



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 City of South Bend Plan Commission

Monday, May 18, 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. Petition 0302-26 (part 1 of 2)

Location: 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and
GERTRUDE ST

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

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

2. Petition 0303-26

Location: 602 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 616
SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620
SCOTT ST

Petitioner: DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH
BEND

Requested Action: Rezoning from U1 Urban Neighborhood 1 to U2 Urban
Neighborhood 2

B. MAJOR SUBDIVISIONS - None for consideration



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ITEMS NOT REQUIRING A PUBLIC HEARING:

A. TEXT AMENDMENTS

1. Petition 0304-26

Requested Action: Certification of Text Amendment #8 First Substitute, passed by Council April 27, 2026.

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 First Substitute**)

B. MINOR SUBDIVISIONS

1. Petition 0302-26 (part 2 of 2)

Name: Rum Village Park - Gertrude Street Minor Subdivision
Location: Unaddressed parcels at the southern terminus of S. Glen Street and S. Dorothy Street

C. FINDINGS OF FACT - None for consideration

D. UPDATES FROM STAFF

E. MINUTES – April 20, 2026

F. 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

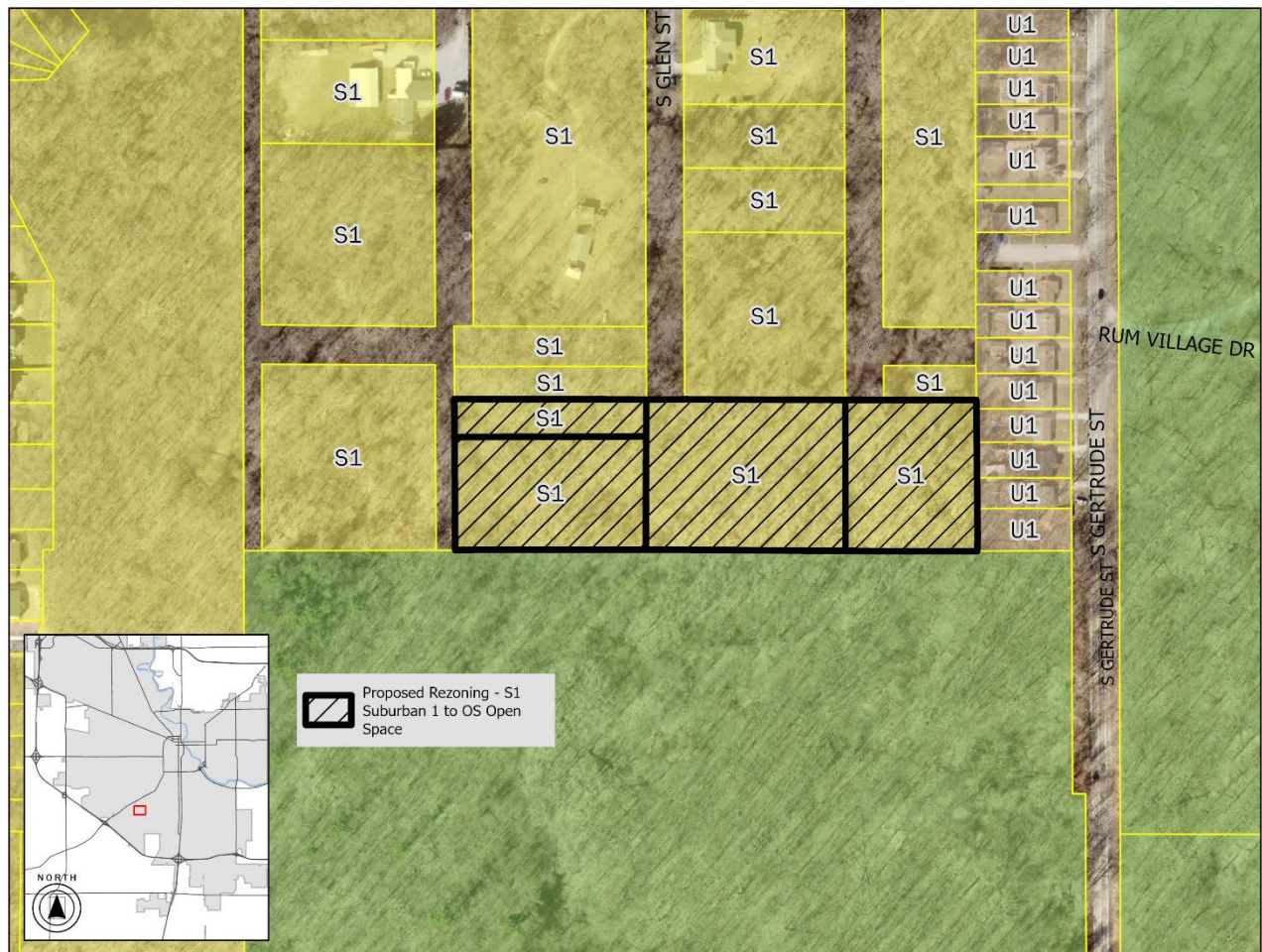
Requested Action

Rezone from S1 Suburban Neighborhood 1 to OS Open Space

Project Summary

The City of South Bend Venue 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 it 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.

Property Information

Location: 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST
Owner: DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

The Redevelopment Commission owns the subject parcels and intends on transferring them to the Near Northwest Neighborhood, Inc., who is planning on building two separate groups of townhomes.

Location Map



Recommendation

Staff 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.

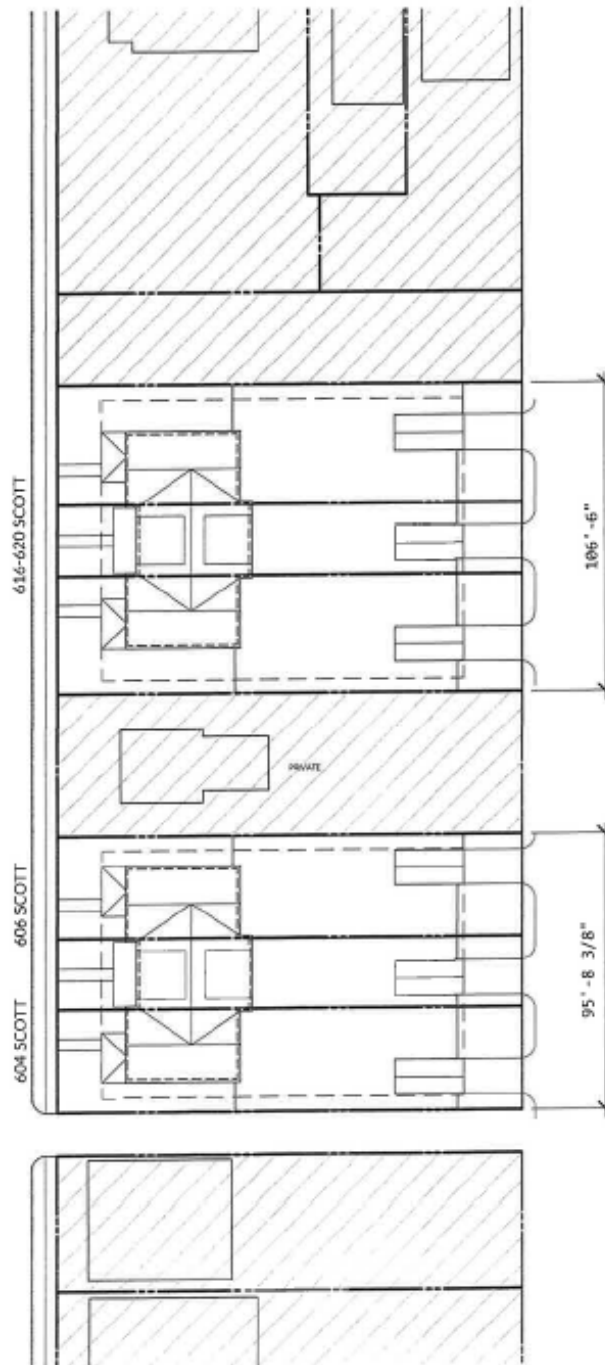
Proposed Site Plan

NOTES:

PROJECT IS ON N. SCOTT STREET, BETWEEN LINCOLNWAY AND LINDSEY, SOUTH BEND, IN

PROPOSED BUILDINGS:

TWO, THREE-UNIT "TRIPLEXES" - ATTACHED TOWNHOMES.



1
A-0

SITE PLAN - DRAFT 4/17/2026

NEAR NORTHWEST NEIGHBORHOOD, INC.

SCALE 1" = 50'-0"



Site & Context

Land Uses and Zoning:

On site: Vacant land zoned U1 Urban Neighborhood 1
 North: One unit dwellings zoned U1 Urban Neighborhood 1
 East: One unit dwellings and vacant land zoned U2 Urban Neighborhood 2
 South: A multi-unit dwelling zoned U2 Urban Neighborhood 2
 West: One unit dwellings zoned U1 Urban Neighborhood 1

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description:

The petitioner wishes to rezone these properties to U2 to allow for the townhouse building type, with the intention of building two groups of three townhomes.

Zoning and Land Use History and Trends:

Although all of these parcels are now vacant, there were originally developed with a mixture of one- and two-unit dwellings. The earliest homes were built in the late 1800s, with all of them being completed by 1917. They all remained until at least 1972, after which it appears that the homes were demolished in a piecemeal fashion until they were all gone by 2022.

Traffic and Transportation Considerations:

These properties are located on N. Scott Street, a 30' wide two-way street that runs north and south with one lane of traffic going in each direction, between Lincoln Way West and Lindsey Street. They are served by an alley at the rear of each property, and there is also an east-west alley that runs along the southern property line of 604.

Agency Comments

Agency Comments:

No 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 H 1 calls upon the city to "ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future."

Land Use Plan:

This property falls within the Near Northwest neighborhood. In the 2019 neighborhood the future zoning map shows these parcels as remaining U1, but the plan recommends more intense housing in areas near Lincoln Way West.

Plan Implementation/Other Plans:

These properties were specifically identified as future development sites in the 2019 Near Northwest Neighborhood plan. More generally, Strategies 2 and 3 in the neighborhood plan call

for housing development and vacant lot activation, two objectives which this project would achieve.

2. Current Conditions and Character:

These properties are surrounded by low-density, one and two-story structures and vacant lots on all sides. The structures are all residential in character.

3. Most Desirable Use:

The most desirable use for these properties would be small-scale multi-family development.

4. Conservation of Property Values:

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. U2 also allows for denser development than U1, meaning that the rezoning could allow for higher property values to be generated on site.

5. Responsible Development and Growth:

Rezoning these properties to U2 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

Analysis & Recommendation

Commitments: No commitments are proposed.

Analysis: Although the Near Northwest Neighborhood plan calls for these parcels to remain U1 in the future zoning map, a rezoning to U2 also makes sense. They are bordered by U2 parcels to the east and south, and they are in close proximity to two major corridors in Lincoln Way West and Portage Avenue. Additionally, the townhomes being proposed will match the scale and character of the surrounding neighborhood, including neighboring one- and two-unit dwellings in U1.

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: Certification of Text Amendment #8 First Substitute, passed by Council April 27, 2026.

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 FIRST SUBSTITUTE]

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. A substitute of the ordinance was approved by Common Council on April 27, 2026, that was different from what was approved by the Plan Commission a week prior. This item, not subject to public hearing, is for the Commission to certify their agreement of the substitute text.

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.

The ordinance version approved by the Common Council on April 27, 2026, differed from the version recommended by the Plan Commission at its April 20, 2026, meeting. All text changes related to removing the Special Exception requirement for Restaurants under 2,000 sf in the UF district have been removed. Also, the distance any accessory parking lot can be from a primary use was reduced from 250 feet to 150 feet. Because state law requires that the Plan Commission and Common Council adopt identical language, the ordinance has returned to the Plan Commission for its ratification.

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

5/8/2026

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.

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)

SUBSTITUTE BILL NUMBER (blank)

ORDINANCE NUMBER (blank)

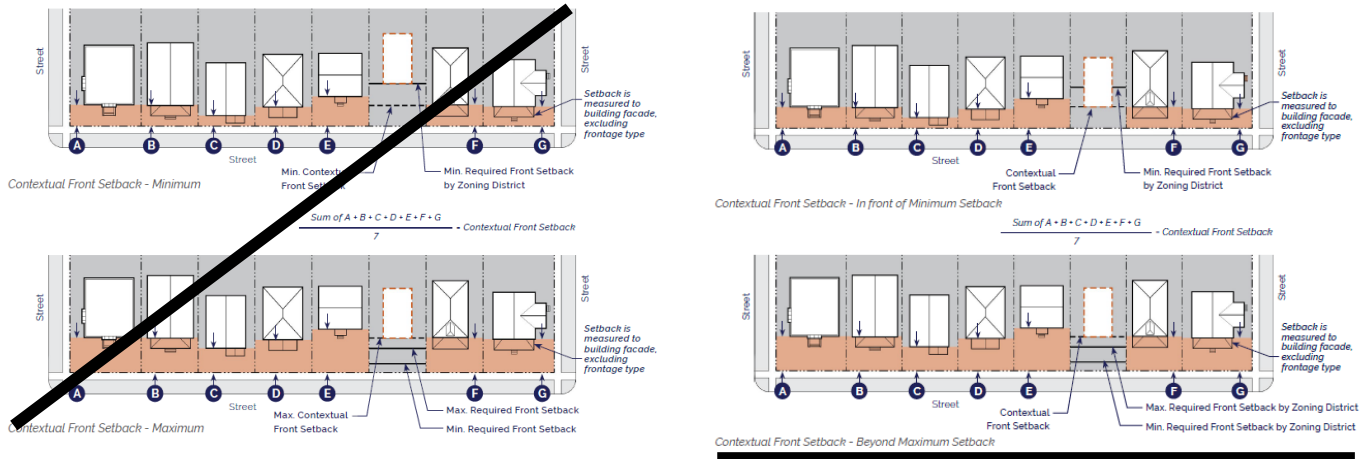
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT

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:

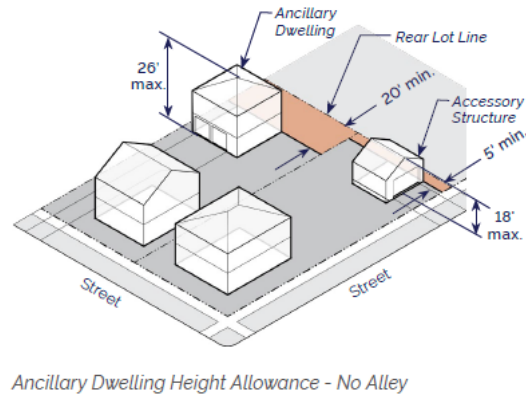
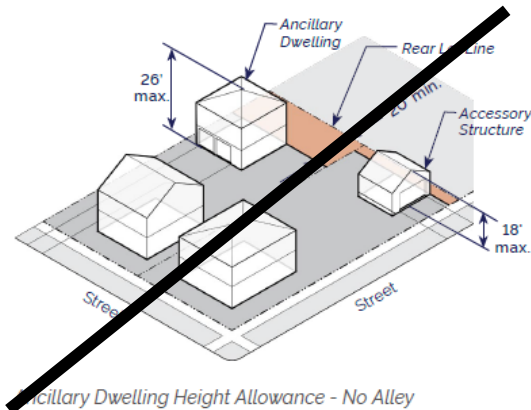


SECTION II. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 2 Definitions & Measurements, Section 21-02.03 Measurements, subsection (d) Building Form is hereby amended as follows:

(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 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 IX. 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 X. 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.

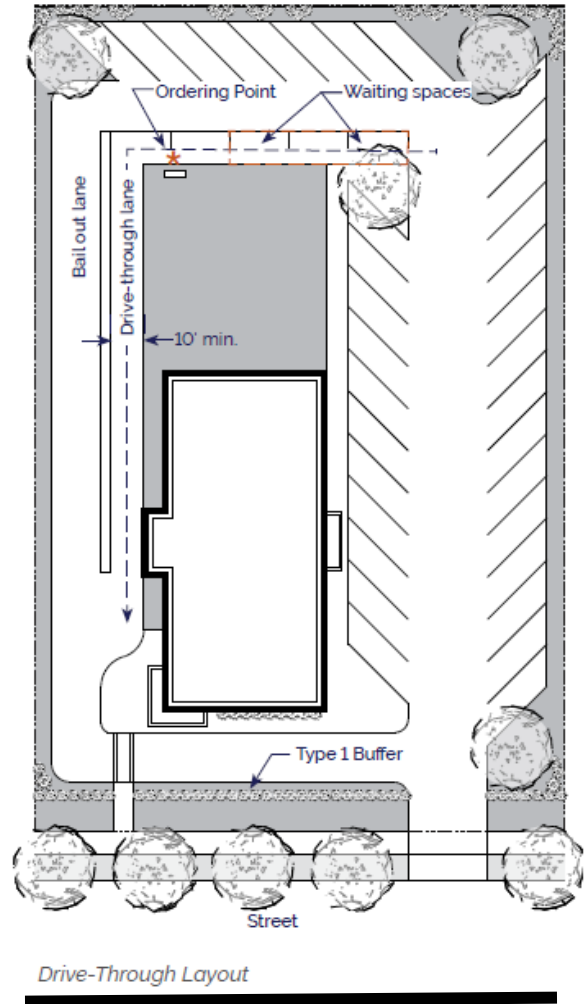
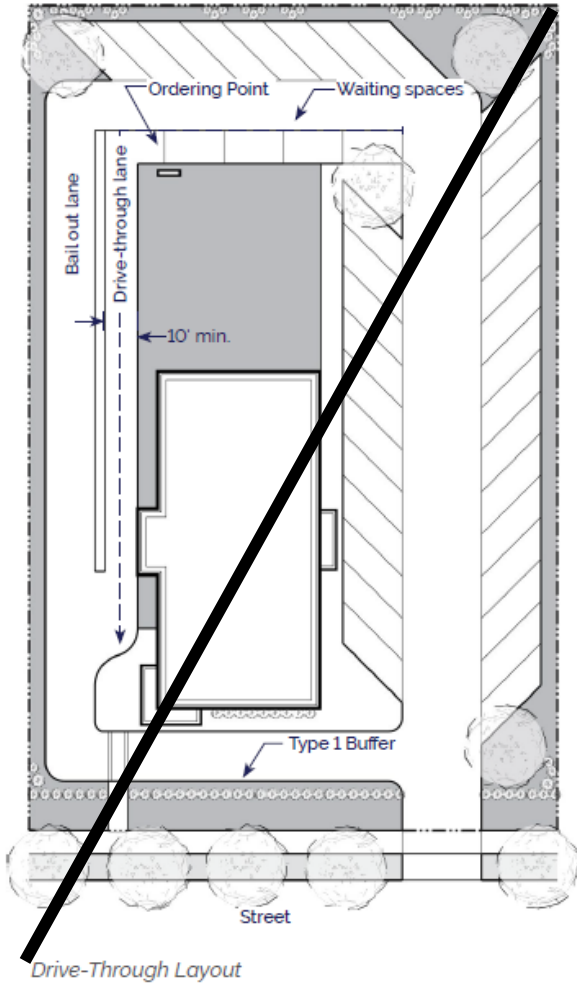
SECTION XI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services is hereby amended as follows:

(7) Drive-Through Facility

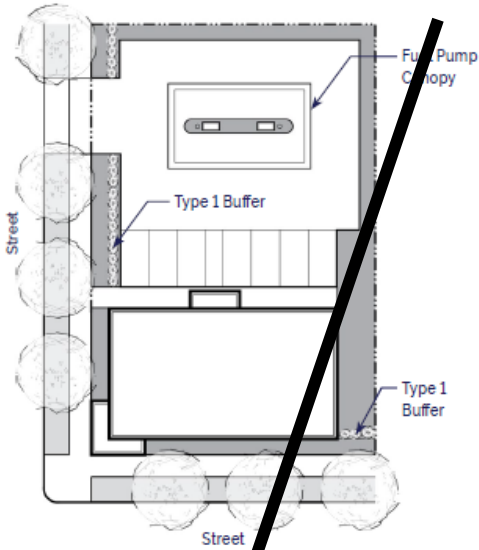
(A) Standards:

- (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.

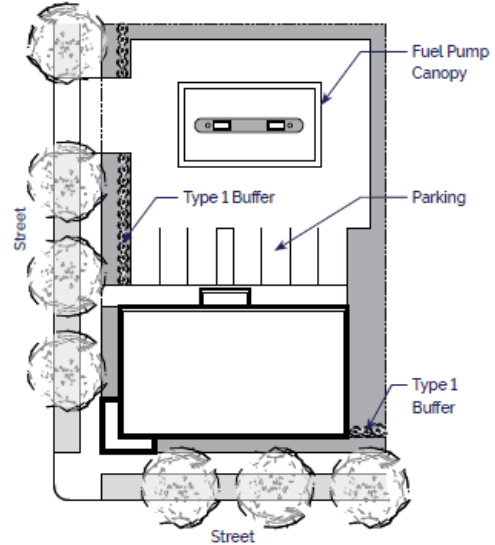
SECTION XII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services, Drive-Through Layout diagram is hereby amended as follows:



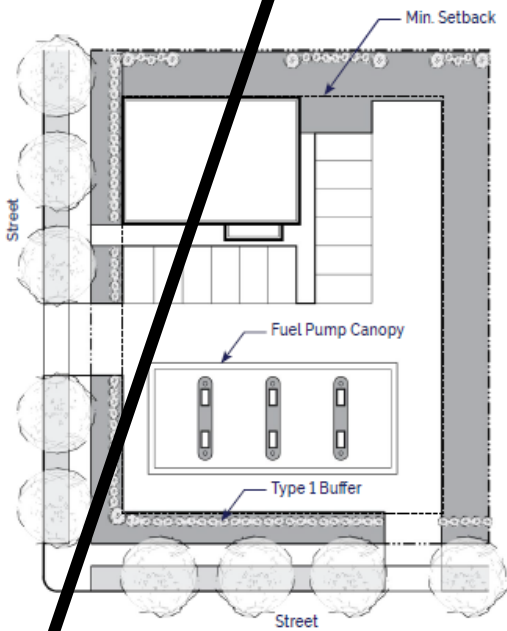
SECTION XIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.01 Principal Uses, subsection (k) Retail & Services, Gas fuel/station layout diagrams are hereby amended as follows:



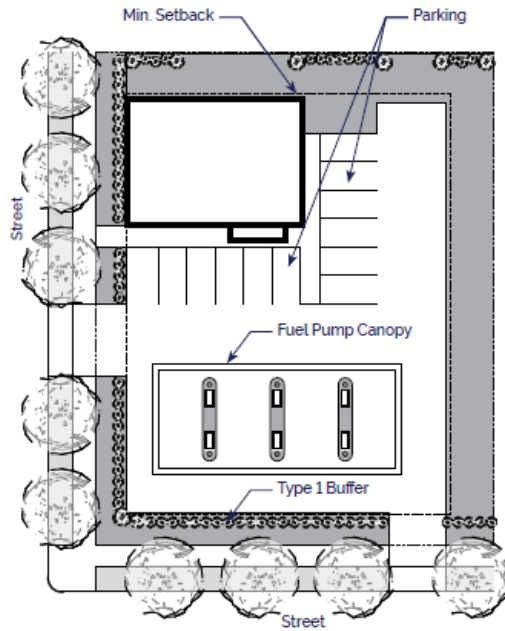
Gas/fuel station layout for an urban location



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 XIV. 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 XV. 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 150 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 XVI. 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)~~

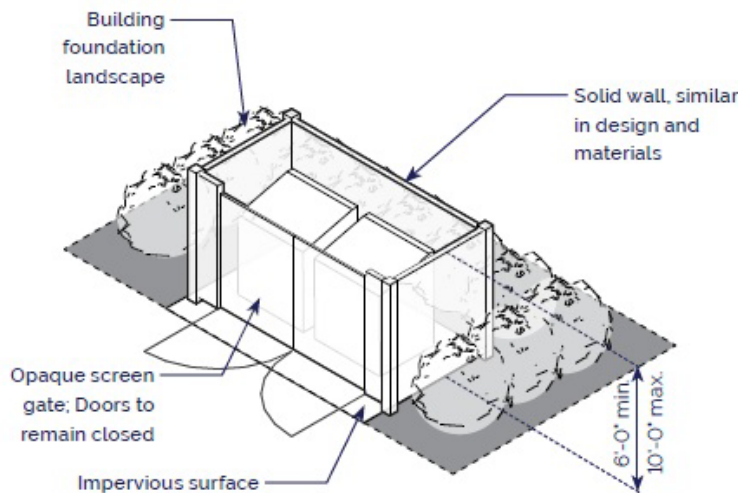
SECTION XVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Uses, Section 21-06.02 Accessory Uses and Structures, subsection (f) Accessory Use Definitions and Standards is hereby amended as follows:

(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 XVIII. 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 XIX. 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 XX. 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 XXI. 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 XXII. 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 XXIII. 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 XXIV. 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

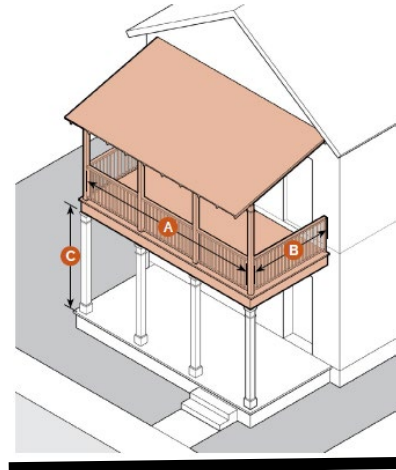
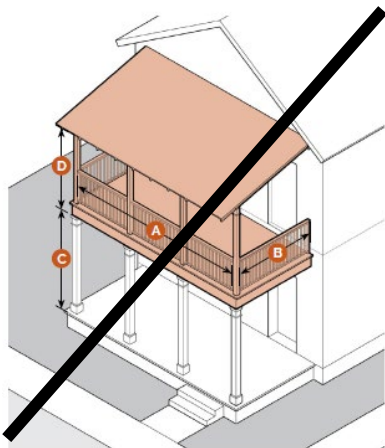
48' max. if 1-2 stories

30' max. if 3 stories

SECTION XXV. 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 XXVI. 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:

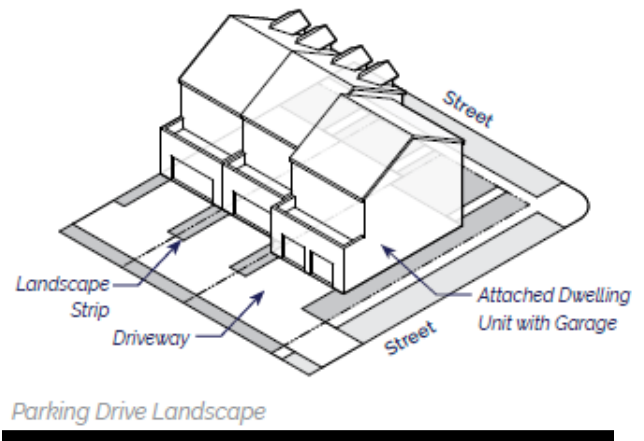
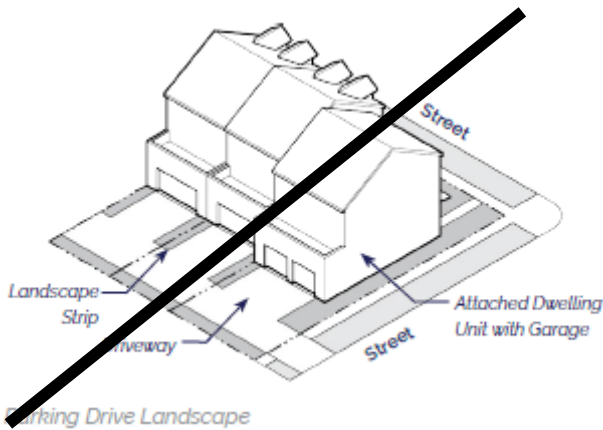


SECTION XXVII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 8 Building Standards, Section 21-08.03 Building Frontage Types, subsection (e) Gallery, subsection (2) Frontage Standards table is hereby amended as follows:

(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 XXVIII. 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 XXIX. 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 XXX. 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

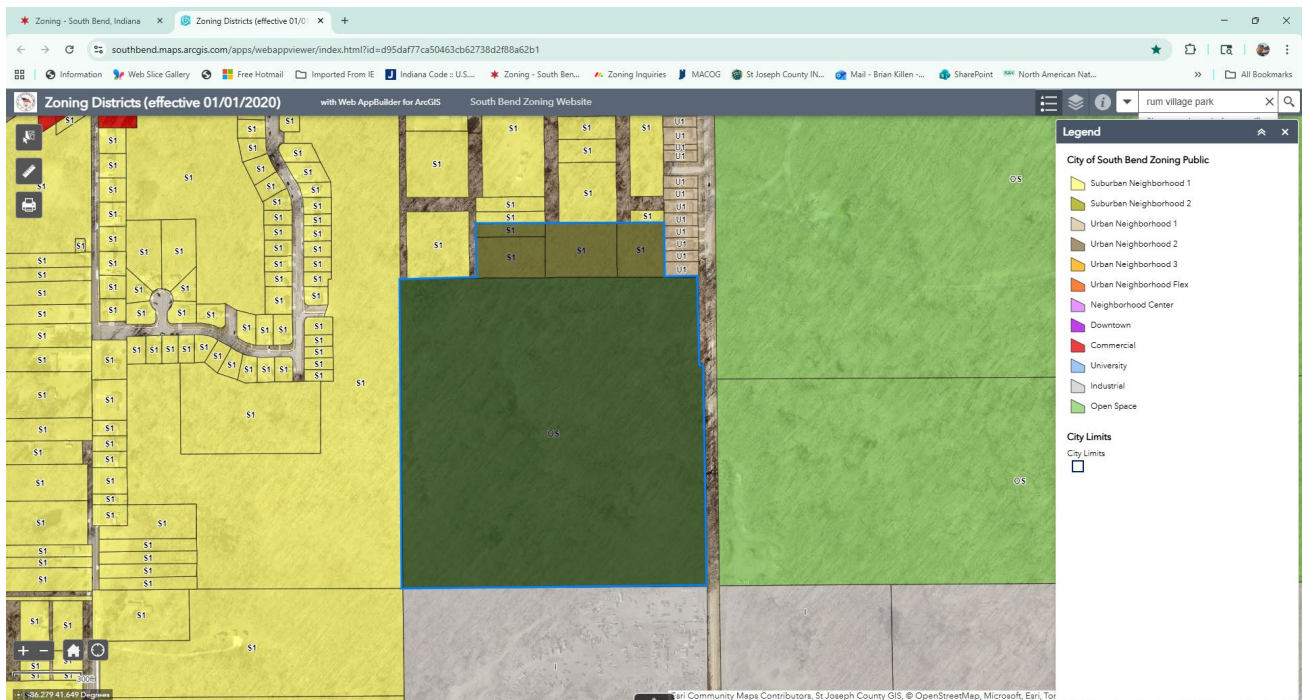
Subdivision Name: **Rum Village Park - Gertrude Street Minor Subdivision**

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.