



# City of South Bend ADU Application

## Ancillary Dwelling (ADU)

is a dwelling unit that is subordinate and incidental to a primary building on the same lot. The ADU may be attached or detached. An ADU is permitted in all districts within the City of South Bend, provided it meets the standards established in the Zoning Ordinance.

## Standards- Shall comply with all standards established in Section 21-06.01(j)(1)

- (i) Only one ADU is allowed per lot.
- (ii) In S1, U1, and U2, the owner(s) of the lot shall occupy at least one of the dwelling units.
- (iii) Finished floor area shall be no more than 75% of the finished floor area of the primary dwelling or 800 sq.ft., whichever is less. If accessory to a non-residential use, that may be increased to 1,200 sq.ft.
- (iv) If detached, the ADU shall comply with the regulations for a carriage house - Section 21-08.02(d)
- (v) If detached, the ADU shall be located in an established rear yard and shall comply with the required side setbacks of the district. It may be located up to within 5' of the rear lot line.
- (vi) If detached, the ADU shall be no taller than the primary building and shall meet all accessory height requirements within the applicable zoning district.
- (vii) If a separate entrance is provided for an attached ADU, it shall be located on the side façade, rear façade, or setback at least 20' on a front or corner façade.

## Property Information

ADDRESS: \_\_\_\_\_ TAX KEY NUMBER: \_\_\_\_\_

## Project Information

ATTACHED       DETACHED      PROPOSED VALUATION: \_\_\_\_\_

FINISHED FLOOR AREA: Primary structure: \_\_\_\_\_ ADU: \_\_\_\_\_

SETBACKS:      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_  
FRONT (ft)      SIDE (ft)      SIDE (ft)      REAR (ft)      OTHER (ft)

BUILDING HEIGHT: Primary structure: \_\_\_\_\_ ADU: \_\_\_\_\_

BUILDING WIDTH: \_\_\_\_\_ FRONTAGE TYPE:  Stoop       Porch       Gallery

## Owner Information

NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**I HEREBY CERTIFY THAT I HAVE READ THE STANDARDS AND REGULATIONS FOR ANCILLARY DWELLING UNITS IN THE CITY OF SOUTH BEND. I SHALL COMPLY WITH ALL OCCUPANCY STANDARDS ESTABLISHED WITHIN THE ORDINANCE. I ACKNOWLEDGE THAT THESE STANDARDS SHALL REMAIN WITH THE PROPERTY, EVEN IF SOLD OR TRANSFERRED, AND SHALL BE FULLY DISCLOSED TO FUTURE OWNERS.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date