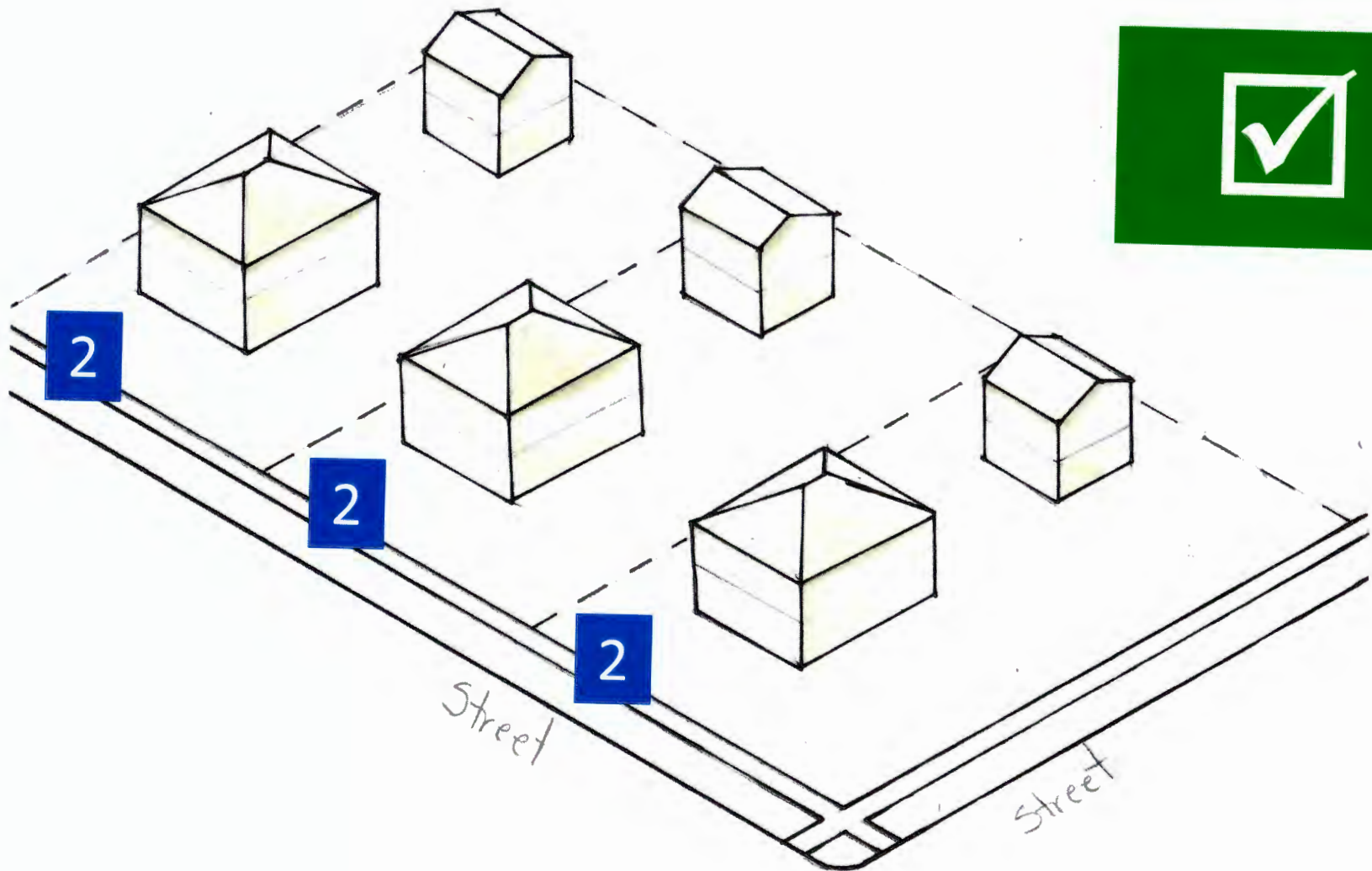
Ease of Development and Flexibility - ADUs

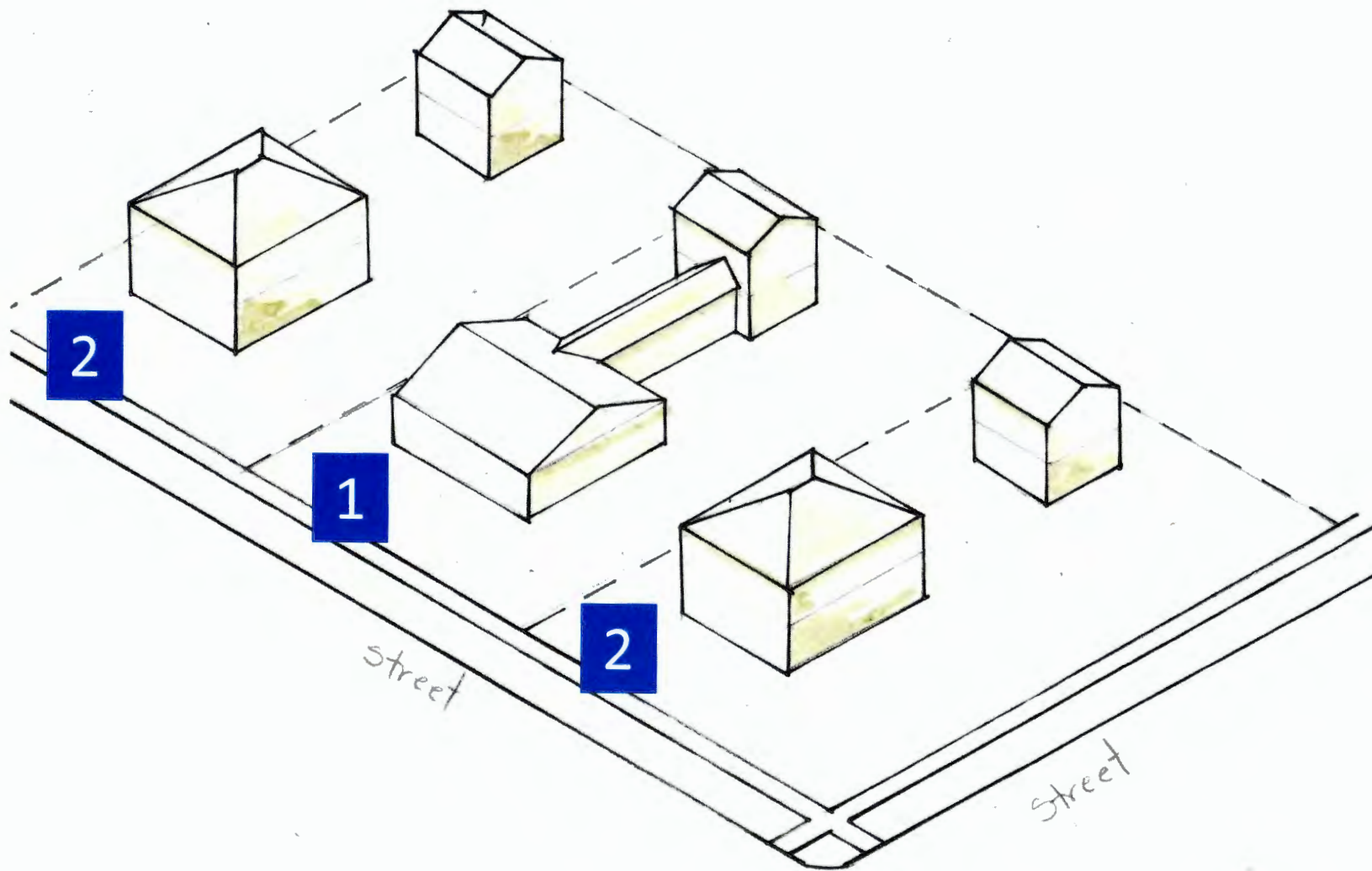


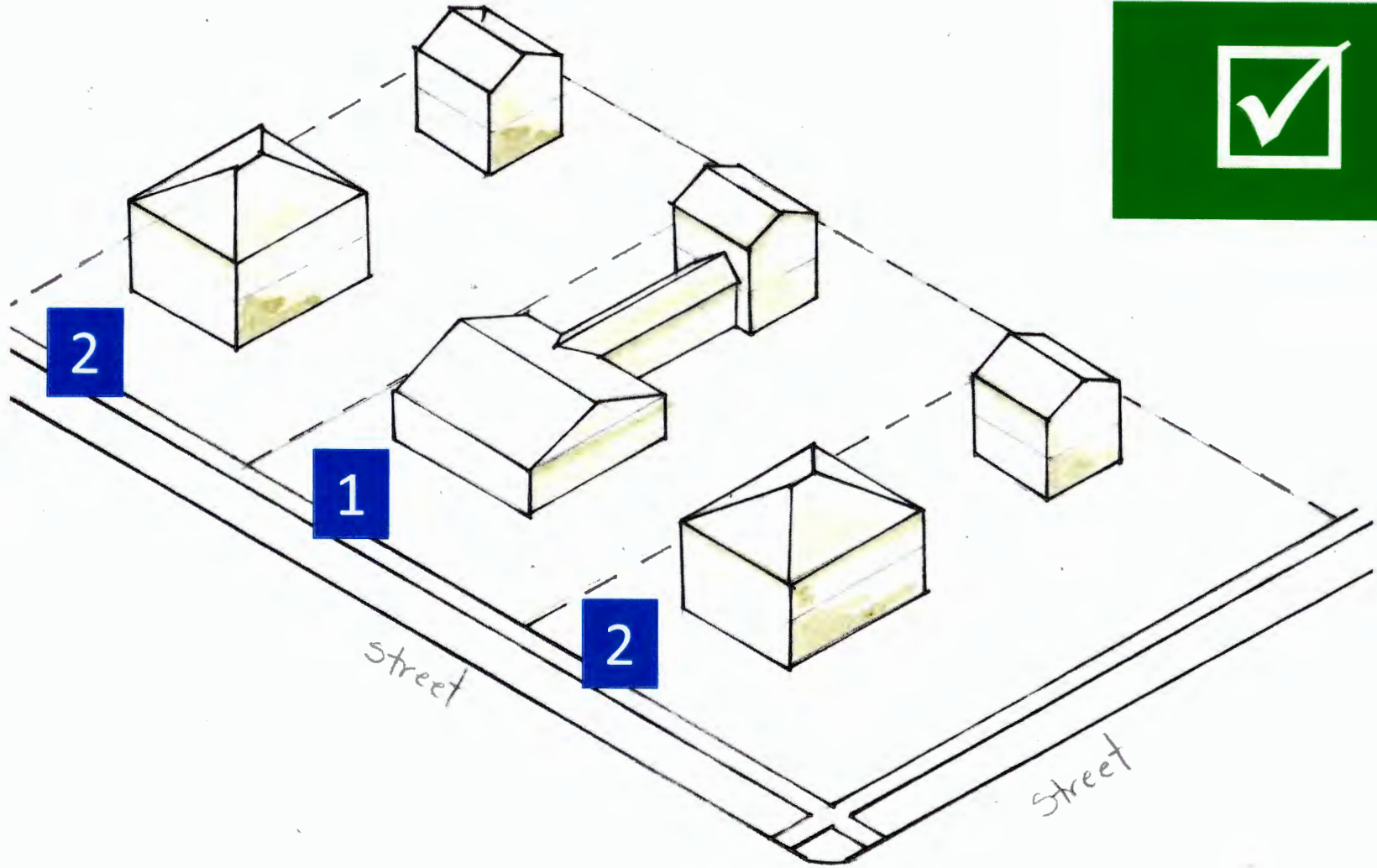
- ADUs can be **taller than primary structure**
- **No frontage type** required when not facing a street/open space

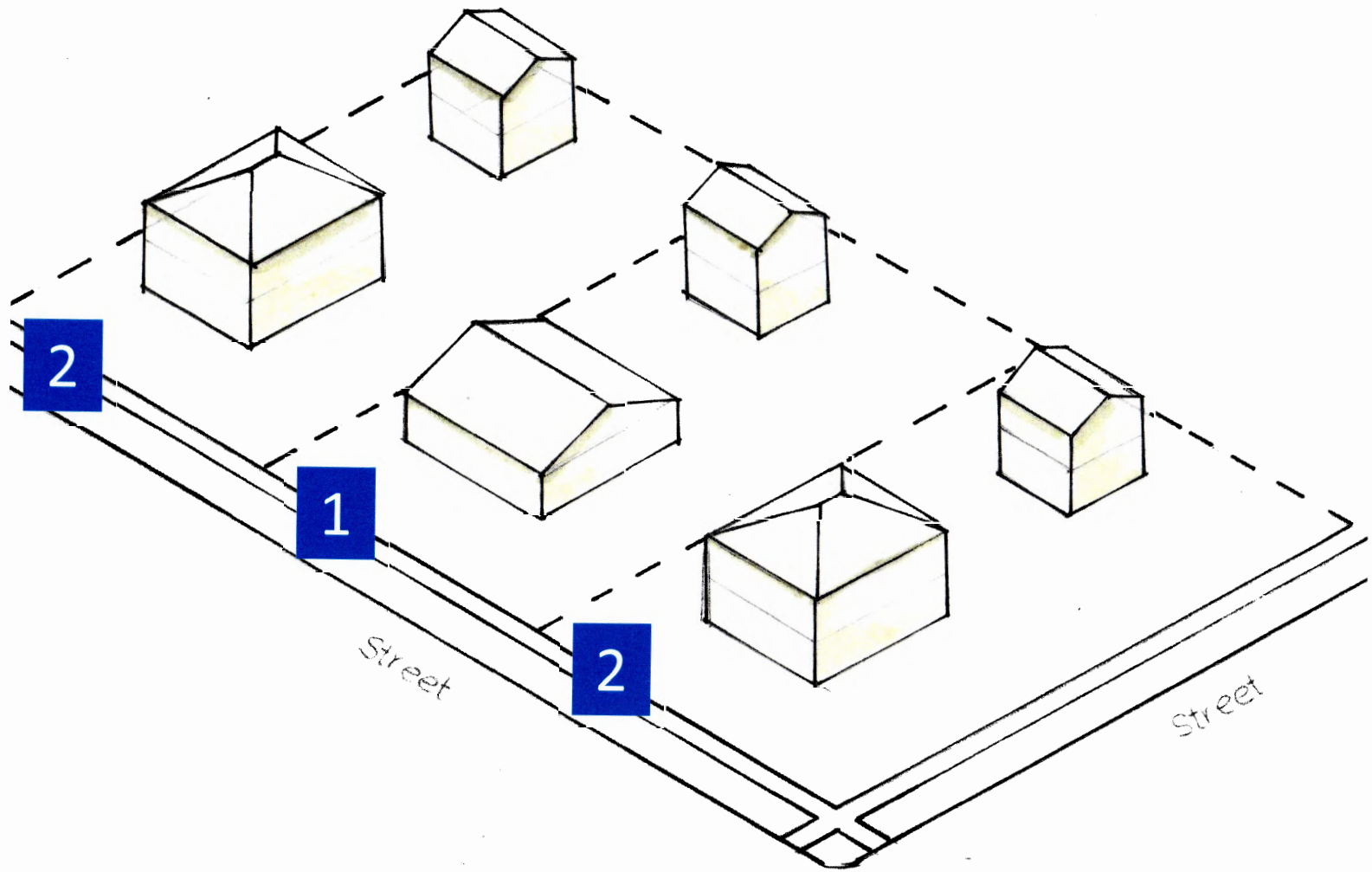


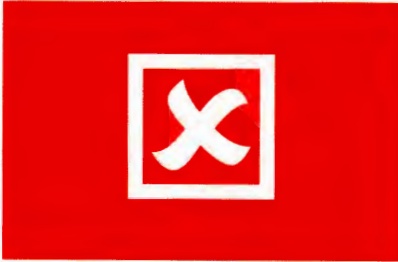
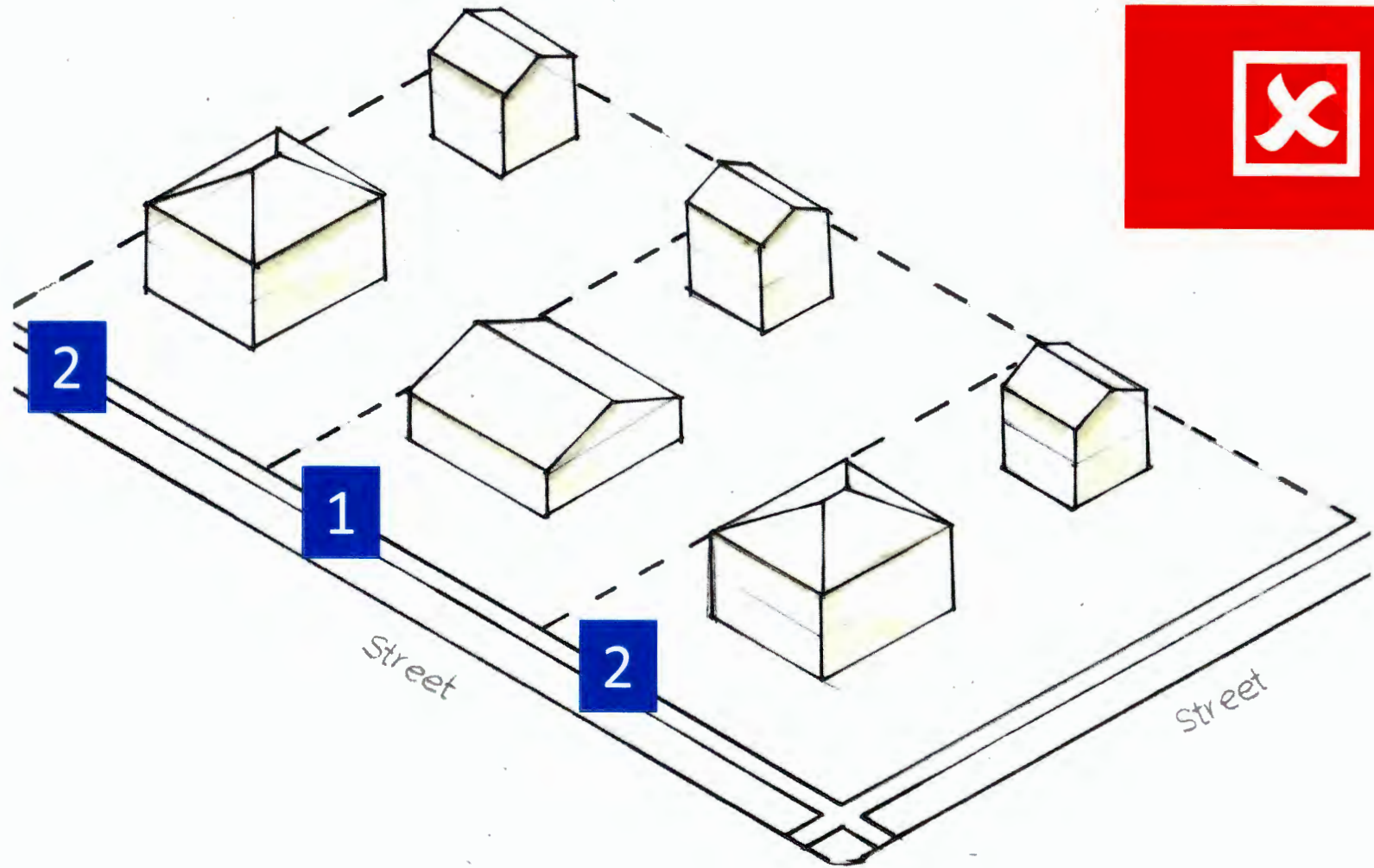










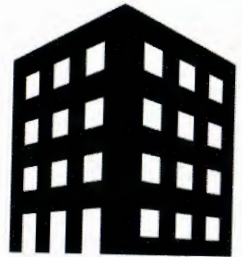






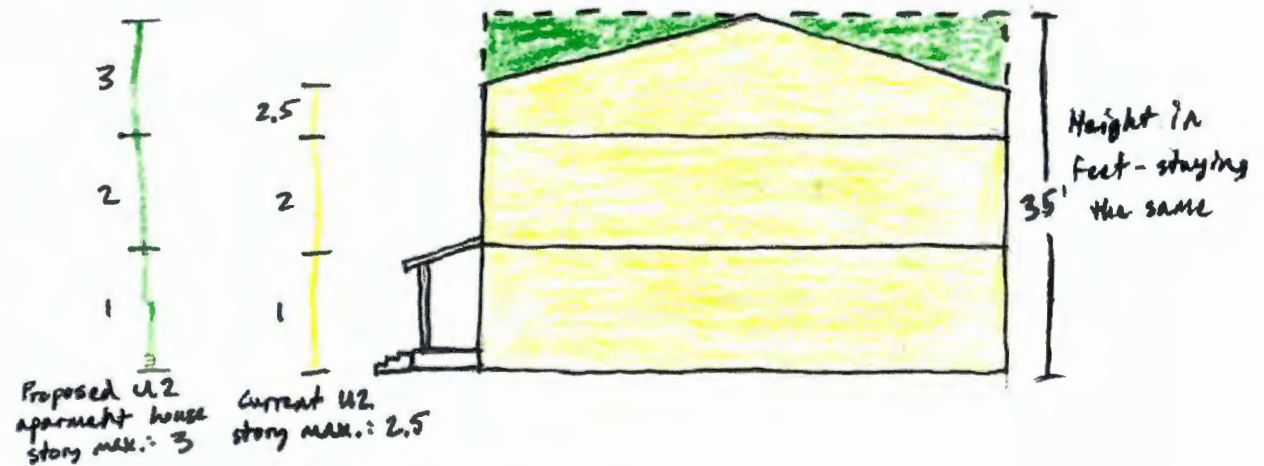






Ease of Development and Flexibility

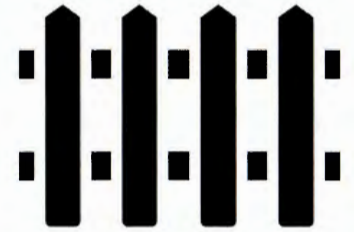
- **U2:** Apartment Houses under 30' in width can be **3 stories** (instead of 2.5)







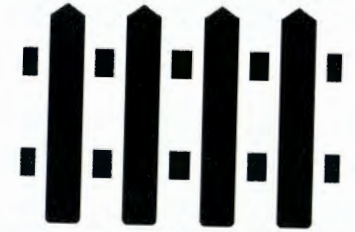
Reducing Need for Unnecessary Variances – Building Width



- Providing additional ways for buildings to be visually broken up without having to be physically separated
 - All subject to ZA approval

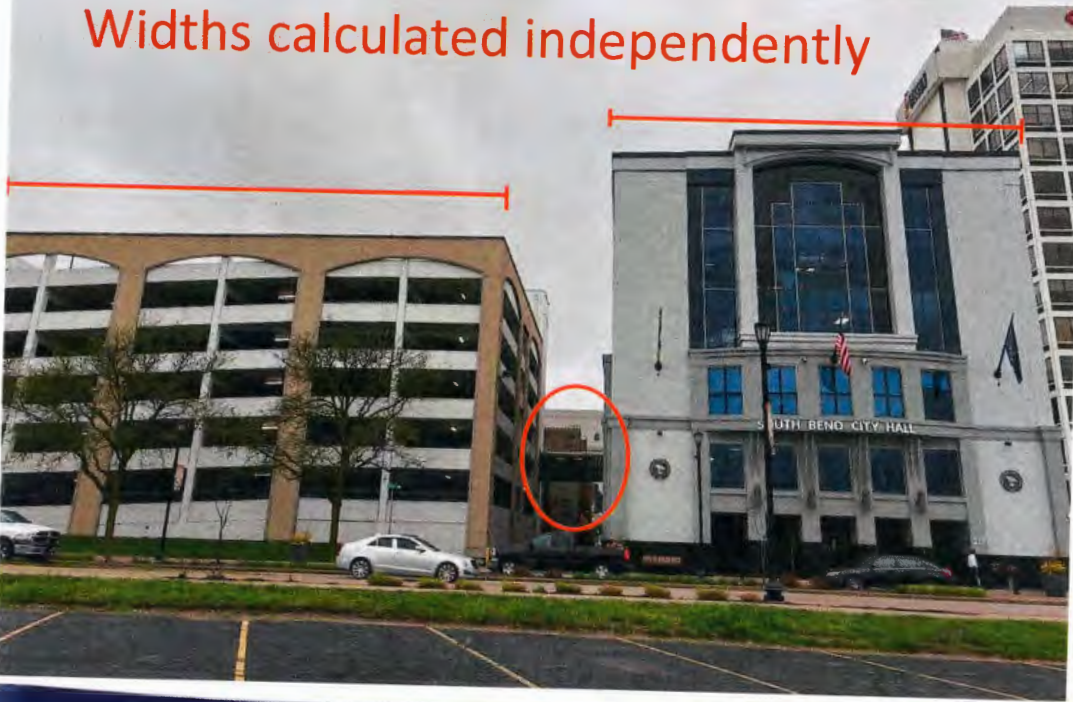


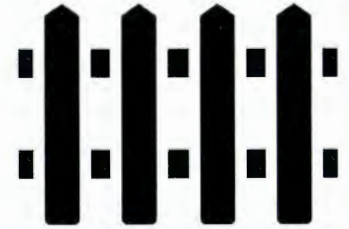
Hallway Connection (Stacked Flats, Shop, and Mid-Rise/Tower Buildings)



- Hallway connections can break up building width if:
 - Set back 20 ft+ from the street
 - Open at the ground floor

Widths calculated independently



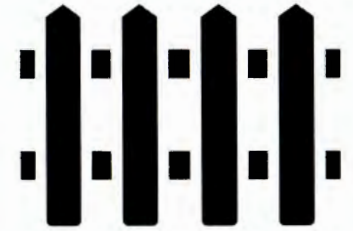


Hallway Connection – U3/UF

- In U3/UF, connection can be enclosed if building is 4 stories tall

Widths calculated independently





Building Width – NC/DT

- Separate building width if building appears to be multiple buildings. Each part must be:
 - 120 ft or less
 - Have a frontage (porch, stoop, storefront)
 - “Architecturally distinct” (different heights, materials, windows, etc.)







Ordinance Maintenance Items

- Allowing **multi-story gallery** frontages
- Making it easier to have an **accessory parking lot**
- Requiring drive-throughs to **serve people using non-motorized forms of transportation**
- 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**

Ordinance Maintenance Items

- 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

