

City of South Bend Zoning Ordinance

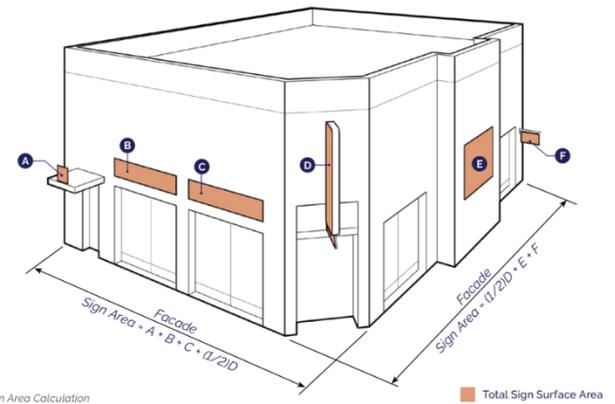
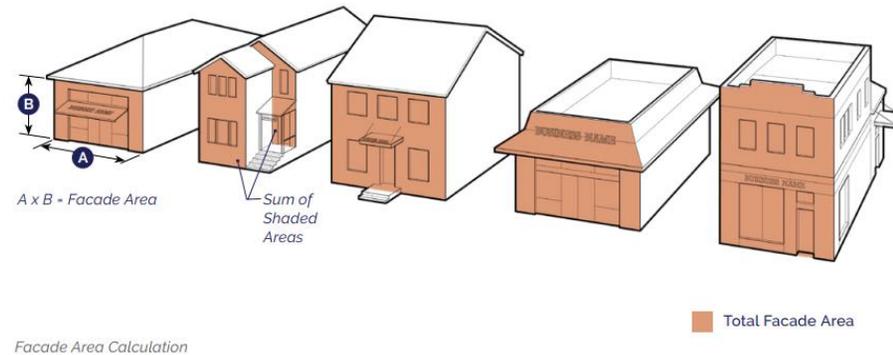
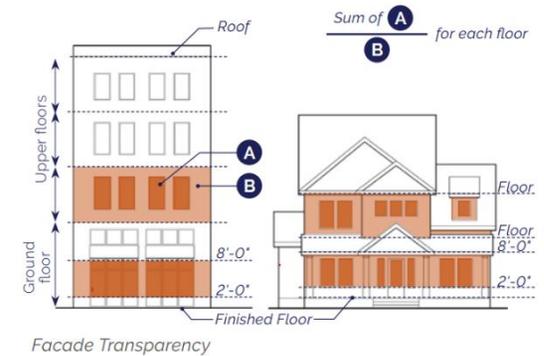
Compliance with South Bend Municipal Ordinances is a critical component of the enhancement process. The South Bend Zoning Ordinance was updated in 2020 to promote positive commercial development. Several grant eligible items may be regulated by the Zoning Ordinance including, but not limited to, façade material, window transparency, lighting, and signs. Below are highlights of some key regulations. **The full Zoning Ordinance and the associated Zoning Map can be found at www.southbendin.gov/zoning. Any questions can be answered by calling (574) 235-7627.**

Building Standards

Ground floor transparency in the DT and NC District Standards promote a positive pedestrian experience and business interface with the public. If windows are replaced, they will need to meet minimum transparency standards. Transparency is calculated as a percentage of the façade. Windows required for minimum transparency shall have a minimum Visual Light Transmittance (VLT) of 50% and a maximum Visual Light Reflectance (VLR) of 25%.

Signs

For the first time, The DTSB Exterior Enhancement Grant is open to sign improvements. Signs include everything from the traditional building mounted sign to window graphics and murals. Registered sign contractors are familiar with requirements of the South Bend Zoning Ordinance. The amount of building signage allowed is based on the size of the façade of the building or tenant space. All signs on that façade count toward the overall sign allowance.



Lighting

The lighting standards in the Zoning Ordinance are designed to prevent glare and promote dark sky standards. Outdoor lighting used to accent architectural features, landscaping, or art may be directed upward, provided that light fixtures are located, aimed, or shielded to reflect the light off surfaces to emphasize form and texture and minimize light spill into the night sky. Upward aimed building facade lighting shall not exceed 900 lumens. Building facade lighting exceeding 900 lumens shall be fully shielded and aimed downward. Lights may not have a color temperature of more than 3,000 Kelvin.

*Light fixtures and signs are not allowed to change in color or intensity. Lights that have the capability to change colors are permitted provided they do not change more than once per day.