



# SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

# South Bend Neighborhood Infill | Process

*The City of South Bend seeks to support neighborhood infill and economic opportunities for locals by offering a set of pre-approved building types. This resource assists with small to middle scale housing development in South Bend neighborhoods. A "Sears Catalog" of housing options offer a range of contextually appropriate plans to individuals and developers that are interested in pursuing new construction infill projects within the City of South Bend. Pre-approved building types are permitted to be used in any zoning district throughout the City of South Bend that allows the selected building type per the current Zoning Ordinance. This process offers high-quality architectural plans with contingent building and site development approval. In exchange for significant time and cost savings, the buildings must be built to match the floor plans and building design, including all architectural details, with minor variations permitted. Each plan has been vetted specifically for South Bend with careful consideration given to current zoning regulations, typical lot configurations, common construction techniques, and market conditions. The process below outlines what you can expect once you purchase a permit set for a pre-approved building from the City.*



CITY OF  
**SOUTH BEND**

If you are ready to get started, contact the Department of Community Investment at 574-233-0311 or [planning@southbendin.gov](mailto:planning@southbendin.gov)

## Step 1: Site

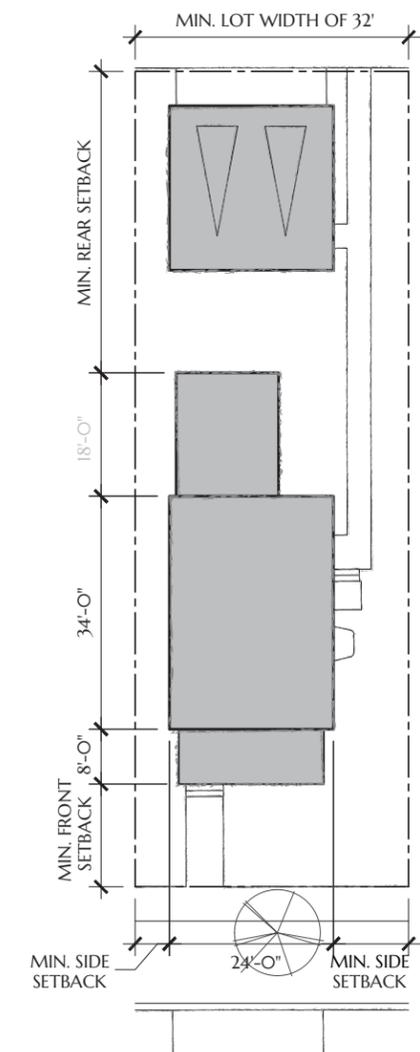
- (1) Building Type.** Select a building type from the available pre-approved plans catalog. Note, the Small Apartment will require consultation with an architect and/or engineer to develop and complete the drawings provided to the applicant. A professional's stamp will be required.
- (2) Zoning District.** Confirm that the selected building type is allowed in the applicable zoning district and can fit on your property, including all setbacks required by the development standards of Section 21-03 of the South Bend Zoning Ordinance.
- (3) Contact.** Reach out to the Department of Community Investment to purchase the Permit Set for your building type.
- (4) Survey.** Locate or purchase a survey of your property from a local licensed land surveyor.
- (5) Site Plan.** Identify the preferred site configuration and orientation for your lot. Draw a site plan to show that all development standards are met. Site plans must be drawn to an engineer scale (e.g. 1" = 20') and include the size of the property (lot dimensions and area) as well as the size and setbacks of all proposed structures located on the property.

## Step 2: Design Development

- (1) Facade Option.** Select from the available elevation design options, including all applicable details, and an exterior siding material per the provided building set.
- (2) Deviations.** Review the list of acceptable minor design deviations and discuss with the City. If any proposed changes are not listed, you are required to hire an architect to adjust the plans and submit updated drawings to the City.
- (3) Contacts.** Identify your General Contractor and any sub-contractors (electrician, plumber, and HVAC information) that you will be working with to complete your pre-approved building. Ensure that they are familiar with the pre-approved building requirements and any design selections you desire. Contractors should be notified of the selected plan orientation and elevation option. Any pages of the permit set that do not apply to your selected elevation option should be removed or marked to avoid confusion.
- (4) Cost Estimate.** Confirm the estimated cost of labor and materials with your contractor. Use the Small Developer Handbook for guidance on base assumptions and selections.

## Step 3: Submittal

- (1) Application.** Submit your site plan, application, and associated fees to the Building Department. All buildings except Small Apartment shall use the "New House Permit Application." The Small Apartment shall use the "Commercial Building Permit Application."
- (2) Review.** The Building Department will review your application within 2 business days. They will issue an approval or let you know if any additional information or changes are required. The Small Apartment will be subject to an additional review period at the State level. Pre-approval may not be granted if your property is in a floodplain; requires an additional drainage report; or if your site plan does not meet the site configuration guidelines or requires a variance.
- (3) Exterior Inspection.** Once construction of a pre-approved building begins, on-site review of selected details and building elements may be scheduled by a member of the Zoning Administration team. This inspection will happen concurrently with the required building inspections.



# South Bend Neighborhood Infill | Pre-Approved Building Types

## Neighborhood Infill

The pre-approved buildings are a tool to encourage infill development on vacant lots, calibrated especially for urban neighborhoods where social and economic factors may be unfavorable to new investment.

The architecture and scale of each building is intended to fit seamlessly into existing residential neighborhoods, filling in the gaps created by vacant lots and gently increasing the density where possible. This type of development plays a critical role in supporting locally-serving retail and public transportation options while also providing key solutions for housing affordability.

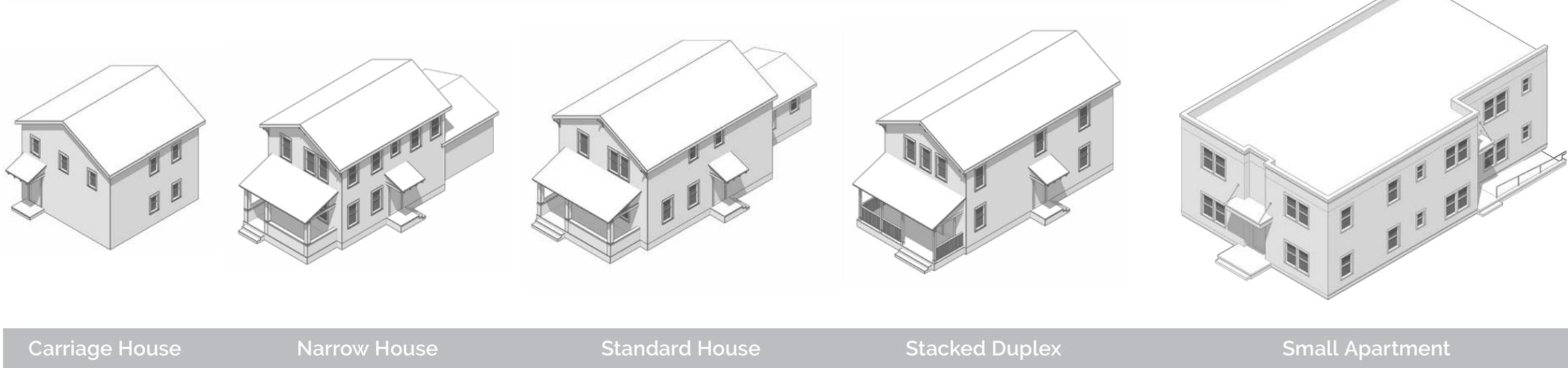
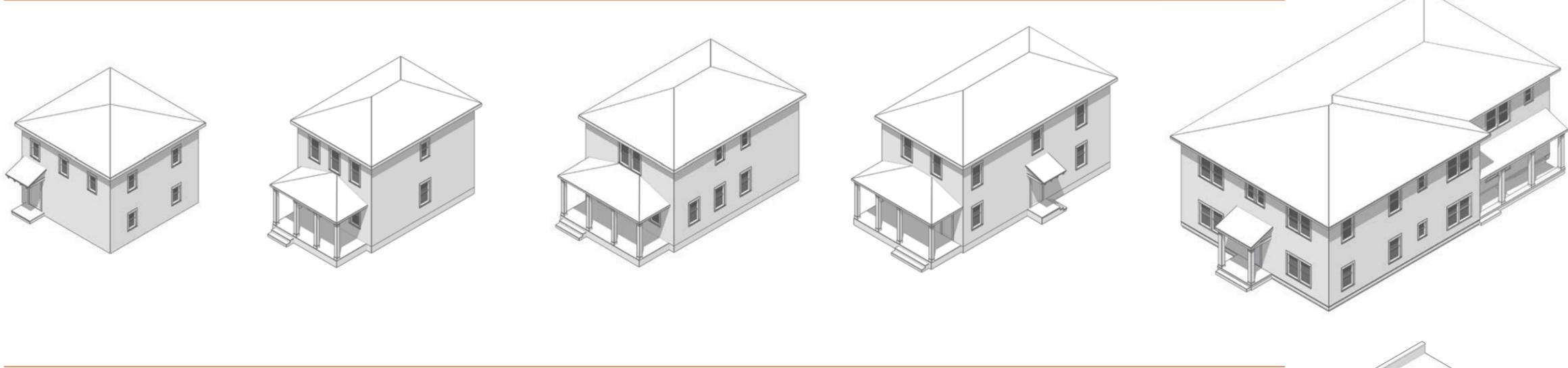
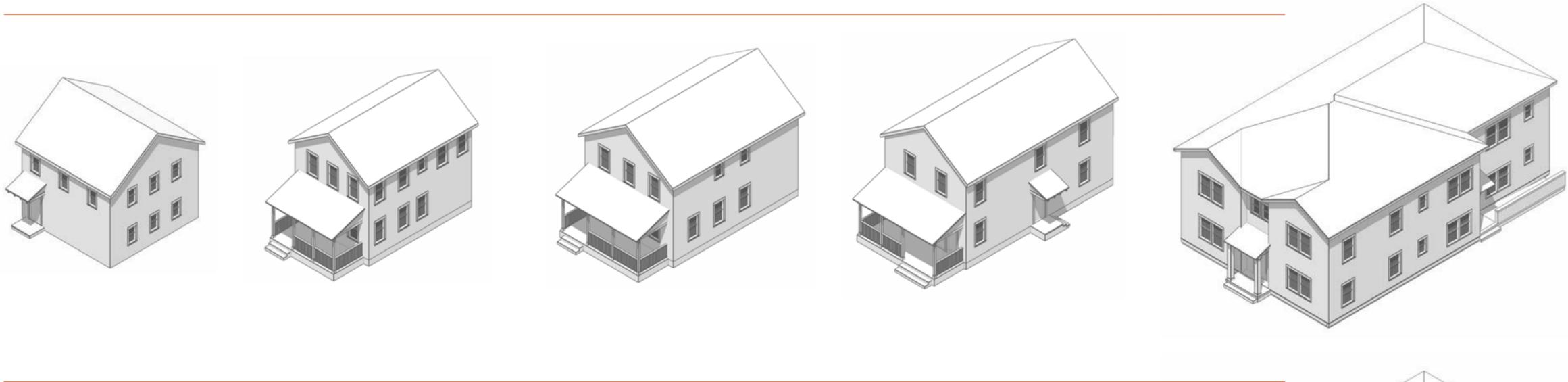
Recent housing market studies reveal a growing mismatch between the available housing stock of large single-family homes and a shift in demographic trends towards smaller households that prefer walkable neighborhoods. The City recognizes that fostering more diverse housing options can play an important role in meeting these needs and creating a high quality of life for all South Bend residents.

- Small Apartment
- Stacked Duplex
- Standard House
- Narrow House
- Carriage House



A typical South Bend neighborhood block showing potential development of vacant lots using the pre-approved building types.

# South Bend Neighborhood Infill | Pre-Approved Building Types



## Variations to Increase Value & Reduce Construction Costs

Pre-approved buildings offer a level of flexibility that also maintain predictable built results. While requiring compliance with the prescribed permit sets, these designs allow for a number of deviations that meet a range of cost considerations and preferences. Applicants can choose from different exterior materials and colors, amount of side/rear windows or trim, and variations in possible site configurations. Unless otherwise noted, exterior dimensions shall not be increased or decreased. However, interior layouts, finishes, fixtures, and appliances may be modified at the discretion of the applicant.

Furthermore, the plans accommodate options that increase the value of the house over time including a master suite addition, carriage house, and basement access that could be finished into added living space or an internal accessory dwelling unit as allowed by code.

Each building type offers three different facade designs available for use. The typical base option utilizes a gable roof, open eave detail, and simple porch details. Alternative designs provide for a hipped roof, closed eave, and sturdier porch columns with no railings. A third concept shows an additional level of craftsman details with shallow gable roofs, decorative brackets, rafter tails, and a low wall porch. The small apartment offers a more contemporary, flat roof design better suited for its scale. Variation in the allowed window configurations also add to the variety of possible facades. This combination of flexibility and variation in style results in a wide array of buildings to meet the needs of different applicants in every neighborhood.

Carriage House      Narrow House      Standard House      Stacked Duplex      Small Apartment

# South Bend Neighborhood Infill | Pre-Approved Building Types



Traditional Design Options



The Possibilities are Endless...



## The Value of Design

The design of the pre-approved buildings carefully considers the context and scale of South Bend's oldest neighborhoods. These house designs prioritize simplicity, utilizing architectural styles and details that are functional, cost-effective, and stand the test of time. They are meant to be easy and straight-forward to build by both experts and novices alike.

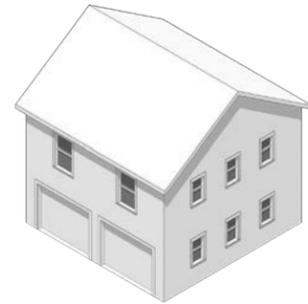
Recognizing the cost constraints of new constructions, architectural elements were used strategically. The details selected are functional and add value, for both the owner and the neighborhood, that outweighs the cost of implementation. For example, porches add character to the street, give additional living space to the resident, and create a transition to the public sidewalk that fosters both safety and social benefits.

While these designs maximize efficiency, the intent is to allow for flexibility and inspiration. In addition to providing ready-to-go plans, these drawings are meant to be a resource that may be built upon. The pre-approved building sets can be used "as is" to get construction going quickly or they may simply provide a starting off point for projects that choose to follow the standard building permit process, providing a building envelope that can be adapted for alternative construction methods or other architectural styles.

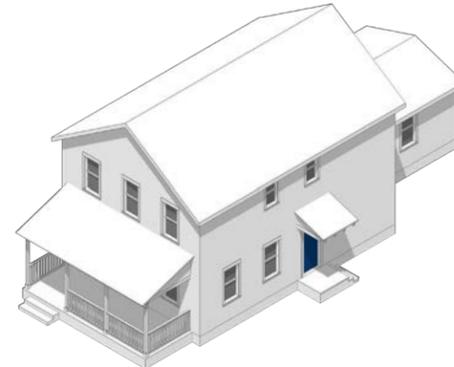
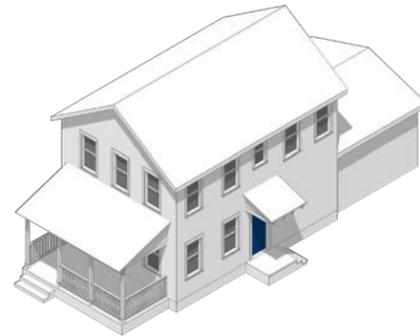
# South Bend Neighborhood Infill | Overview

ALLOWED
SPECIAL EXCEPTION
NOT ALLOWED

S1
S2
U1
U2
U3
UF
NC
DT

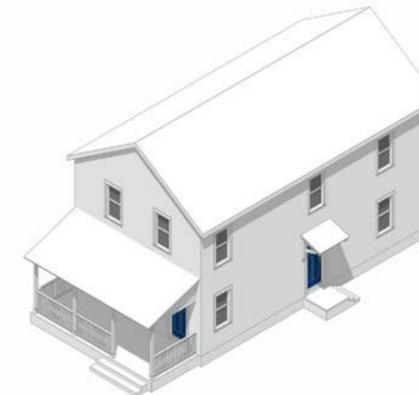


\*ALLOWED IN ALL ZONING DISTRICTS



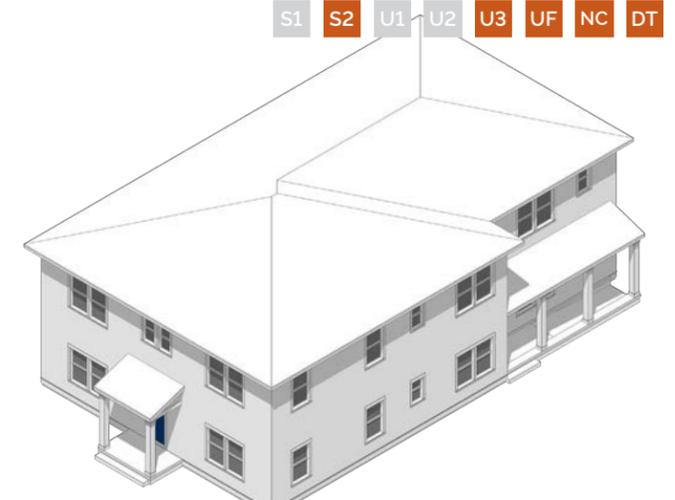
## Standard House - 3 or 4 Bedrooms

Unit Configuration	3 bed / 2.5 bath +
Unit Size	1,632 ft <sup>2</sup> or 1,902 ft <sup>2</sup>
Optional	Master Suite
Lot Width	32' min.



## Stacked Duplex

Unit Configuration	(2) 2 bed / 1 bath
Unit Size	880 ft <sup>2</sup>
Optional	Basement
Lot Width	32' min.



## Small Apartment - 6 Units

Unit Configuration	(4) 1 bed/1 bath + (2) 2 bed/1 bath
Unit Size	605 ft <sup>2</sup> - 845 ft <sup>2</sup>
Optional	4 units
Lot Width	50' min.

## Carriage House

Unit Configuration	1 bed / 1 bath
Unit Size	576 ft <sup>2</sup>
Optional	Garage Below
Lot Width	34' min.

## Narrow House - 2 or 3 Bedrooms

Unit Configuration	2 bed / 1.5 bath +
Unit Size	1,120 ft <sup>2</sup> or 1,390 ft <sup>2</sup>
Optional	Master Suite
Lot Width	30' min.

# South Bend Neighborhood Infill | Carriage House

## The Carriage House

The Carriage House is an ancillary dwelling unit with a private entrance, available to be located in the rear yard of any primary building. The additional unit typically sits above a 2-car garage and provides gentle neighborhood density, flexible living space for multi-generational arrangements, or opportunities for a rental income.



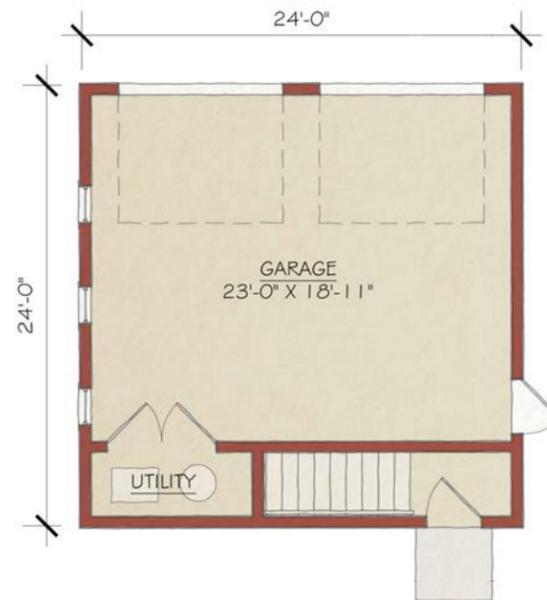
Option A



Option B



Option C



Ground Floor



Second Floor

### Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	24'
Building Depth	24'
Program	
Unit Configuration	1 bed / 1 bath
Unit Size (gross building)	1,152 sq. ft.
Basement (unfinished)	None
Garage (unconditioned)	576 sq. ft.
2nd Floor	576 sq. ft.
Lot Standards	
Lot Width (min.)	34'
Lot Width (max.)	None
Cost Assumptions	
Preliminary Construction Estimates *	\$130,000 - \$180,000
Financing Options	Personal Financing

### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

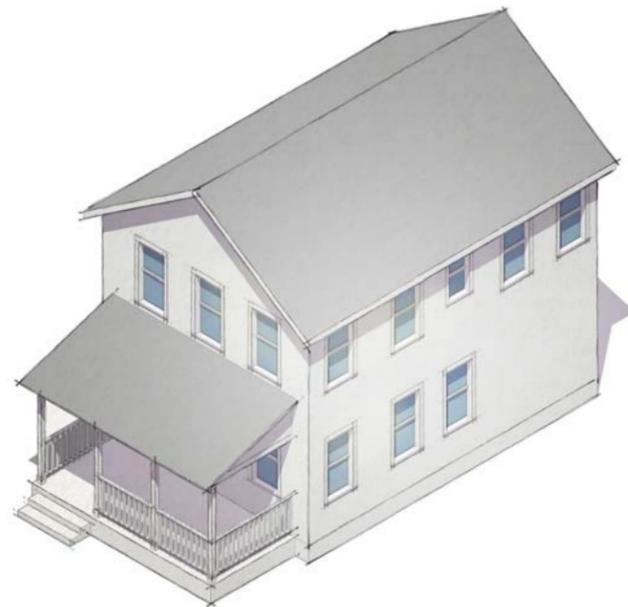
*In a S1, U1, or U2 district the owner(s) of the lot upon which the carriage house is located shall occupy at least one of the dwelling units on the premises.*

*\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.*

# South Bend Neighborhood Infill | Narrow House (2-bedroom)

## The Narrow House I

The 2-bedroom Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. The massing and elevation options reflect a simple vernacular character present throughout South Bend's neighborhoods.



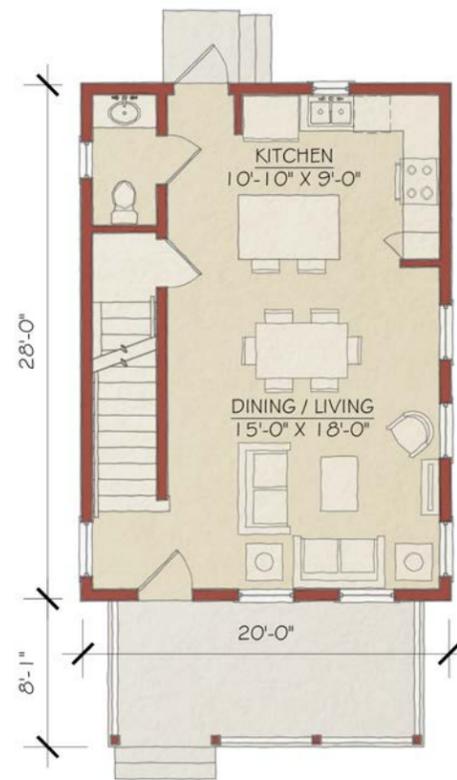
Option A



Option B



Option C



Ground Floor



Second Floor

### ZONING DISTRICTS ALLOWED

- S1
- S2
- U1
- U2
- U3
- UF
- NC
- DT

### Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	20'
Building Depth (incl. porch)	36'
Program	
Unit Configuration	2 bed / 1.5 bath
Unit Size (finished gross)	1,120 sq. ft.
Basement (unfinished)	560 sq. ft.
Porch (unconditioned)	136 sq. ft.
1st Floor	560 sq. ft.
2nd Floor	560 sq. ft.
Lot Standards	
Lot Width (min.)	30'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$200,000 - \$250,000
Financing Options	30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

# South Bend Neighborhood Infill | Narrow House (3-bedroom)

## The Narrow House II

The 3-bedroom version of the Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. It maintains the same vernacular elevation options as the 2-bedroom Narrow House, however, a 1-story rear addition accommodates a ground floor master suite. This extension could also be modified into a one-car garage, office/workshop, or attached ancillary dwelling unit.



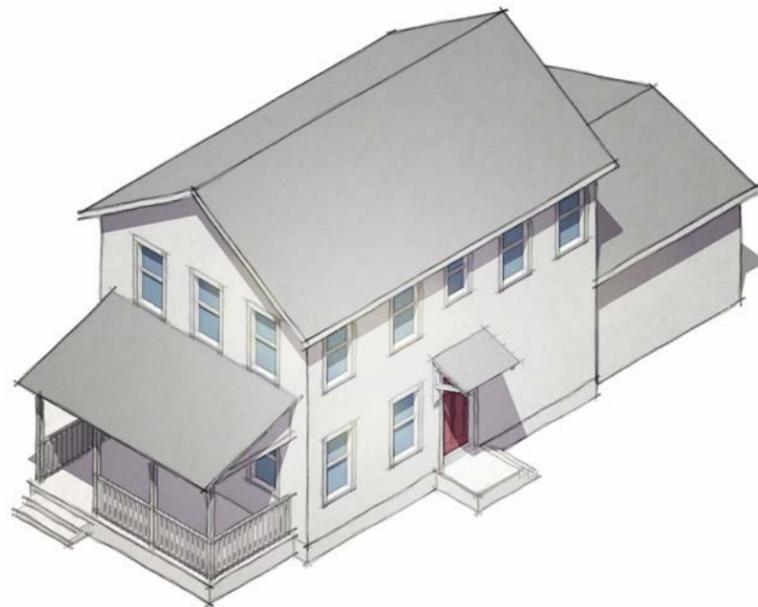
Option A



Option B



Option C



Ground Floor



Second Floor

### ZONING DISTRICTS ALLOWED

- S1
- S2
- U1
- U2
- U3
- UF
- NC
- DT

### Building Type Overview

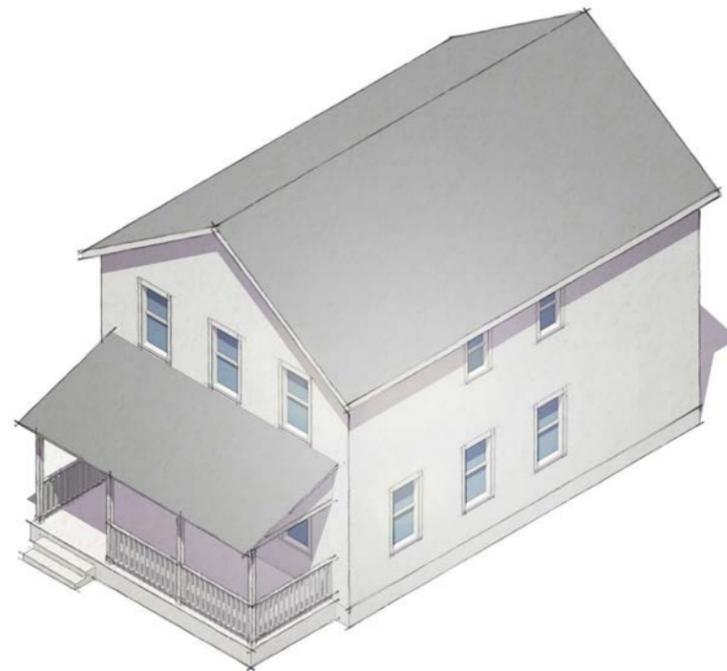
Building Dimensions	
Building Height	2 story
Building Width	20'
Building Depth (incl. porch)	51'
Program	
Unit Configuration	3 bed / 2.5 bath
Unit Size (finished gross)	1,390 sq. ft.
Basement (unfinished)	830 sq. ft.
Porch (unconditioned)	136 sq. ft.
1st Floor	830 sq. ft.
2nd Floor	560 sq. ft.
Lot Standards	
Lot Width (min.)	30'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$220,000 - \$270,000
Financing Options	30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

# South Bend Neighborhood Infill | Standard House (3-bedroom)

## The Standard House I

The 3-bedroom Standard House provides a comfortable, open floorplan in a detached fee-simple option that fits the city's most common sized infill lots. The massing and elevation options reflect a simple vernacular character present throughout South Bend's neighborhoods.



Option A



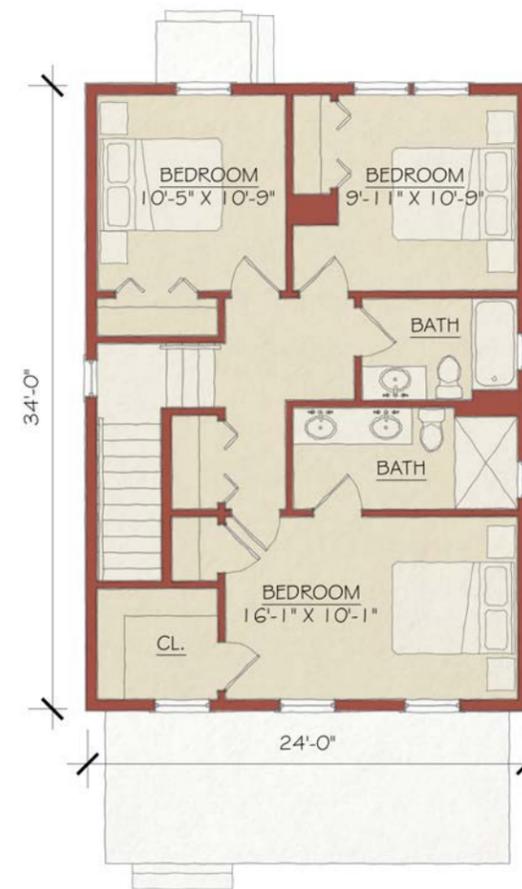
Option B



Option C



Ground Floor



Second Floor

### ZONING DISTRICTS ALLOWED

- S1
- S2
- U1
- U2
- U3
- UF
- NC
- DT

### Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	24'
Building Depth (incl. porch)	42'
Program	
Unit Configuration	3 bed / 2.5 bath
Unit Size (finished gross)	1,632 sq. ft.
Basement (unfinished)	816 sq. ft.
Porch (unconditioned)	168 sq. ft.
1st Floor	816 sq. ft.
2nd Floor	816 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$235,000 - \$285,000
Financing Options	30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

# South Bend Neighborhood Infill | Standard House (4-bedroom)

## The Standard House II

The 4-bedroom version of the Standard House provides a comfortable, open floorplan in a detached fee-simple option that fits the city's most common sized infill lots. It maintains the same vernacular elevation options as the 3-bedroom Standard House, however, a 1-story rear addition accommodates a ground floor master suite. This extension could also be modified into a one-car garage, office/workshop, or attached ancillary dwelling unit.



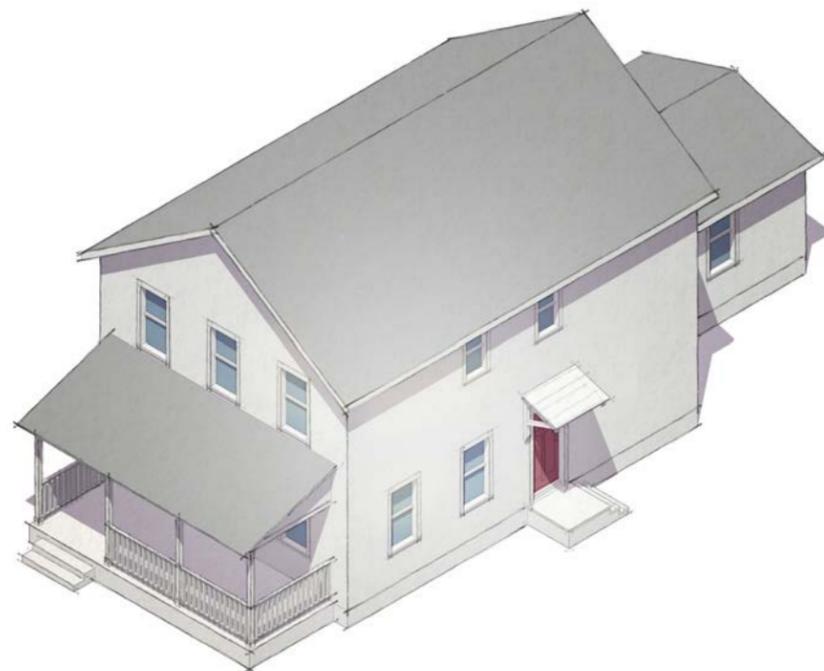
Option A



Option B



Option C



### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

### Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	24'
Building Depth (incl. porch)	60'
Program	
Unit Configuration	4 bed / 3.5 bath
Unit Size (finished gross)	1,902 sq. ft.
Basement (unfinished)	816 sq. ft.
Porch (unconditioned)	168 sq. ft.
1st Floor	1,086 sq. ft.
2nd Floor	816 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	60'
Cost Assumptions	
Preliminary Construction Estimates *	\$255,000 - \$305,000
Financing Options	30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

# South Bend Neighborhood Infill | Stacked Duplex

## The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



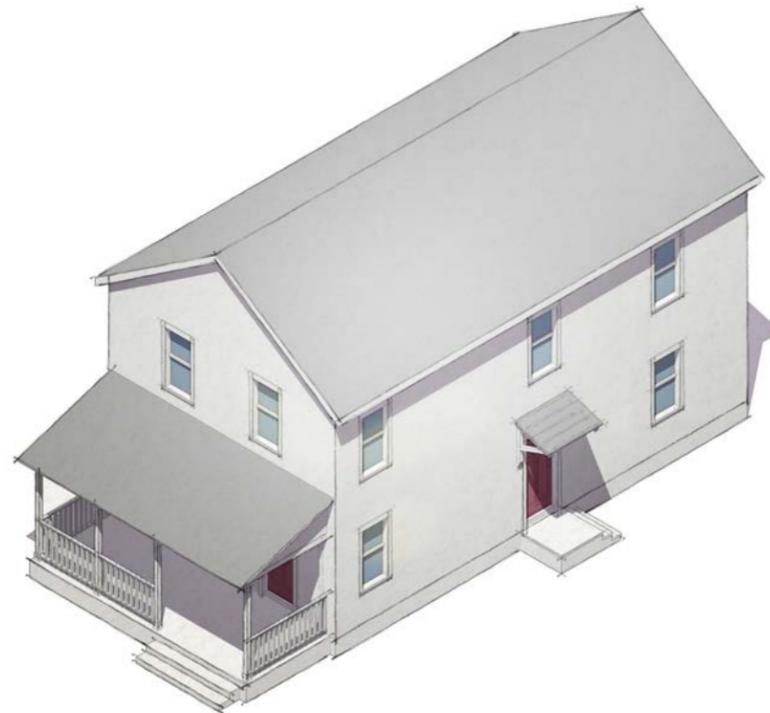
Option A



Option B



Option C



Ground Floor



Second Floor

### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

### Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	22'
Building Depth (incl. porch)	48'
Program	
Unit Configuration	2 bed / 1 bath
Unit Size (finished gross)	1,760 sq. ft.
Basement (unfinished)	880 sq. ft.
Porch (unconditioned)	176 sq. ft.
1st Floor	880 sq. ft.
2nd Floor	880 sq. ft.
Lot Standards	
Lot Width (min.)	32'
Lot Width (max.)	70'
Cost Assumptions	
Preliminary Construction Estimates *	\$320,000 - \$370,000
Financing Options	30-yr mortgage

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

# South Bend Neighborhood Infill | Small Apartment

## The Small Apartment

The Small Apartment offers a multi-family infill building housing 6 units. It maintains a 2-story massing, simple facade compositions, and a narrow width that can fit into most urban neighborhoods, particularly well suited for corner lots. This modest building provides a increase in critical density that can support more walkable environments and affordable housing options.

### Building Type Overview

#### Building Dimensions

Building Height 2 story

Building Width 40'

Building Depth (incl. stoop) 72'

#### Program

Unit Configuration (4) 1 bed / 1 bath

(2) 2 bed / 2 bath

Building Size (finished gross) 4,840 sq. ft.

Basement (unfinished) None

1st Floor 2,450 sq. ft.

2nd Floor 2,390 sq. ft.

#### Lot Standards

Lot Width (min.) 50'

Lot Width (max.) 80'

#### Cost Assumptions

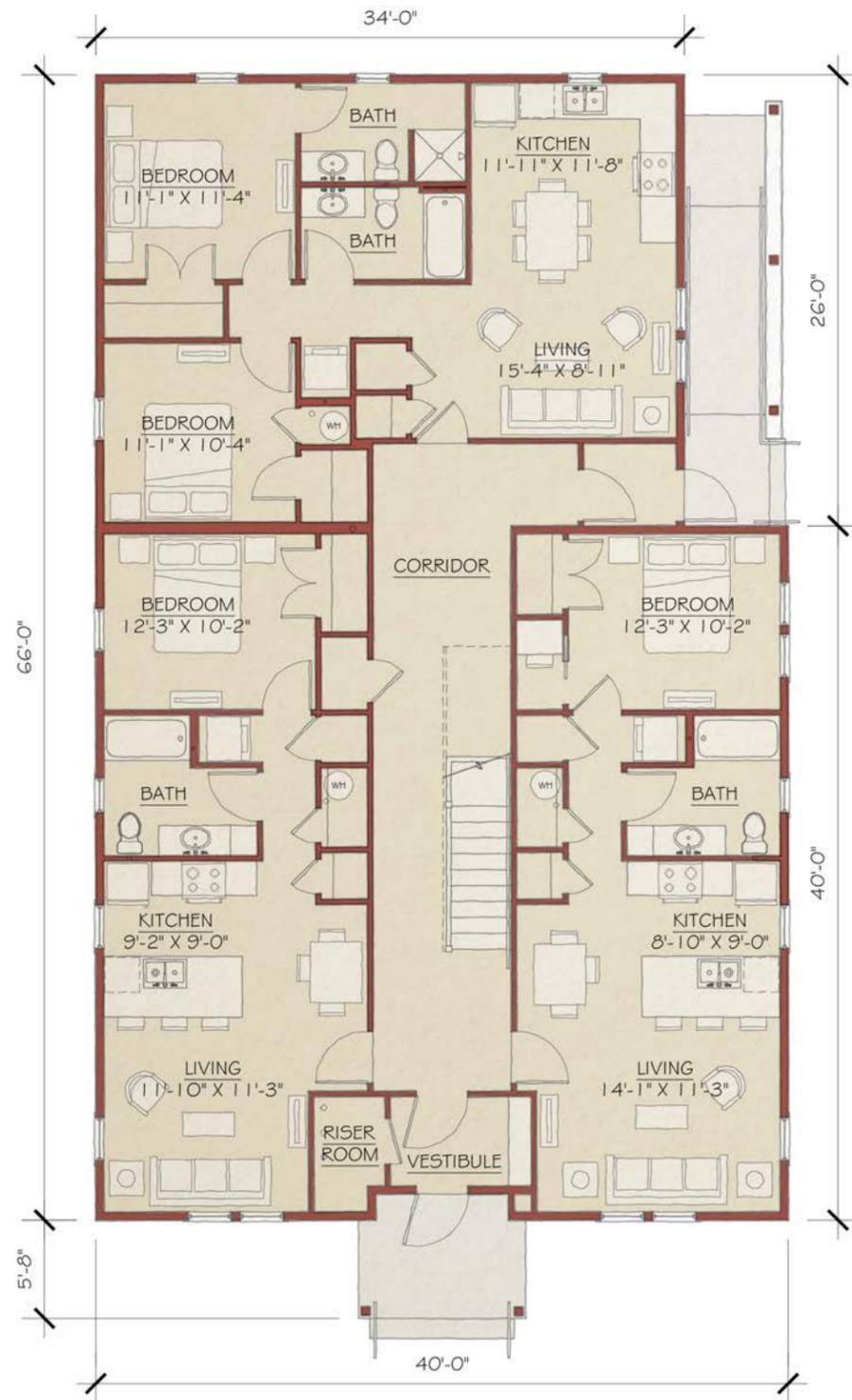
Preliminary Construction Estimates \* \$685,000 - \$735,000

Financing Options Commercial

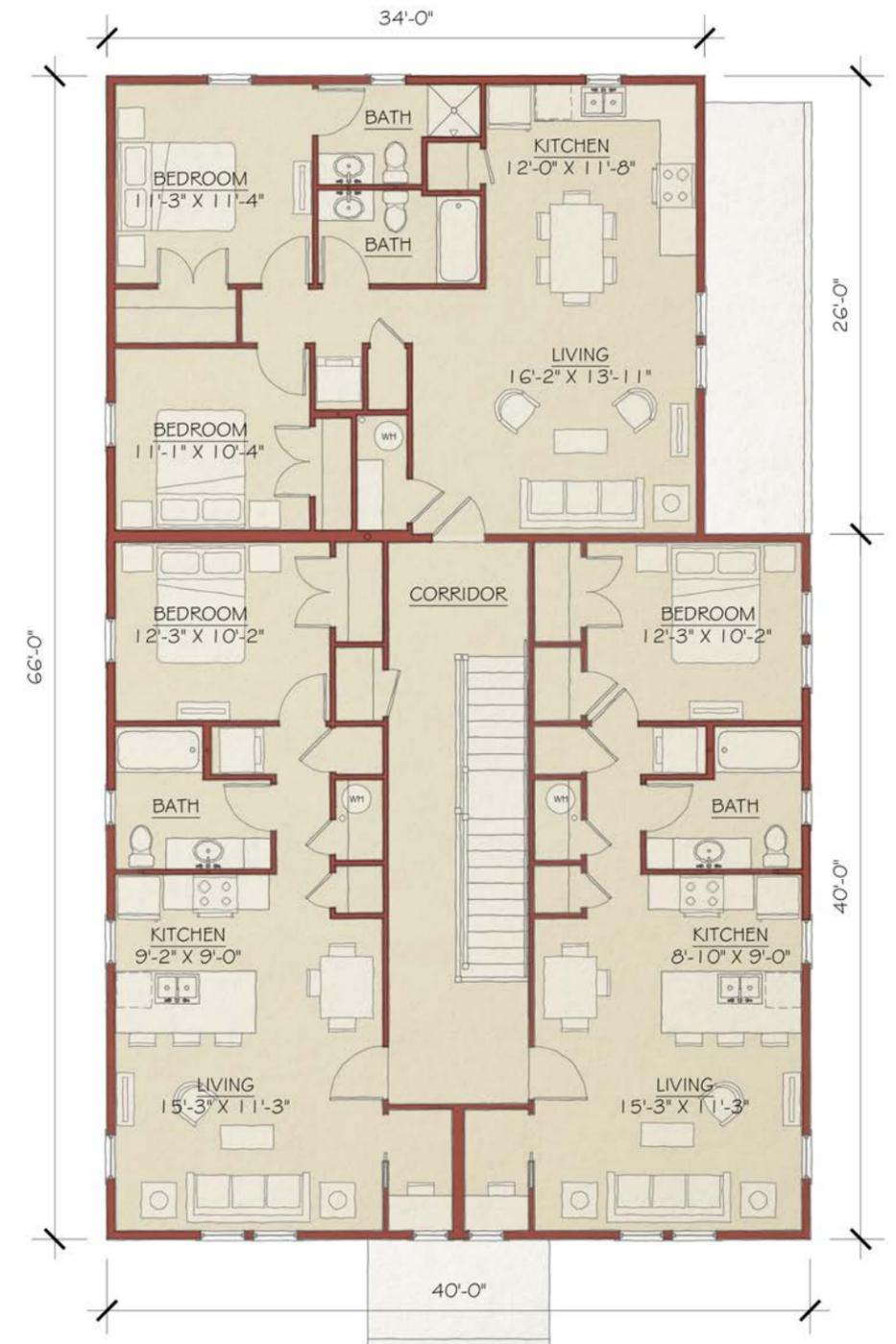
\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.

### ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT



Ground Floor



Second Floor

South Bend Neighborhood Infill | Small Apartment



Option A



Option B



Option C

