

South Bend Planning Commission

February 27, 2020



Our Team – Planning & Community Resources

- Tim Corcoran, Planning Director

Strategic Planning

- Michael Divita, Principal Planner
- Liz Maradik, Principal Planner
- Chris Dressel, Senior Planner

Zoning Administration

- Angela Smith, Zoning Administrator
- Joe Molnar, Zoning Specialist

Property

- David Relos, Property Manager
- Andrew Netter, Property Analyst

Historic Preservation

- Elicia Feasel, HP Administrator
- Adam Toering, HP Specialist

THE CITY OF SOUTH BEND • INDIANA

COMPREHENSIVE PLAN

2 0 0 8
2 0 0 9
2 0 1 0
2 0 1 1
2 0 1 2
2 0 1 3
2 0 1 4
2 0 1 5
2 0 1 6
2 0 1 7
2 0 1 8
2 0 1 9
2 0 2 0
2 0 2 1
2 0 2 2

South Bend Comprehensive Plan



Our bridge to the fu

F. GOAL

Attain a vibrant, inclusive community that achieves ethnic and racial harmony, provides equal access to economic and social opportunities, and encourages civic engagement.

Objective CB 1: Increase public participation in local government affairs.

Policies

- CB 1.1 Ensure methods for wide community input in major City initiatives. *(Public Outreach, p. 153)*
- CB 1.2 Provide educational opportunities on the administration of local government.
- CB 1.3 Promote the positive results of civic awareness and involvement. *(Volunteering, p. 153)*
- CB 1.4 Provide opportunities for community input through the City’s Web site. *(Public Outreach, p. 153)*
- CB 1.5 Ensure collaboration with businesses, community, faith-based, and civic and neighborhood organizations on the development and implementation of area-specific plans. *(Public Outreach, p. 153)*
- CB 1.6 Provide a variety of internships and other learning opportunities in City government.
- CB 1.7 Engage youth to become aware of and involved in local government affairs. *(Involvement in Local Government, p. 152)*
- CB 1.8 Encourage active participation from people of all races, ethnicities, ages, and socio-economic groups in local governance. *(Public Outreach, p. 153)*
- CB 1.9 Support efforts that increase the administrative and organizational capacity

Objective CB 2: Promote diversity and inclusiveness in the community.

Policies

- CB 2.1 Support the celebration of all racial and ethnic heritages.
- CB 2.2 Promote early and continued education of youth on the value of cultural and racial diversity. *(Ethnic/Racial Diversity, p. 159)*
- CB 2.3 Facilitate cooperation among all races, ethnicities, and socio-economic groups. *(Ethnic/Racial Diversity, p. 159)*
- CB 2.4 Support the expansion of public service and volunteer opportunities for people of all ages. *(Volunteering, p. 153)*
- CB 2.5 Employ a racially and culturally diverse City workforce. *(Recruiting a Diverse Workforce, p. 149)*

Objective CB 3: Improve communication and collaboration between public safety officials and the general public.

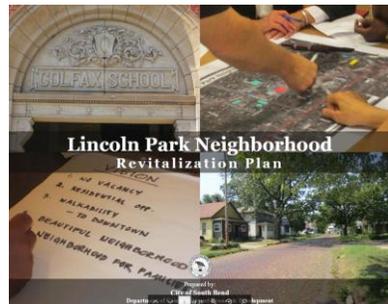
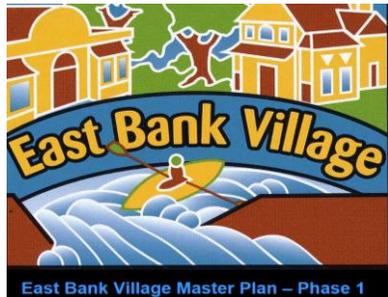
Policies

- CB 3.1 Expand recruiting efforts to increase the number of minority public safety officers hired. *(Recruiting a Diverse Workforce, p. 149)*
- CB 3.2 Support citizen police academies.
- CB 3.3 Ensure continuous training of police officers to educate them on the best possible response to all types of service calls.
- CB 3.4 Encourage collaborative efforts between

THE CITY OF SOUTH BEND - INDIANA
COMPREHENSIVE PLAN
 2 0 0 8
 2 0 0 9
 2 0 1 0
 2 0 1 1
 2 0 1 2
 2 0 1 3
 2 0 1 4
 2 0 1 5
 2 0 1 6
 2 0 1 7
 2 0 1 8
 2 0 1 9
 2 0 2 0
 2 0 2 1
 2 0 2 2



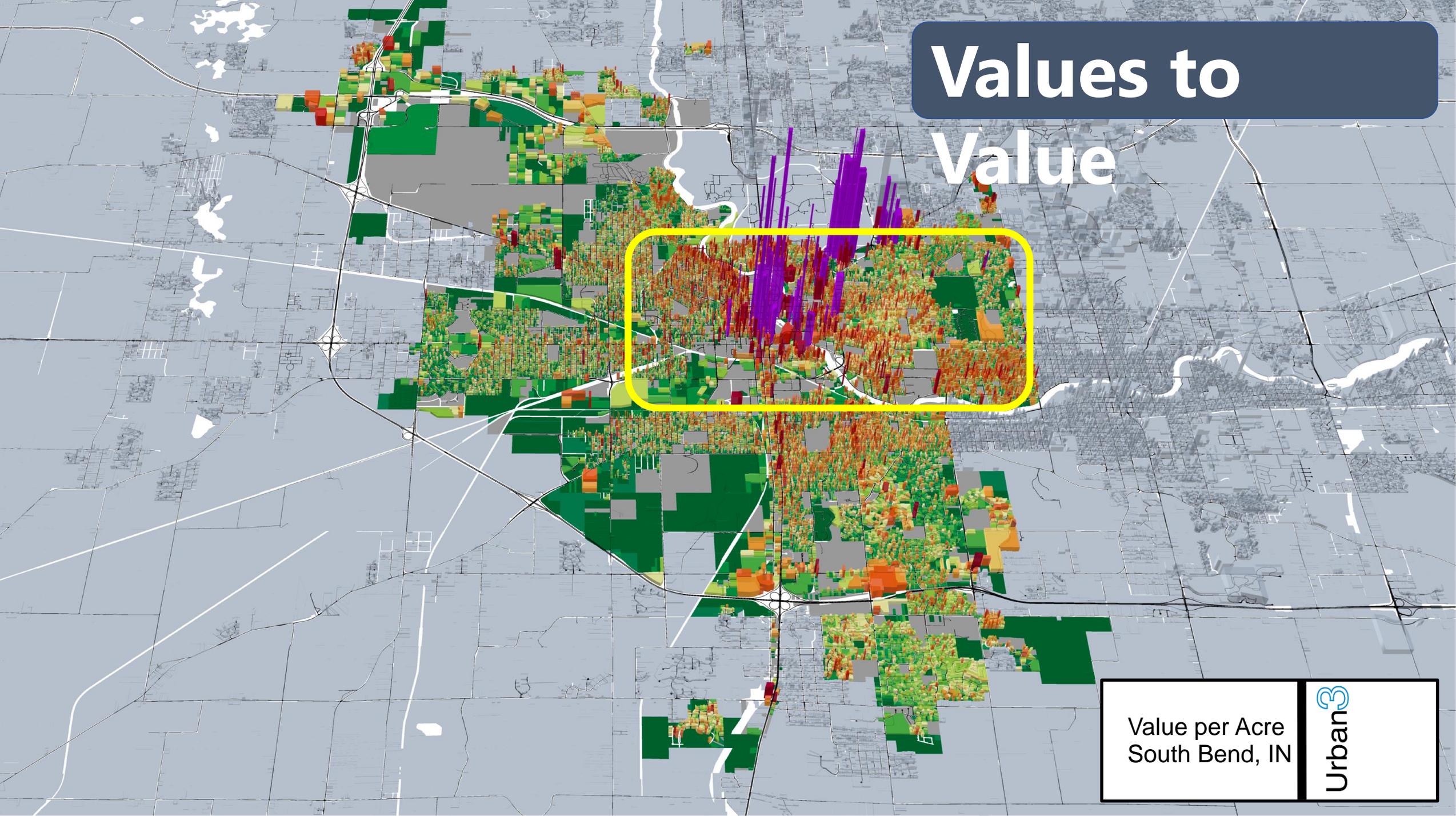
Neighborhood Plan Examples



South Bend 1928



Values to Value



Value per Acre
South Bend, IN



Incrementalism



Urbanism

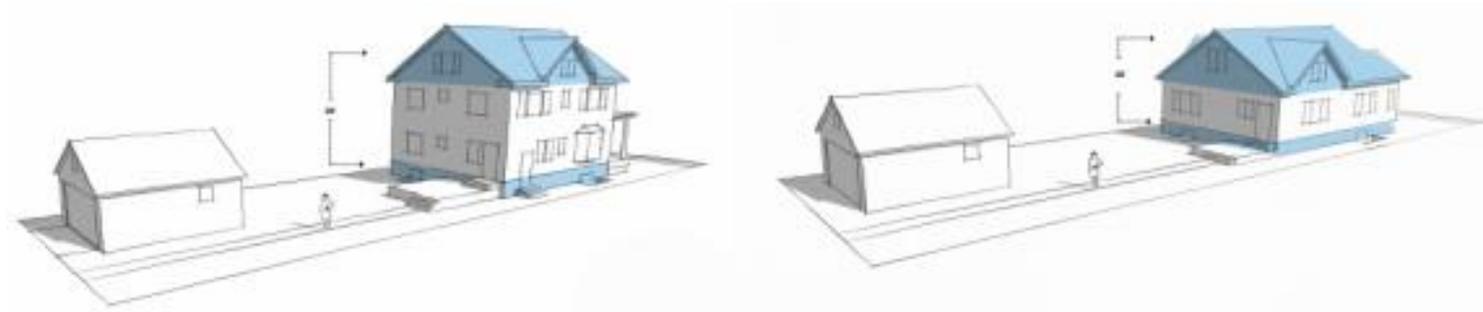
- Walkability
- Infill Development



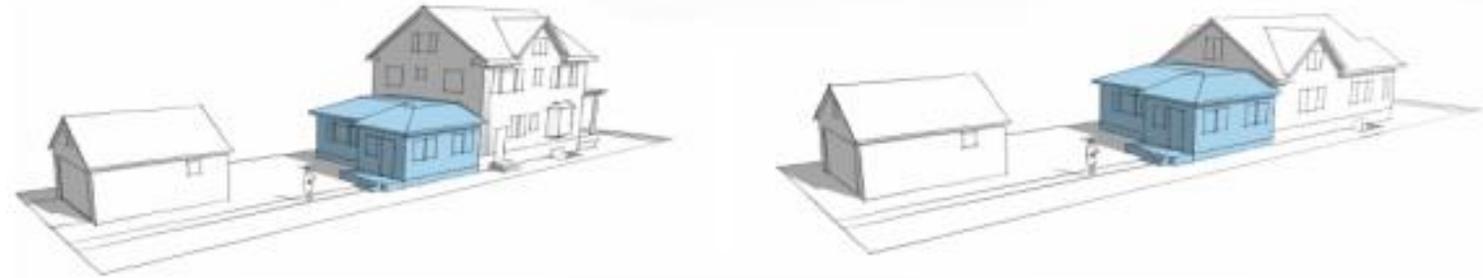
Repairing Our Neighborhoods



Housing Options



- **Missing Middle Housing Options**

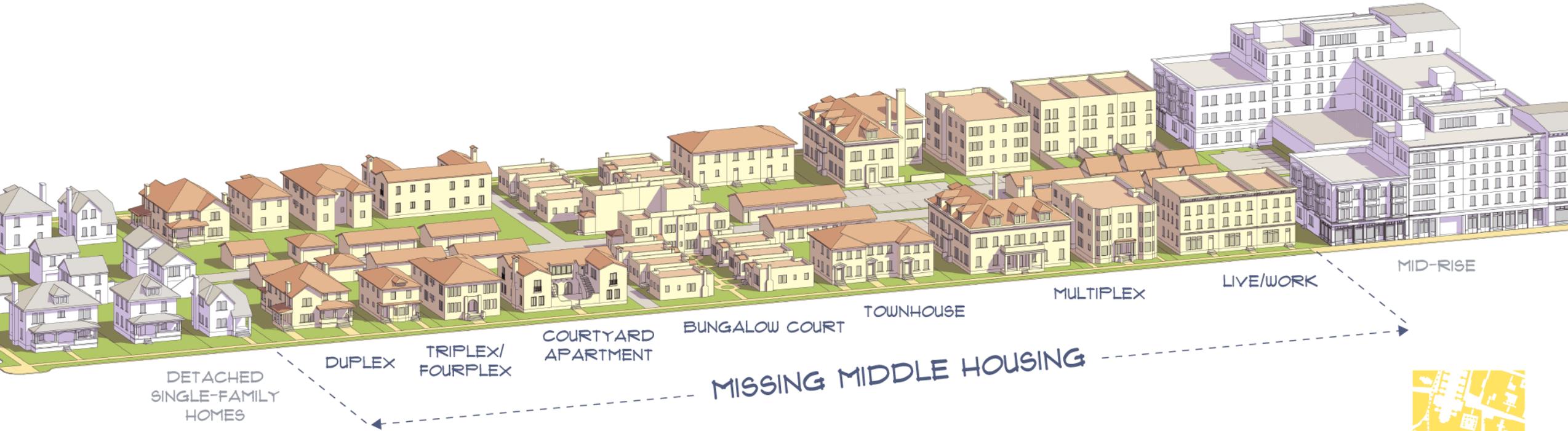


- **Ancillary Dwelling Units (ADU) by right**

- Opportunity for wealth creation
- Aging in place / multi-generational living
- Promotes sustainability
- Supports neighborhood stability



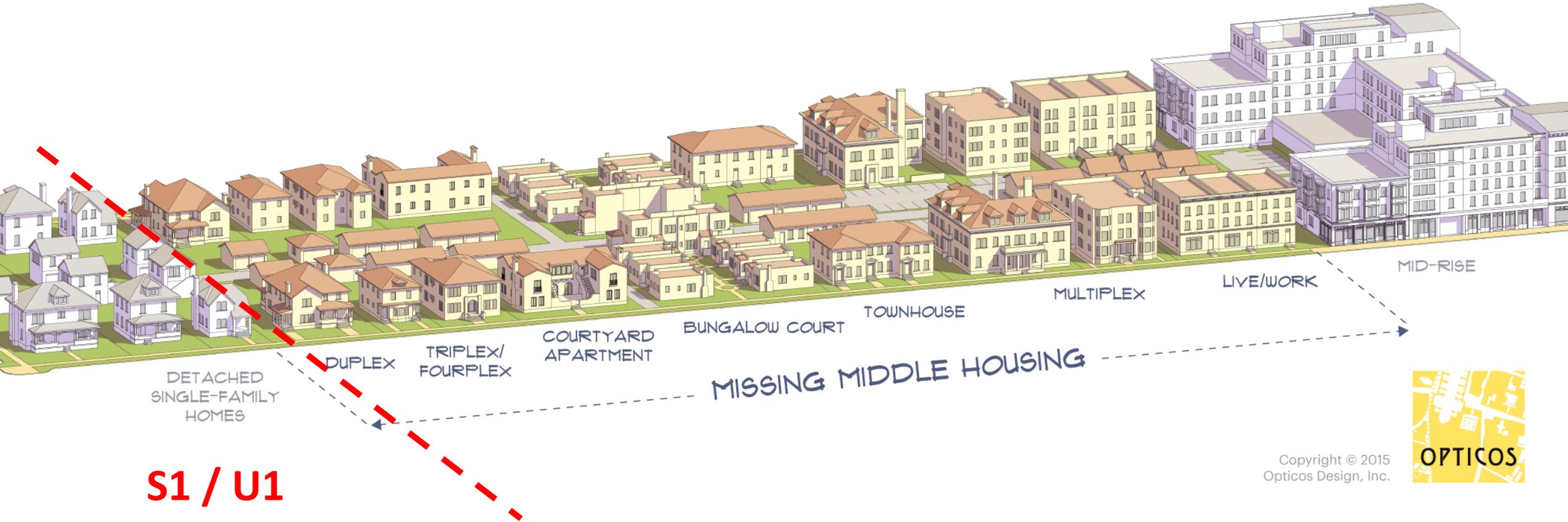
Housing Options



Copyright © 2015
Opticos Design, Inc.



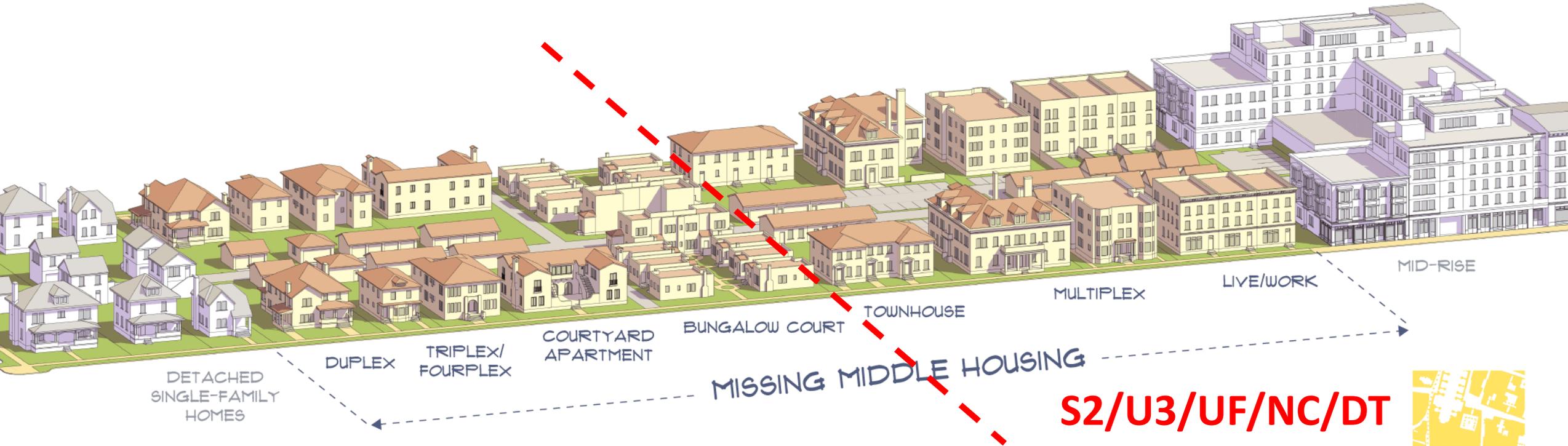
Housing Options



Copyright © 2015
Opticos Design, Inc.



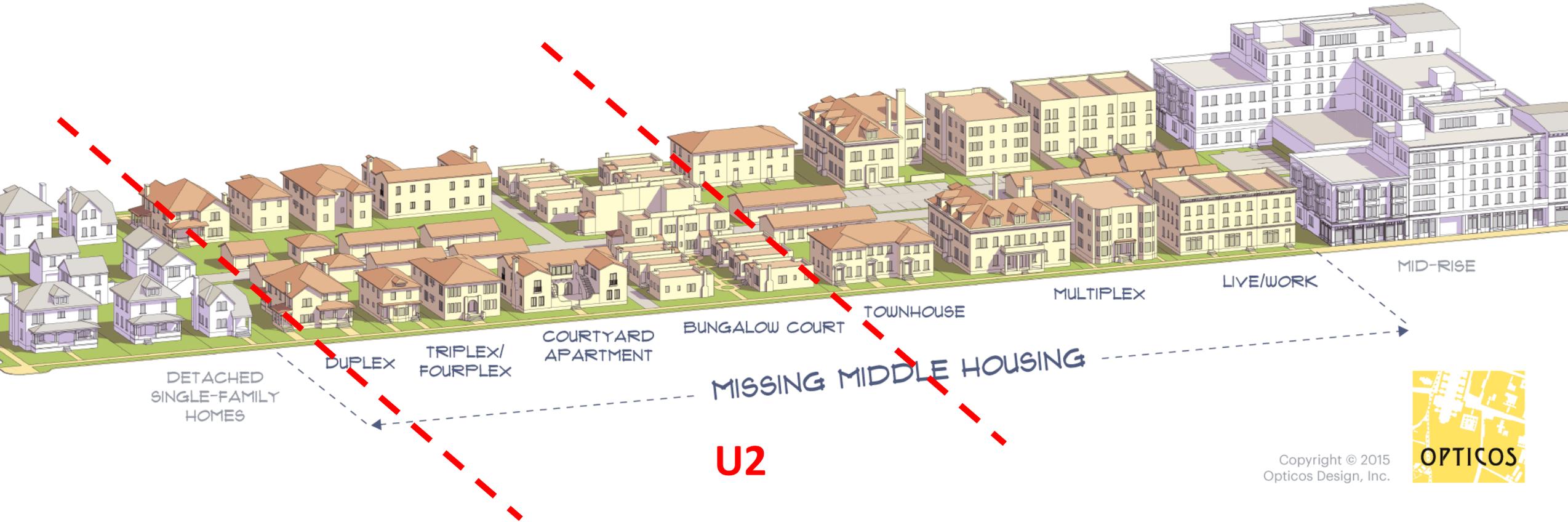
Housing Options



Copyright © 2015
Opticos Design, Inc.



Housing Options

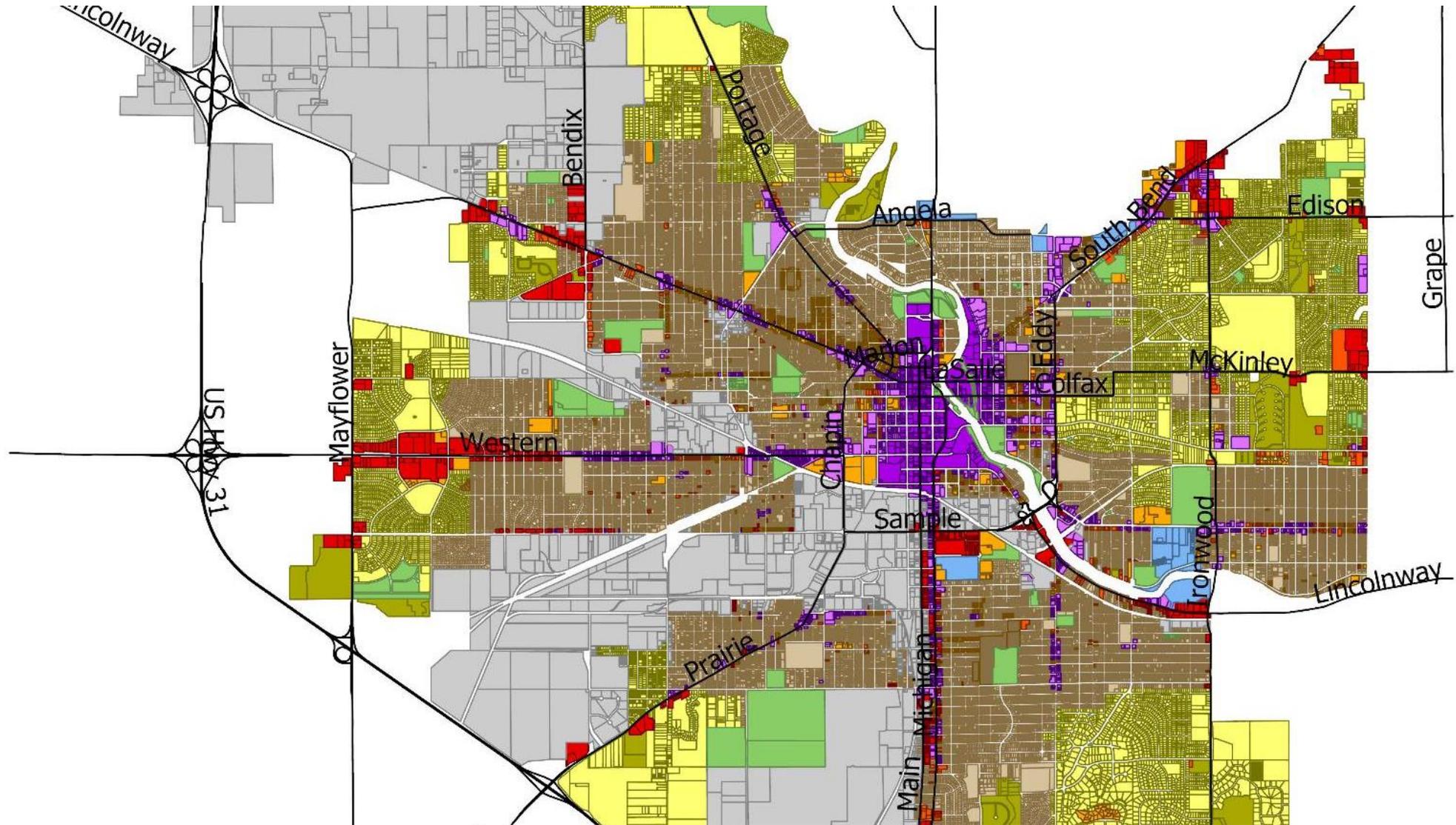


Copyright © 2015
Opticos Design, Inc.



South Bend Zoning Ordinance

- Adopted January 1, 2020



Zoning Districts

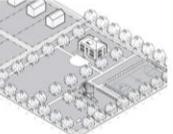
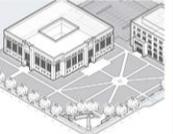
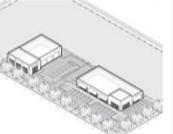
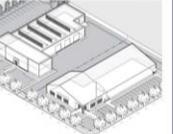
ZONING DISTRICT OVERVIEW

Standard Districts

← MORE SUBURBAN				MORE URBAN →			
 <p>S1 Suburban Neighborhood 1</p> 	 <p>S2 Suburban Neighborhood 2</p> 	 <p>U1 Urban Neighborhood 1</p> 	 <p>U2 Urban Neighborhood 2</p> 	 <p>U3 Urban Neighborhood 3</p> 	 <p>UF Urban Neighborhood Flex</p> 	 <p>NC Neighborhood Center</p> 	 <p>DT Downtown</p> 
<p>Intent</p> <p>The S1 District is established to provide for and maintain suburban neighborhoods in outlying areas of the City.</p> <p>The S2 District is established to provide for, maintain, and enhance suburban neighborhoods consisting primarily of apartment complexes or houses grouped together outside of the City's core.</p> <p>The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.</p> <p>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.</p> <p>The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.</p> <p>The UF District is established to enhance and support a full range of housing types and small-scale commercial uses found outside neighborhood centers in core and outlying areas of the City.</p> <p>The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.</p> <p>The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.</p>							
<p>Typical Characteristics</p> <p>Primarily single unit residential development.</p> <p>Buildings with relatively deep setbacks on larger lots.</p> <p>Attached garages accessed by a driveway from the street.</p> <p>Larger city blocks with informal character and plantings.</p>							
<p>Building Type Key</p> <ul style="list-style-type: none"> ■ Allowed ■ Allowed subject to Additional Standards ■ Allowed subject to Special Exception Use 							
<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats 	<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats 	<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Duplex 	<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats 	<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Cottage Court ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats ■ Commercial Shop 	<ul style="list-style-type: none"> ■ Carriage House ■ Detached House ■ Duplex ■ Townhouse ■ Apartment House ■ Stacked Flats ■ Shop ■ Mid-Rise/Tower 	<ul style="list-style-type: none"> ■ Carriage House ■ Townhouse ■ Apartment House ■ Stacked Flats ■ Shop ■ Mid-Rise/Tower 	<ul style="list-style-type: none"> ■ Carriage House ■ Townhouse ■ Apartment House ■ Stacked Flats ■ Shop ■ Mid-Rise/Tower

ZONING DISTRICT OVERVIEW

SPECIAL DISTRICTS

OS Open Space	U University	C Commercial	I Industrial
 	 	 	 
<p>Intent</p> <p>The OS District is established to promote the development of a range of public shared open spaces dispersed through the City.</p> <p>The U District is established to promote the development of major college or university campuses.</p> <p>The C District is established to provide a location for medium- to high intensity commercial uses that are auto-oriented, typically located along major corridors at the fringe of the City or as small groupings located outside of neighborhood centers.</p> <p>The I District is established to provide a location for medium- to high intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.</p>			
<p>Typical Characteristics</p> <p>Active or passive open spaces, including neighborhood parks, formal greens or plazas, greenways, trails, recreational fields, or natural spaces that accommodate a wide range of ages, physical abilities, and programming.</p> <p>Buildings and uses that activate and address the open space or support park functions.</p> <p>Wide sidewalks and pathways for multiple uses surrounded by a formal or informal arrangement of trees and landscaping.</p> <p>Seating and site amenities that encourage pedestrian use and comfort.</p>			
<p>Active or passive open spaces, including neighborhood parks, formal greens or plazas, greenways, trails, recreational fields, or natural spaces that accommodate a wide range of ages, physical abilities, and programming.</p> <p>Buildings with active building frontages set at or close to the sidewalk.</p> <p>Pedestrian-oriented scale with wide sidewalks, regularly spaced street trees, and amenities.</p>	<p>A diversity of uses, functions, and facilities that facilitate the highest level of education.</p> <p>A range of commercial uses which are accessory to or typically associated with a college or university campus, such as a bookstore, hotel, food sales and service, school supplies, and personal services.</p> <p>Pedestrian-oriented scale with sidewalks and a formal or informal arrangement of trees and landscaping.</p>	<p>Auto-oriented commercial uses that may include outdoor sales or operations.</p> <p>Buildings located on larger lots and city blocks in a suburban format.</p> <p>Coordinated to facilitate vehicular and pedestrian access from nearby neighborhoods.</p> <p>Landscaped to be attractive and provide appropriate buffering to residential uses.</p>	<p>Office/warehouse, distribution, wholesale, assembly, and manufacturing or processing facilities that may require substantial amounts of outdoor storage or operations.</p> <p>Uses typically generate heavy traffic.</p> <p>Buildings located on larger lots on bigger city blocks.</p> <p>Landscaped to be attractive and provide appropriate buffering to other uses.</p>



Section 21-03.08: DT Downtown

(a) Intent

The DT District is established to promote the development of the downtown region of the City of South Bend as a high intensity urban center for a multi-county region.

The following are typical characteristics of the DT District:

- A mixture of mid-rise and high rise mixed-use developments, including a variety of compatible building types and urban uses
- Buildings with active building frontages set at or close to the sidewalk
- Pedestrian-oriented scale with wide sidewalks, regularly spaced street trees, and amenities that create a walkable environment.

(b) Building Types

The following building types are permitted in the DT District:

- Townhouse
- Apartment House
- Stacked Flats
- Shop
- Mid-Rise/Tower

The names of the building types are not intended to limit or expand uses allowed within the building. See Section 21-08.02 for building type descriptions and regulations.

Uses

(c) Principal Uses	Use Definition & Standards
Agricultural	
Community Garden	■ * 21-06.01(e)(2)
Civic & Institutional	
Assembly, Neighborhood	■ * 21-06.01(f)(1)
Assembly, General	■ 21-06.01(f)(2)
College/University	■ 21-06.01(f)(4)
Hospital	■ 21-06.01(f)(6)
Library/Museum/Cultural Facility	■ 21-06.01(f)(7)
Parks & Open Space	■ 21-06.01(f)(8)
Police/Fire Facilities	■ 21-06.01(f)(9)
Religious Institutions	■ 21-06.01(f)(10)
School, Pre-K/Primary/Secondary	■ 21-06.01(f)(11)
Industrial, Manufacturing, & Processing	
Industrial, Artisan	■ * 21-06.01(g)(1)
Research/Laboratory Facility	■ 21-06.01(g)(4)
Lodging	
Bed & Breakfast	■ * 21-06.01(h)(1)
Hotel	■ * 21-06.01(h)(2)
Office	
Professional Offices	■ 21-06.01(i)(1)
Residential	
Dwelling, Ancillary	■ * 21-06.01(j)(1)
Dwelling, 1 Unit	■ * 21-06.01(j)(2)
Dwelling, 2 Units	■ * 21-06.01(j)(3)
Dwelling, Multi-Unit	■ 21-06.01(j)(5)
Group Residence	■ 21-06.01(j)(6)
Group Residence, State Regulated	■ 21-06.01(j)(7)
Residential Care Facility	■ 21-06.01(j)(8)
Shared Housing	■ 21-06.01(j)(9)

(c) Principal Uses (continued)	Use Definition & Standards
Retail & Service	
Animal Care Establishment	■ * 21-06.01(k)(2)
Bar/Tavern	■ 21-06.01(k)(3)
Beer/Wine/Liquor Sales	■ 21-06.01(k)(4)
Commercial School	■ 21-06.01(k)(5)
Day Care Center	■ 21-06.01(k)(6)
Drive-Through Facility	■ * 21-06.01(k)(7)
Entertainment/Recreation Facility, Indoor	■ 21-06.01(k)(8)
Entertainment/Recreation Facility, Outdoor	■ 21-06.01(k)(9)
Funeral Services	■ 21-06.01(k)(10)
Gas Station	■ * 21-06.01(k)(11)
Medical/Dental Clinic	■ 21-06.01(k)(12)
Personal Care & Services	■ 21-06.01(k)(13)
Private Club/Lodge	■ 21-06.01(k)(14)
Restaurant	■ 21-06.01(k)(15)
Retail & Service, General	■ 21-06.01(k)(16)
Self-Storage Facility	■ * 21-06.01(k)(18)
Tattoo/Piercing Parlor	■ 21-06.01(k)(19)
Tobacco/Hookah/Vaping	■ 21-06.01(k)(20)
Vehicle Sales or Rental	■ * 21-06.01(k)(21)
Vehicle Service, Major	■ * 21-06.01(k)(22)
Vehicle Service, Minor	■ * 21-06.01(k)(23)
Transportation	
Heliport	■ 21-06.01(l)(3)
Parking Lot	■ * 21-06.01(l)(4)
Passenger Terminal	■ 21-06.01(l)(5)
Transit Station	■ 21-06.01(l)(6)
Utilities	
Solar Farm	■ 21-06.01(m)(1)
Utilities, Major	■ * 21-06.01(m)(2)
Utilities, Minor	■ * 21-06.01(m)(3)
Wireless Communications	■ * 21-06.01(m)(4)

See Section 21-06.02 for accessory use standards.

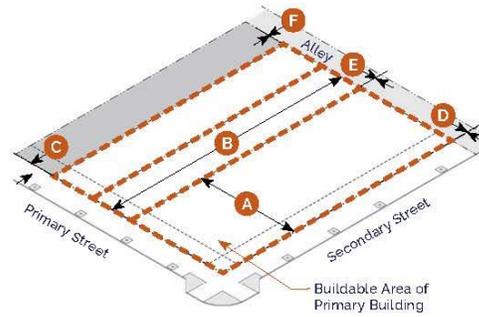
Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

STANDARD DISTRICTS

DT Downtown

21-03.08

Building Placement

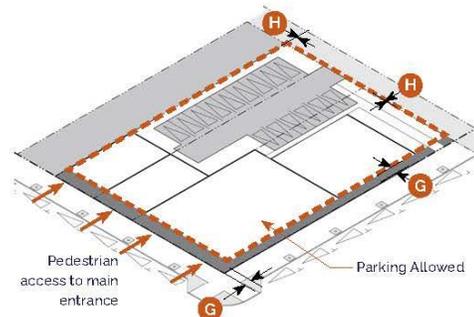


--- Minimum Setback Line
 - - - Maximum Setback Line

(d) Building Placement				
Lot Size				
Lot Width	20' min. (A)			
Lot Depth	60' min. (B)			
Building Setbacks	Front (C)	Corner (D)	Side ¹ (E)	Rear ² (F)
All Uses (min.)	0'	0'	0'	0'
All Uses (max.)	10'	10'	-	-
St. Joseph River/East Race	15' min.			
Building Coverage				
Building Coverage	100% max.			

¹ If side or rear setback is provided, it shall be a min. of 5'.
² Primary buildings on a lot without a rear alley shall have a minimum rear setback of 20' when adjacent to a lot with a ground floor residential use that is not in a DT district.

Access & Parking



--- Minimum Parking Lot Setback

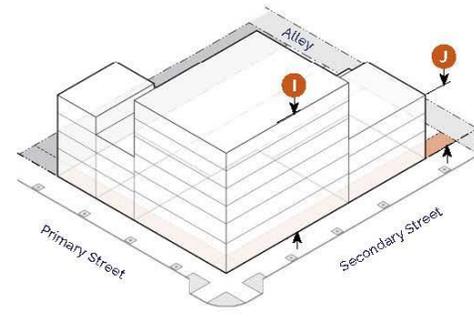
(e) Access & Parking	
Pedestrian Access	
A walkway shall connect the sidewalk to the main entrance.	
Bicycle Access	
See Section 21-07.02 for Bicycle Parking requirements.	
Parking Access	
If access is available from an alley which is open to traffic, there shall be no access allowed from the street.	
If allowed, a maximum of one street curb cut is permitted per street frontage.	
Parking Lot Location (Distance from Lot Line)	
Front & Corner Setback (min.)	5' behind facade, (G) or 10' if no building (H)
Side & Rear Setback	0' (H)
Required Spaces	
Off-street parking areas are not required for any use located in a DT district. ³	
See Section 21-07 for full access and parking requirements.	
³ Any off-street parking areas provided, even if not required, shall be developed in compliance with the standards set forth in Section 21-07.03.	

21-03.08

STANDARD DISTRICTS

DT Downtown

Building Form

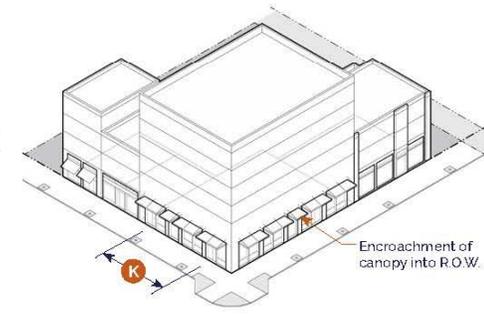


■ Setback Zone

(f) Building Form		
Building Height		
Primary Building (max.)		
West of the St. Joseph River	150' and 12 stories	
Between St. Joseph River and East Race Waterway	150' and 12 stories	(I)
East of the East Race Waterway		
East of the East Race Waterway	60' and 5 stories	
Primary Front Facade (min.)	16'	(J)
Accessory Building (max.)	26'	
Building Orientation		
Primary facades shall be oriented to a front lot line or open space.		
Facade within Setback Zone		
Front (min.) ¹	85%	
Corner (min.)	50%	

¹ A forecourt per Section 21-08.03(d) may be exempt from this requirement with approval by the Zoning Administrator.

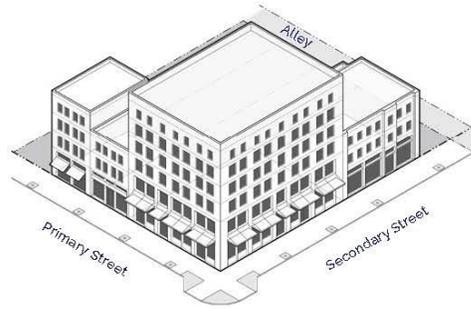
Building Components



(g) Building Components	
Allowed Building Frontage Types	
Gallery	21-08.03(c)
Forecourt	21-08.03(d)
Storefront	21-08.03(e)
Terrace	21-08.03(f)
Building Entrance	
Distance between Entries	100' max. (K)
Main entrances shall be prominently located and visible from the primary street or open space.	
Allowed Encroachments	
Building components may extend into a right-of-way with approval by the Board of Public Works.	
See Section 21-08.01(g) for building component definitions and additional requirements.	

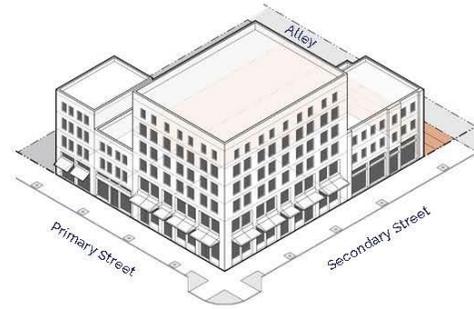
Key Allowed Not Allowed

Building Standards



(h) Building Standards	
Facade Transparency (min.)	
Ground Floor - Front & Corner Facade	
Non-Residential	60%
Residential	25%
Upper Floor - Front & Corner Facade	15%
Facade Articulation	
Any building greater than 50' wide shall provide vertical articulation into segments no greater than 25' in width and horizontal articulation (base, belt courses, cornice, etc.) to distinguish the ground floor from upper stories.	
Building Materials	
A minimum of 66% of each front or corner facade shall be constructed of high quality, durable, natural materials, such as stone or brick; wood lap siding; lapped, shingled, or panel fiber cement board siding; and glass. High quality synthetic materials may be approved by the Zoning Administrator.	
Each front or corner facade shall include at least two architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).	
See Section 21-08.01(e) for all building material standards.	
See Section 21-08 for full building standards.	

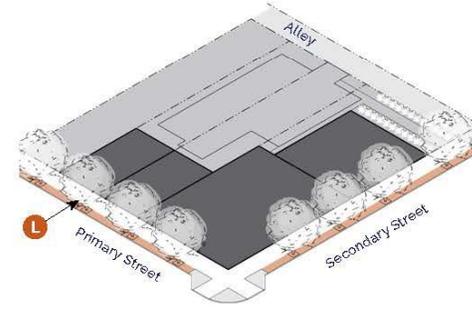
Site Development



Accessory Structures Allowed

(i) Site Development	
Accessory Structures/Uses	
Accessory Structures	21-06.02(f)(1)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Trash/Recycling Container	21-06.02(f)(27)
Allowed Location in Established Yards	
Accessory structures shall not be located in any established front or corner yard and shall comply with all required setbacks.	
Mechanical equipment and HVAC shall be allowed in front or corner yard if screened per Section 21-06.02(f)(14) .	
See Section 21-06.02 for full accessory use regulations.	
Fence/Freestanding Walls	Front Corner Side Rear
Height (max.)	3' 3' 8' 8'
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 70% open.	
See Section 21-09 for full site development requirements.	

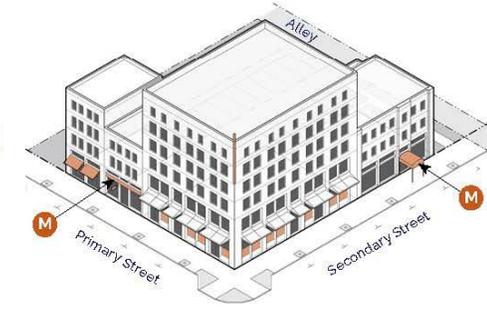
Landscape



Street Trees Allowed

(j) Landscape	
Streetscape Trees Required	
Shade Tree ¹	1 tree min. per each full 30' of street frontage L
Location ²	Tree lawn or tree grates along curb line
Spacing	Evenly spaced to extent possible
Buffer Landscape Required ³	
Adjacent to S1, S2, U1, or U2	Type 3 buffer if no street or alley present
Parking Lot Screening (of 4 or more spaces)	
Parking that is visible from a street/open space, other than an alley, shall be screened by a Type 1 buffer.	
Parking that is visible from a side/rear lot line abutting a S1, U1, or U2 district shall be screened by a Type 1 or 2 buffer. Buffers shall comply with Section 21-09.01(n) .	
See Section 21-09.01 for full landscape requirements.	
¹ An existing tree of at least 2" caliper may fulfill this requirement.	
² If a tree cannot be placed in a tree lawn, an alternate location may be approved by the Zoning Administrator.	
³ Residential buildings with 4 or fewer units are exempt from buffer landscape requirements.	

Signs



Signs Allowed

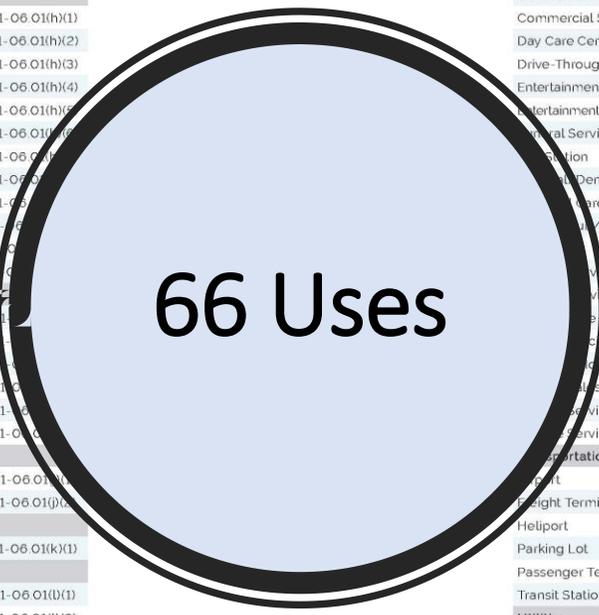
(k) Signs	
Total Signs Allowed	
Residential: 4 or fewer dwellings	
Building Sign	1 per street frontage; up to 2 square feet and 4 feet in height
Residential: 5+ dwelling units	
Building Sign	Up to 10% of the total area of the building facade
Non-Residential Use	
Building Sign	Up to 10% of the total area of the building facade M
See Section 21-10 for full sign requirements including changeable copy signs, temporary signs, exempt signs, off-premise, and use-specific signs.	

21-06.01

USES
Principal Uses

Table 21-06A: Principal Uses by Zoning District	Zoning District											Use Definition & Standards		
	S1	S2	U1	U2	U3	UF	NC	DT	OS	U	C		I	
Agricultural														
Plant Agriculture												■	■	21-06.01(g)(1)
Community Garden	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(g)(2)
Indoor Food Production													■	21-06.01(g)(3)
Civic & Institutional														
Assembly, Neighborhood	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(1)
Assembly, General													■	21-06.01(h)(2)
Cemetery	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(3)
College/University	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(4)
Correctional Facility												■	■	21-06.01(h)(5)
Hospital												■	■	21-06.01(h)(6)
Library/Museum/Cultural Facility	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(7)
Parks & Open Space	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(8)
Police/Fire Facilities												■	■	21-06.01(h)(9)
Religious Institutions	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(10)
School, Pre-K/Primary/Secondary	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(h)(11)
Zoo												■	■	21-06.01(h)(12)
Industrial, Manufacturing, & Processing														
Industrial, Artisan												■	■	21-06.01(i)(1)
Industrial, Heavy												■	■	21-06.01(i)(2)
Industrial, Light												■	■	21-06.01(i)(3)
Research/Laboratory Facility												■	■	21-06.01(i)(4)
Warehouse/Distribution Facility												■	■	21-06.01(i)(5)
Waste Processing/Recycling Facility												■	■	21-06.01(i)(6)
Lodging														
Bed & Breakfast	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(j)(1)
Hotel												■	■	21-06.01(j)(2)
Office														
Professional Offices												■	■	21-06.01(k)(1)
Residential														
Dwelling, Ancillary	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(1)
Dwelling, 1 Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(2)
Dwelling, 2 Units	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(3)
Dwelling, Multi-Unit	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(4)
Group Residence												■	■	21-06.01(l)(5)
Group Residence, State Regulated	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(6)
Residential Care Facility	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(l)(7)
Shared Housing												■	■	21-06.01(l)(8)

Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards



USES

Principal Uses

21-06.01

Table 21-06A: Principal Uses by Zoning District (continued)	Zoning District											Use Definition & Standards		
	S1	S2	U1	U2	U3	UF	NC	DT	OS	U	C		I	
Retail & Service														
Adult Business													■	21-06.01(m)(1)
Animal Care Establishment													■	21-06.01(m)(2)
Bar/Tavern													■	21-06.01(m)(3)
Beer/Wine/Liquor Sales													■	21-06.01(m)(4)
Commercial School													■	21-06.01(m)(5)
Day Care Center	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(m)(6)
Drive-Through Facility													■	21-06.01(m)(7)
Entertainment/Recreation Facility, Indoor													■	21-06.01(m)(8)
Entertainment/Recreation Facility, Outdoor	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(m)(9)
Funeral Services	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(m)(10)
Gas Station													■	21-06.01(m)(11)
Dental Clinic													■	21-06.01(m)(12)
Daycare & Services													■	21-06.01(m)(13)
Day Lodge													■	21-06.01(m)(14)
Daycare, General													■	21-06.01(m)(15)
Daycare, Heavy													■	21-06.01(m)(16)
Daycare Facility													■	21-06.01(m)(17)
Daycare Parlor													■	21-06.01(m)(18)
Daycare/Vaping													■	21-06.01(m)(19)
Daycare or Rental													■	21-06.01(m)(20)
Daycare, Major													■	21-06.01(m)(21)
Daycare, Minor													■	21-06.01(m)(22)
Daycare, Minor													■	21-06.01(m)(23)
Transportation														
Airport													■	21-06.01(n)(1)
Freight Terminal/Facility													■	21-06.01(n)(2)
Heliprot													■	21-06.01(n)(3)
Parking Lot	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(n)(4)
Passenger Terminal													■	21-06.01(n)(5)
Transit Station													■	21-06.01(n)(6)
Utilities														
Solar Farm	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(o)(1)
Utilities, Major	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(o)(2)
Utilities, Minor	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(o)(3)
Wireless Communications	■	■	■	■	■	■	■	■	■	■	■	■	■	21-06.01(o)(4)

See Section 21-06.02 for accessory use standards.

Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

Before you file...

- Prefiling meeting between staff and petitioner is encouraged
 - Context of the development
 - Review required standards
 - Address cross department perspective
 - Assist to become the best version of themselves
 - Challenge them to provide best development outcome for good urbanism, incremental development and repairing our neighborhoods.

MEET WITH STAFF

A decorative wavy line in dark blue and yellow runs across the bottom of the slide, with a yellow footer area below it.

South Bend Plan Commission & BZA

Rezoning

- Motion to send to the Common Council with a favorable/unfavorable recommendation (no recommendation if there is an impasse)

Special Exception

- Motion to send to the Common Council with a favorable/unfavorable recommendation (no recommendation if there is an impasse)

Variances

- Motion to approve or deny and adopt findings of fact

Subdivision

- Motion to approve or deny (must approve if the criteria is met)