

Section 21-02.02 SF2 Single Family and Two Family District.

Intent – The SF2 *District* is established to protect, promote and maintain the development of *single family dwellings* and *two family dwellings* in the urban core of the City of South Bend as well as to provide for limited public and institutional uses that are compatible with an urban residential neighborhood. The availability of public facilities (e.g., public water, public sanitary sewer, storm sewer, natural gas, electricity, telephone, etc.) is required for development within this *district*.

(a) *Permitted Uses.*

(1) *Primary Uses.*

- (A) One (1) *Single Family Dwelling*.
- (B) *Residential Facility for the Developmentally Disabled*.
- (C) *Residential Facility for the Mentally Ill*.
- (D) *Child Care Home* (that is used as the primary residence of the person who operates the *child care home*).
- (E) *Religious Use*.
- (F) *Public Park – Active or Passive*. (Ord. No. 9513-04)
- (G) *Private Passive or Active*. (Ord. No. 9513-04)
- (H) *Schools, Public or Parochial*. (Ord. No. 9513-04)
- (I) *Neighborhood Partnership Center*. (Ord. No. 9513-04)

(2) *Special Exception Uses.*

- (A) Educational Use: Including but not limited to: *Child Care Center; Child Care Ministry; College; Pre-school; Public Library; University*.
- (B) Governmental Use: Including but not limited to: *Fire Station or Police Station*.
- (C) Miscellaneous: Including but not limited to: *Bed & Breakfast*.
- (D) Public Facilities: Including but not limited to: *Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Community Center; Funeral Home; Mortuary; Parking Lot – Accessory; Private Park – Active*. (Ord. No. 9513-04)
- (E) Recreation: Including but not limited to: *Swimming Pool - private or public*.
- (F) Residential: Including but not limited to: *Accessory Dwelling; Assisted Living; Group Home; Nursing Home; Two Family Dwelling*.

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- (G) Utilities: Including but not limited to: Public Utility Substation; Public Wells; Pumping Station; Sewage Treatment Plant; Telephone Exchange; Water Tower; Water Treatment Plant.
 - (3) Accessory Uses – See Section 21-02.11 (a) – Accessory Uses, Buildings and Structures.
 - (4) Temporary Uses – See Section 21-02.11 (b) – Temporary Uses, Buildings and Structures.
 - (5) Home Occupations – See Section 21-02.11 (c) – Home Occupations.
- (b) *Development Standards.***
- (1) *Minimum Lot Area:*
 - (A) Single Family Dwellings – 4,000 square feet.
 - (B) Two Family Dwellings – 6,000 square feet.

Connection to public water and sanitary sewer facilities shall be mandatory for development in this *district*.
 - (2) *Minimum Lot Width:*
 - (A) Single Family Dwellings – 40 feet.
 - (B) Two Family Dwellings – 60 feet.
 - (3) *Minimum Lot Frontage* – 25 feet on a *public street*. *Access* shall be from either said *public street* or an abutting *alley*; provided, however, if *access* is available from an *alley* which is open to traffic, there shall be no *access* from the *public street*.
 - (4) *Maximum Lot Coverage* – 50 percent.
 - (5) *Minimum Yards and Building Setbacks*
 - (A) Front - a minimum *front yard* and *building setback* measured from the *proposed right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
<i>All Other Streets:</i>	25'

- (B) Side:
 - i. Residential Uses – a *minimum side yard* of five (5) feet or 10% of lot width, whichever is greater, shall be provided along all *side lot lines*; provided, however, such *minimum side yard* shall not be required to exceed ten (10) feet.
 - ii. Non-Residential Uses - a *minimum side yard* of twenty (20) feet shall be provided along all *side lot lines*.
- (C) Rear – a minimum *rear yard* shall be provided along all *rear lot lines* as follows:
 - i. *Primary Building* – 20'
 - ii. *Accessory Building* – 5'
- (D) *Corner lots*; requirements – on a *corner lot*, the least width of any *side yard* along the side *street lot line* shall be twenty-five (25) percent of the width of the *lot* at the *building line*, but in no case shall this requirement reduce the least width to less than ten (10) feet nor require more than twenty-five (25) feet *setback*. The *Building Commissioner* shall determine which *yard* abutting a *street* shall be considered a *front yard* and which *yard* abutting a *street* shall be considered a *side yard*.
- (6) Maximum *Building Height* -
 - (A) *Primary Building* – 35', but not to exceed two and one-half (2 ½) stories; provided, however, the maximum *building height* may be increased to 40', but not to exceed three (3) stories, when a *minimum side yard* of not less than fifteen (15) feet is provided along all *side lot lines*.
 - (B) *Accessory Building* – 17'
- (7) Landscaping – See Section 21-07.01 – Landscape Regulations.
- (8) Lighting – See Section 21-07.02 – Lighting Regulations.
- (9) *Signs* – See Section 21-07.03 – Sign Regulations.
- (10) Parking – See Section 21-07.04 – Off-Street Parking Regulations.
- (11) Loading – See Section 21-07.05 – Off-Street Loading Regulations.
- (12) *Greenway Connection Required* – If a *subdivision* abuts any portion of a *greenway*, a direct linkage from the *subdivision* to such *greenway* shall be provided.