FORT WAYNE HOME CATALOG

PROGRAM GUIDE

HOUSING OPTIONS MADE EASY

flintlocklab
LANDSCAPE · ARCHITECTURE · BUILDING

Incremental Development Alliance

KRONBERG URBANISTS ARCHITECTS

UNION

Neighborhood Workshop

JULY 2026



















This Program Guide and Housing Catalog was produced in partnership with the City of Fort Wayne by the following firms:

flintlocklab
LANDSCAPE • ARCHITECTURE • BUILDING

Flintlock LAB (landscape, architecture, building) is a multidisciplinary consulting firm based in Fayetteville, Arkansas. Flintlock was founded by architect + landscape architect Allison Thurmond Quinlan and has grown to a team of fifteen. Flintlock is a flexible and creative small business with a focus on building lovable places that are sustainable socially, environmentally, and economically. We marry creative problem solving with deep technical knowledge, constantly striving to find beautiful, functional solutions.



Neighborhood Workshop

Neighborhood Workshop brings technical expertise in small-scale development, zoning analysis, financial pro forma modeling, 3D modeling, and site design to provide a practical, real estate-based approach to examining the feasibility of residential development.

KRONBERG URBANISTS ARCHITECTS

Kronberg Urbanists + Architects (KUA) is a multidisciplinary design studio based in Atlanta, Georgia, utilizing their expertise in architecture, urban design, policy making, and real estate development to make neighborhoods better. Our goal is to help small businesses, nonprofits, private developers, and municipalities visualize and realize neighborhood redevelopment projects to achieve financial, social, and environmental success.

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Union is a nationally practicing, mission-based firm committed to designing sustainable places that will be loved for generations. Our work includes urban planning and community design, civic and institutional buildings, mixed-use developments, and housing of all types. We bring a comprehensive approach to the design of buildings and places, infusing our work with rigorous technical detail while pulling from a breadth of design experience that integrates a broad understanding and respect for key building trades. Our expertise lies in understanding the overlapping and interwoven needs of the community and client to shepherd the creation of new places that are financially and socially successful and benefit the community and the environment.

Incremental Development Alliance

The Incremental Development Alliance helps locals strengthen their neighborhoods through small-scale real estate projects. We train small developers and help city champions get the kind of development their community wants. For the last 10 years, we've trained nearly 9,000 small developers and cities in 32 states and 2 Canadian provinces. We focus on infill development, helping people stay, return, and build community wealth in the places they love.

ACKNOWLEDGMENTS

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Thank You!

TABLE OF CONTENTS

11 INTRODUCTION

17 LOCAL CHARACTER

27 THE CATALOG

49 CASE STUDIES

71 GLOSSARY



Bird's eye view of the city of Fort Wayne, IN, 1868.
Source: Library of Congress, A. Ruger

INTRODUCTION

INTRODUCTION

BACKGROUND

The All In Allen Comprehensive Plan (2023) acknowledges significant population growth experienced by Fort Wayne, Allen County, and the surrounding areas, alongside evolving market and demographic trends which have led to a shortage of housing in both types and number of units available for rent and sale. This growth is projected to continue, underscoring the need for a wide range of housing options within our community. This need is supported by An Analysis of Housing Market Potential for the City of Fort Wayne, Indiana (2021) produced by Zimmerman/Volk Associates which indicates that there is a market potential for housing types other than traditional detached single-family homes to accommodate preferences of nontraditional households.

In response to increasing affordability issues along with current and projected housing needs, the City of Fort Wayne has undertaken a multifaceted initiative to increase housing diversity, availability, and revitalize neighborhoods in the City of Fort Wayne. In 2025, the city launched the "a Lot to Love" program which is designed to offer discounted city-owned lots in traditional urban neighborhoods and address financial barriers that hinder infill housing development, including high development costs, appraisal gaps, and challenges with construction lending. The program focuses on projects that enhance neighborhood revitalization and promote housing diversity. The City and County have also collaborated in the development of a Housing Options Work Group tasked with the development of Zoning Ordinance amendments to eliminate barriers and expand housing development options.

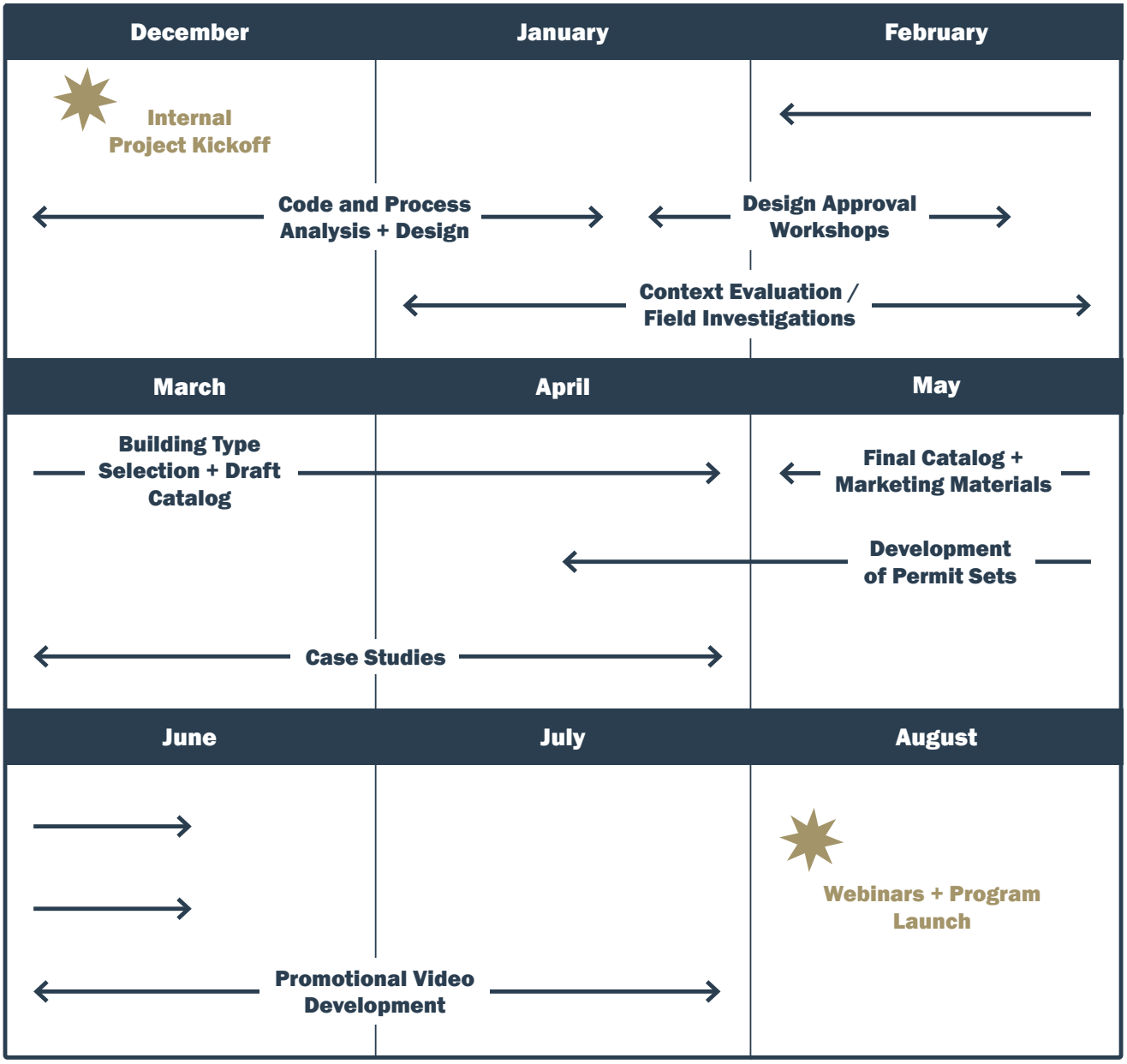
To promote an increase in small scale developers, the city's Summit City Entrepreneur and Enterprise District (SEED) has developed a Summit City Business Academy: Blueprint for Small-Scale Developers & Builders Cohort. This 12-week comprehensive course provides a strong foundation in real estate development, focusing on single-family and multi-family housing on infill lots.

The development of a pre-reviewed / permit-ready housing catalog and home design approval process are intended to supplement the initiatives noted above to encourage and expedite the construction of context-sensitive infill housing of various types with a focus on infill development on surplus city-owned vacant parcels throughout traditional urban neighborhoods.

PROJECT VISION

The goal of the Fort Wayne HOME Catalog (Housing Options Made Easy) Program is a ready-to-launch, locally calibrated housing resource that supports the City's housing and land-use goals, empowers residents and neighborhood stakeholders, and provides the local builder community with clear, accessible tools to deliver housing efficiently.

PROJECT STRUCTURE + TIMELINE



INTRODUCTION

THE FORT WAYNE HOME CATALOG

One in a suite of targeted solutions to address the housing crisis in the City of Fort Wayne, **the Fort Wayne HOME Catalog Program provides sets of pre-reviewed home designs and construction drawings that builders can choose to use when developing vacant lots located in core neighborhoods.** The Program Guide is a resource to guide builders through the process of residential infill construction. The purpose of the HOME Program is to supplement current initiatives to increase infill development and housing options in our community by encouraging and expediting the construction of context-sensitive infill housing of various types with a focus on infill development on surplus city-owned vacant lots.

Pre-approved plans, sometimes referred to as permit-ready or pre-reviewed plans, are architectural designs for housing units that have already been reviewed and approved by local planning and building departments. These plans adhere to municipal building codes and applicable zoning regulations, allowing developers and homeowners to bypass much of the traditional approval process.

Municipalities create these programs to provide developers and individuals with access to standardized designs that meet local housing requirements. **The program also incentivizes less-common (but needed) housing types like Accessory Dwelling Units (ADUs) and duplexes, as well as small detached houses.**

Custom design and development can still be done anywhere in the city under existing rules, but pre-approved plans provide an alternative method for more streamlined, affordable, and clear housing development.

Calibrated specifically to fit the needs of infill lots in core neighborhoods, the program can

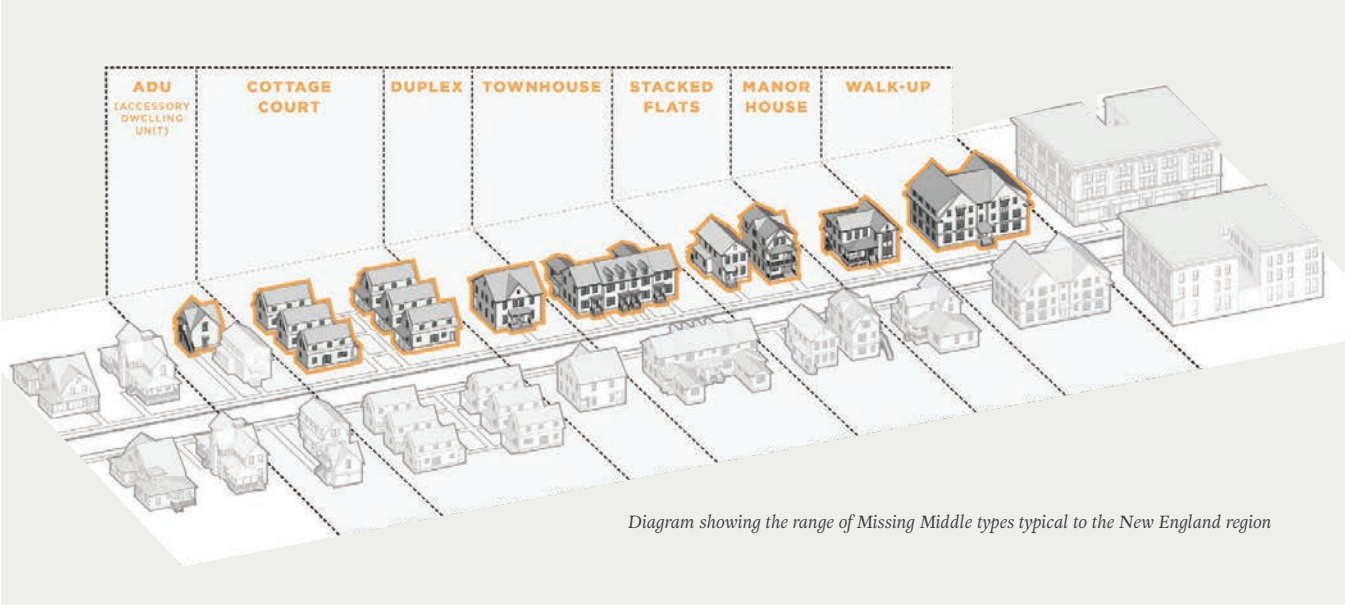


Diagram showing the range of Missing Middle types typical to the New England region

Missing Middle Housing Types
Source: Union Studio

also be utilized anywhere in the city. Selected lots will need to meet site specific standards and requirements such as appropriate zoning, access to infrastructure, adequate soil conditions, ground elevations, and floodplain standards.

Plans in the Catalog are pre-selected by residents and city leaders and pre-approved by the applicable city and county reviewing departments. Users get a shortcut through the most time-consuming and expensive parts of pre-development, reducing soft costs for builders, saving city staff considerable review time, and allowing homes to move from concept to construction at a much faster pace. For small-scale builders, homeowners, or neighborhood-based investors, this clarity and efficiency can mean the difference between a project that is financially feasible and one that never leaves the drawing board.

The program also democratizes development by lowering the barriers to entry. Instead of requiring expensive custom design work or deep technical expertise, the Catalog provides clear, construction-ready plans that comply with Fort Wayne's building codes and lot patterns.

This makes it easier for everyday people—whether a homeowner building an accessory dwelling, a small contractor adding a duplex, or a neighborhood group activating vacant lots—to participate in the development process.

The Catalog acts as a trusted guide, reducing uncertainty and giving builders of all sizes the confidence that their projects will be permitted, buildable, and financially feasible.

Infill development through the Fort Wayne HOME Catalog not only increases housing supply but also strengthens the city's fiscal position. More households contribute to the tax base without the burden of new infrastructure, ensuring that Fort Wayne's neighborhoods can remain resilient and well-maintained. By directing growth into already platted lots, the program helps transform underutilized land into productive, affordable housing while preserving the city's character and sense of place.



Riverwalk Pocket Neighborhood, Concord, MA
Source: Union Studio

LOCAL CHARACTER

LOCAL CHARACTER

STYLE SUMMARY

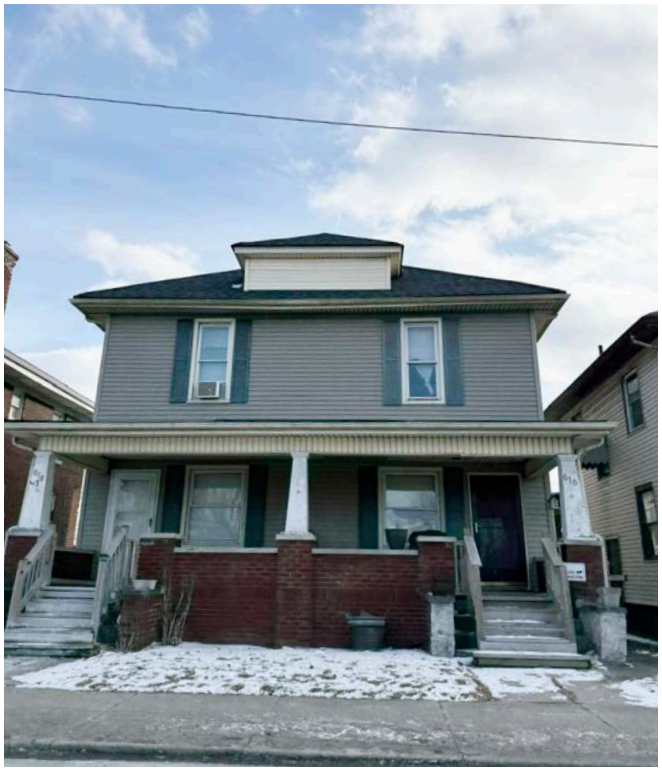
These Fort Wayne neighborhoods reflect a pattern common in many American cities built before 1945. Rather than being defined by a single architectural style, they are shaped by a collection of modest, practical house types built incrementally over time. Together, these homes create a recognizable neighborhood fabric that is both architecturally consistent and diverse.

Many of the houses date from the late 19th and early 20th centuries and were built for working- and middle-class families. Common forms include front-gabled houses, Dutch gambrel houses, and American Foursquares. These were straightforward, efficient houses that could be built economically on narrow urban lots. Craftsman and bungalow-style homes also appear in some areas, though the deeper eaves and heavier detailing typical of those styles are less common here. In many cases, the roof eaves are relatively modest.

Over time, many houses have been modified. Re-siding, window replacement, and porch alterations often removed original trim and decorative details. Because of this, many homes appear simpler today than when they were first built. What remains most visible is the underlying form of the house, the roof shape, the proportions, and the way the building sits on the lot.

One of the most common house types seen across Fort Wayne is the side-hall house. In this layout, the front door is positioned to one side rather than centered, often set slightly back beneath a porch. This creates a familiar pattern across many streets, a side-gabled house with a porch covering part of the front façade and an entry recessed behind it. While the architectural details may vary from house to house, the basic plan repeats frequently and helps define the visual rhythm of these neighborhoods.













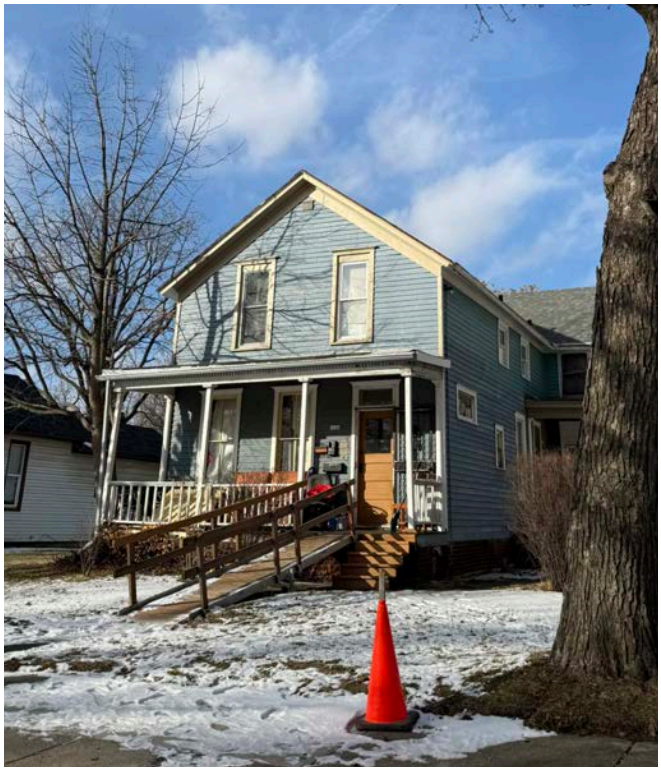
LOCAL CHARACTER











Another defining characteristic of these areas is their housing diversity. It is common to find duplexes, small cottages, townhouses, and other compact housing types alongside larger homes such as American Foursquares or Colonial-influenced houses. This mixture of building sizes and types was typical of many American neighborhoods built before World War II, when housing was constructed gradually by many different builders rather than in large, uniform subdivisions. The result is a neighborhood that accommodates a wider range of household sizes and housing needs.

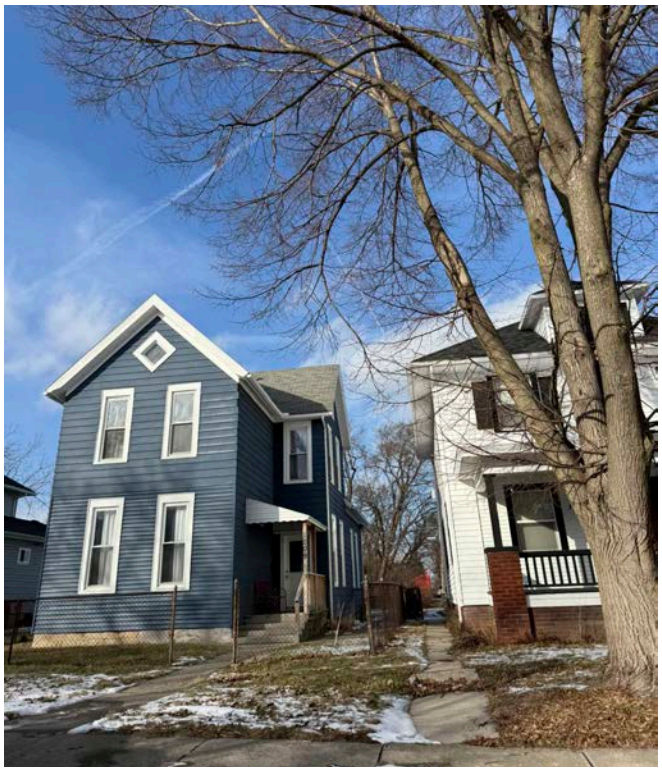
The neighborhood layout reinforces this pattern. Front yards are consistently shallow compared with modern suburban development. Instead of the now-common 25-foot setback, many homes sit only about 5 to 10 feet back from the sidewalk. Side setbacks are also narrow, with houses placed relatively close together. This creates a compact street pattern where homes relate closely to one another and to the sidewalk.

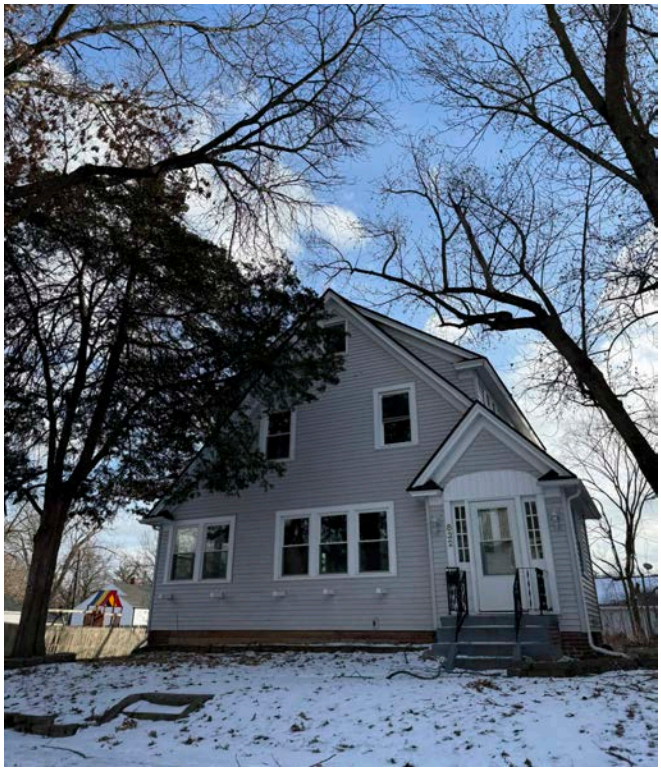
Front porch size and location are more diverse than southern cities where large front porches dominate the architecture. We see a range from small stoops to full-width porches, with a variety of architectural detail. Historically and today, these spaces serve as places for conversation, observation, and informal gathering, reinforcing the social life of the neighborhood.

Taken together, these architectural and urban patterns create a cohesive and recognizable character. The houses themselves are modest and practical, but their repetition, variety, and relationship to the street form the foundation of many of Fort Wayne's historic neighborhoods.

LOCAL CHARACTER



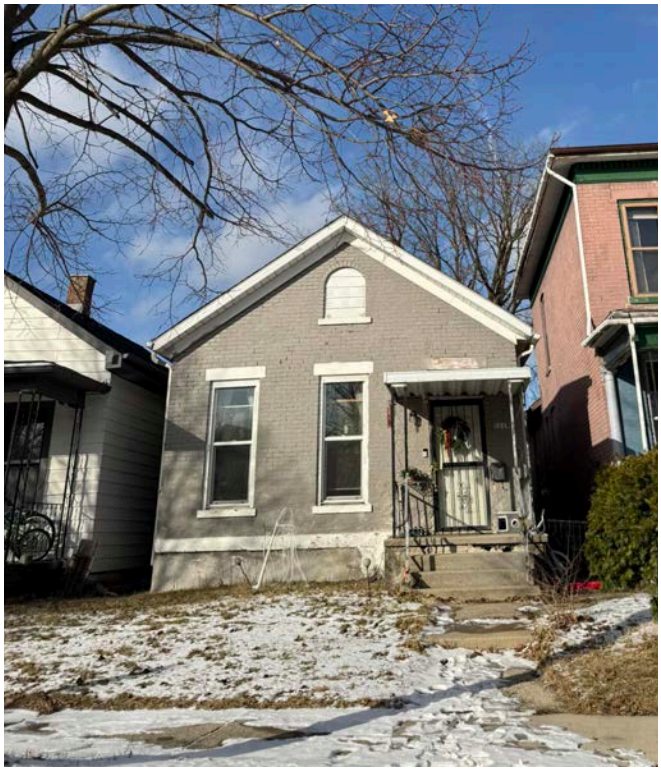


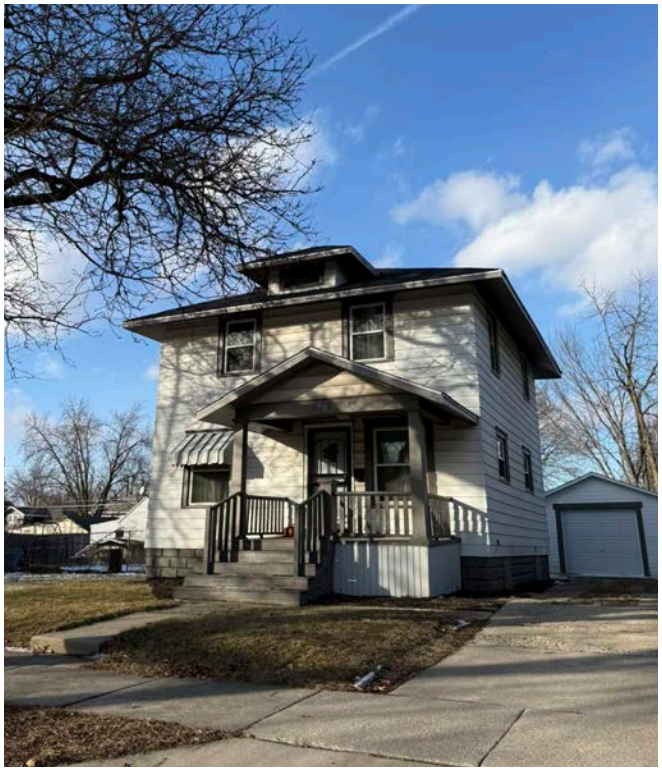






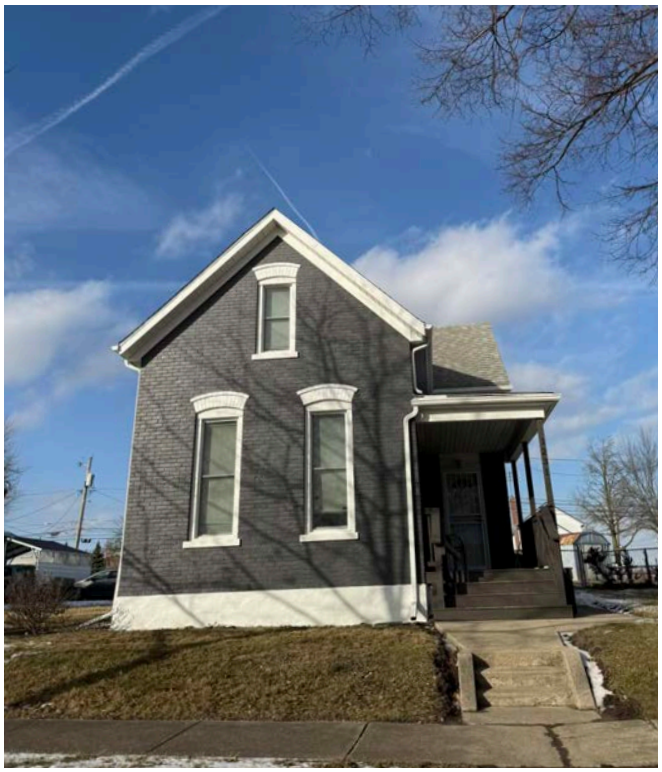






LOCAL CHARACTER





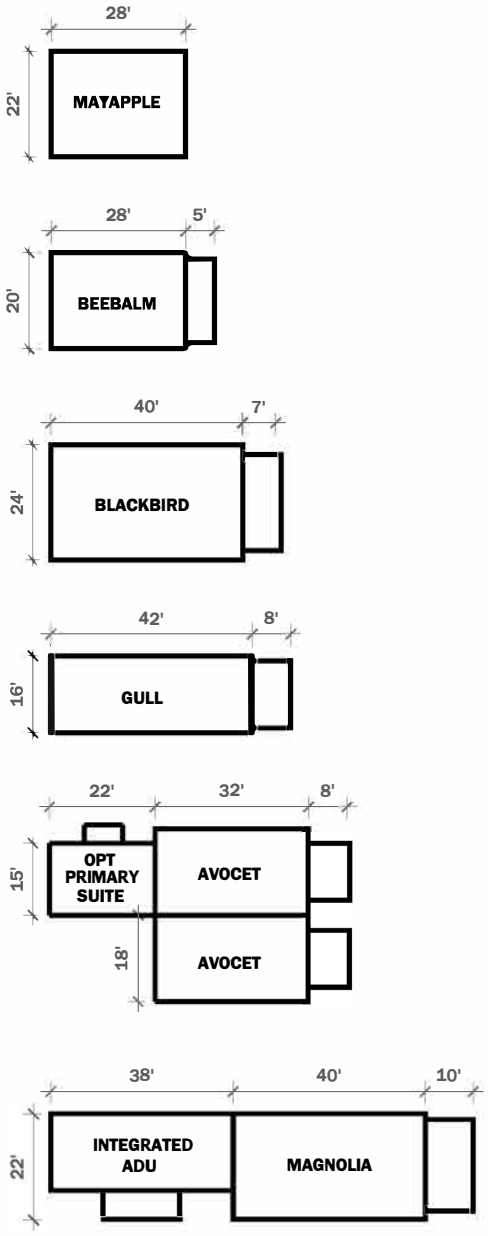




MARKET FEEDBACK

Conversations with the local developer, builder, and real estate community provided local market feedback that helped inform the Fort Wayne HOME Catalog selections. Overall, there is a high demand for a variety of housing options across multiple price points, or increased housing choice. **Popular, desirable, and/or widely requested housing types and features in the local market include:**

- Attached units like duplexes and townhouse units in various configurations including four duplexes, fourplexes, and four to eight unit townhouses.
- A variety of unit types ranging from studios, one, two, and three bedrooms. Studios and one bedroom apartments have recently had an increased demand.
- ADUs are requested in various forms including studios, one bedrooms, garage units, and integrated suite units. This dwelling type helps increase housing density without major changes to zoning or to the architectural character of a neighborhood.
- Customization options, such as an integrated suite (commonly referred to as “mother-in-law” suites) or a garage addition.
- Accessibility in living, with a primary bedroom, full bathroom, and at least one gathering space on the ground floor.
- Garages, both attached and detached, or covered parking, which are desirable both for parking space as well as storage space.
- Private or semi-private views to exterior green spaces (rather than to the inside of a neighborhood unit).
- High windows offering natural light.



Fort Wayne HOME Catalog



















THE CATALOG

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The following agreement outlines the terms and conditions for use of the construction documents in the HOME Catalog Program. Refer to "How to Use the Program" for more information on accessing documents.

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By utilizing the plans, Users agree to:

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- Take sole responsibility to obtain all necessary approvals from the appropriate local authorities before commencing construction.
- Acknowledge that they are not relying on the Plans as a substitute for professional judgment, site-specific design, or regulatory approval.
- Ensure their site has appropriate zoning.
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    - Electronic files, drawings, and data provided by the Designers or the City.

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AVOCET

OPTION A



OPTION B



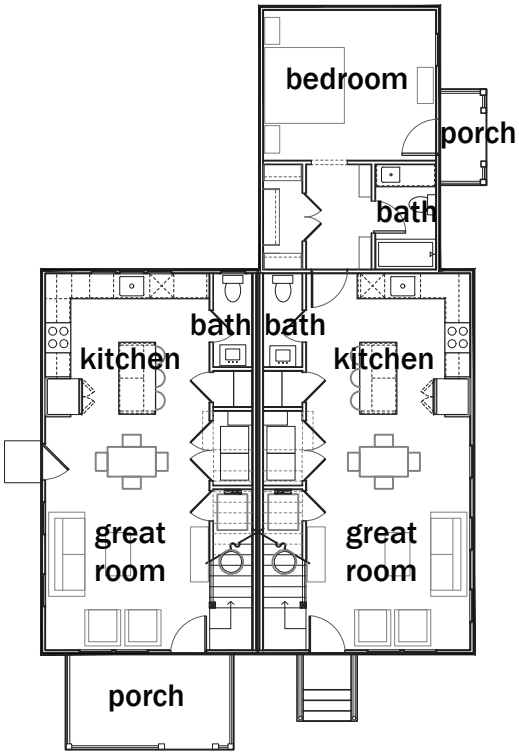
*ALTERNATE CONFIGURATIONS (OPTIONAL):

a. *Both units may be built with 1.5 baths (per right unit) or with 2.5 baths (per left unit).*
b. *Either kitchen layout may be used in either unit.*
c. *Optional primary suite (option A) may be built with either unit, neither unit, or both units.*
d. *Plan can be built as a single unit. For option a, preferred facade is indicated on elevation.*

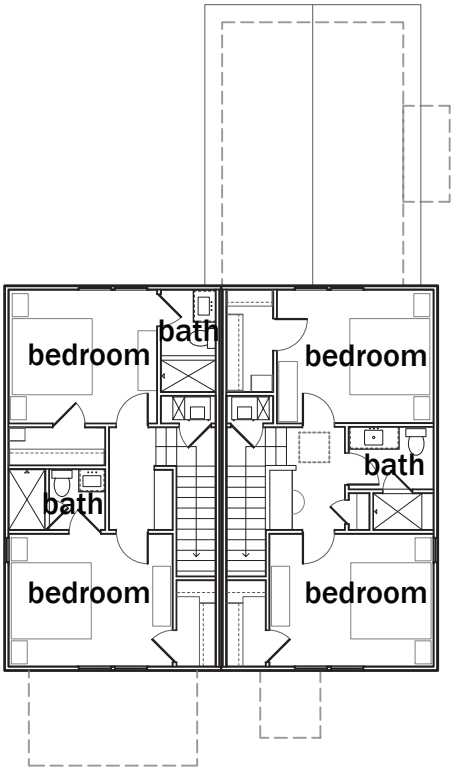
UNIT SPECS

UNITS:	2	2
TYPE:	2 BED / 2.5 BATH, or 2 BED / 1.5 BATH + 1 BED / 1 BATH	2 BED / 1.5 BATH, or 2 BED / 2.5 BATH
STORIES:	2	2
HEIGHT (top of slab to eave):	20’ - 6”	20’ - 6”
HEIGHT (top of slab to ridge):	30’ - 11”	30’ - 11”
OVERALL SIZE:	36’ x 54’ + 8’ PORCH	36’ x 32’ + 10’ PORCH
AREA:	1,156 SF / UNIT + 329 SF	1,156 SF / UNIT
	OPTION A	**OPTION B**

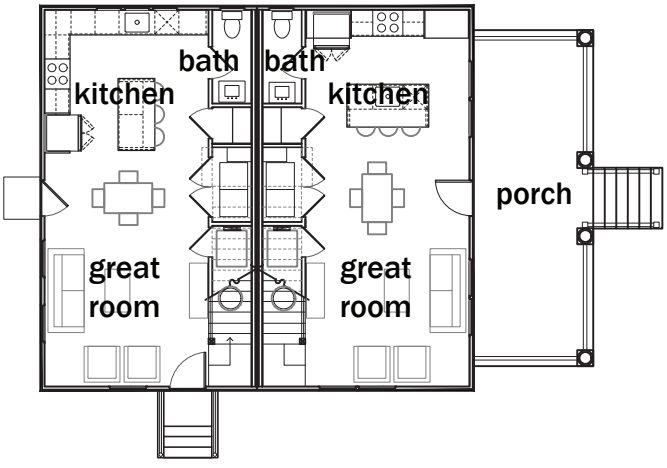
*Additional height depending on site slope and foundation design



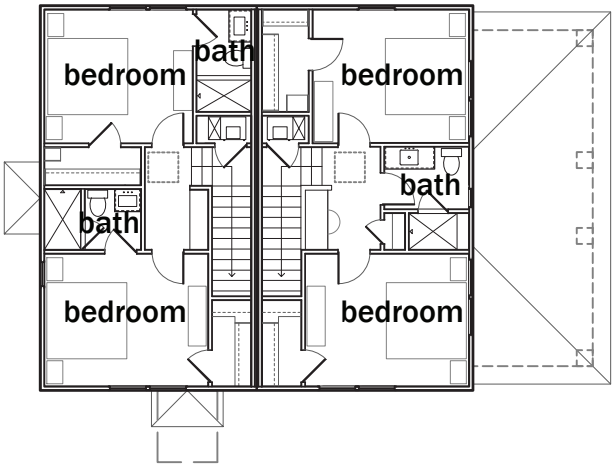
1ST FLOOR PLAN (OPTION A)



2ND FLOOR PLAN (OPTION A)



1ST FLOOR PLAN (OPTION B)



2ND FLOOR PLAN (OPTION B)

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BEEBALM



UNIT SPECS

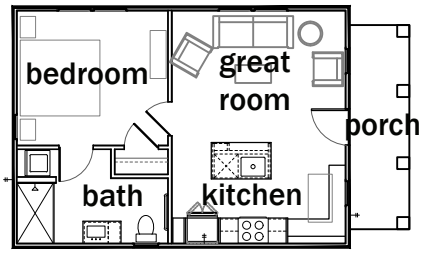
UNITS:	1
TYPE:	1 BED / 1 BATH
STORIES:	1
HEIGHT (top of slab to eave):	10’ - 0”
HEIGHT (top of slab to ridge):	15’ - 9”
OVERALL SIZE:	20’ x 28’ + 5’ PORCH
AREA:	560 SF

*DETACHED ADU

This plan is considered a detached ADU under zoning code.

*Additional height depending on site slope and foundation design

***ACCESSIBLE:**
This plan is accessible, compliant to ADA standards.



1ST FLOOR PLAN



ELEVATION

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BLACKBIRD

OPTION A



OPTION B

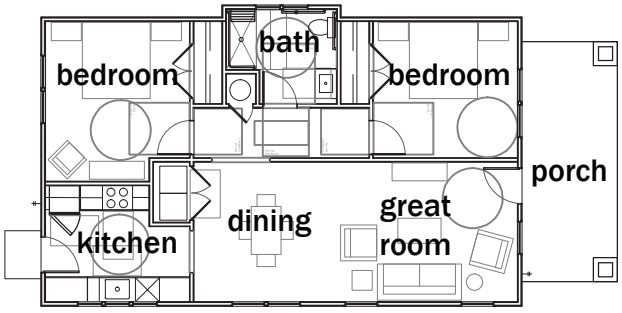


UNIT SPECS

	OPTION A	OPTION B
UNITS:	1	1
TYPE:	2 BED / 1 BATH	3 BED / 1 BATH
STORIES:	1	1
HEIGHT (top of slab to eave):	10’	10’
HEIGHT (top of slab to ridge):	16’ - 9”	16’ - 9”
OVERALL SIZE:	25’ x 40’ + 8’ PORCH	24’ x 40’ + 8’ PORCH
AREA:	1050 SF	960 SF

*Additional height depending on site slope and foundation design

***ACCESSIBLE:**
Option A is accessible, compliant to ADA standards.



1ST FLOOR PLAN (OPTION A)

***ACCESSIBLE:**
Option B is accessible, designed to Universal Design standards.



1ST FLOOR PLAN (OPTION B)

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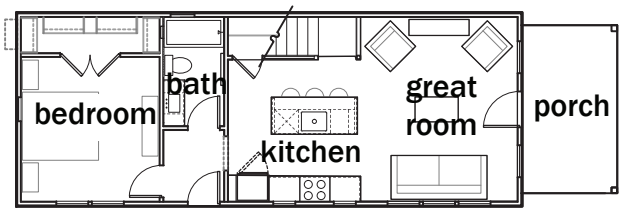
GULL



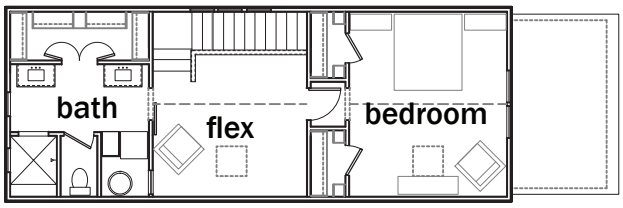
UNIT SPECS

UNITS:	1
TYPE:	2 BED / 2 BATH
STORIES:	2
HEIGHT (top of slab to eave):	20’ - 6”
HEIGHT (top of slab to ridge):	29’ - 6”
OVERALL SIZE:	16’ x 40’ + 7’ PORCH
AREA:	1408 SF

*Additional height depending on site slope and foundation design



1ST FLOOR PLAN



2ND FLOOR PLAN

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MAGNOLIA

OPTION A



OPTION B

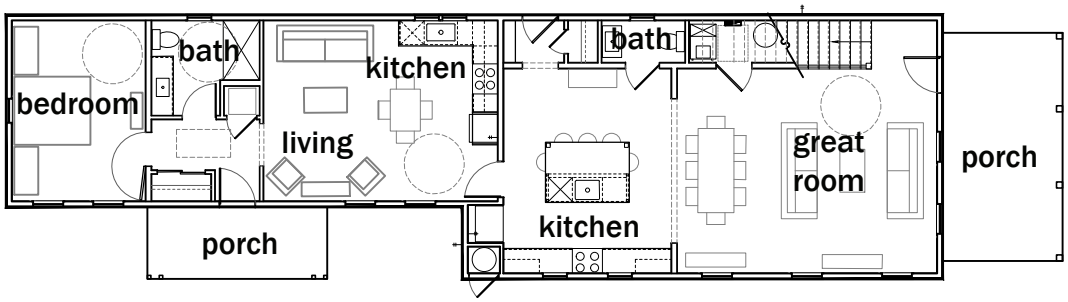


UNIT SPECS

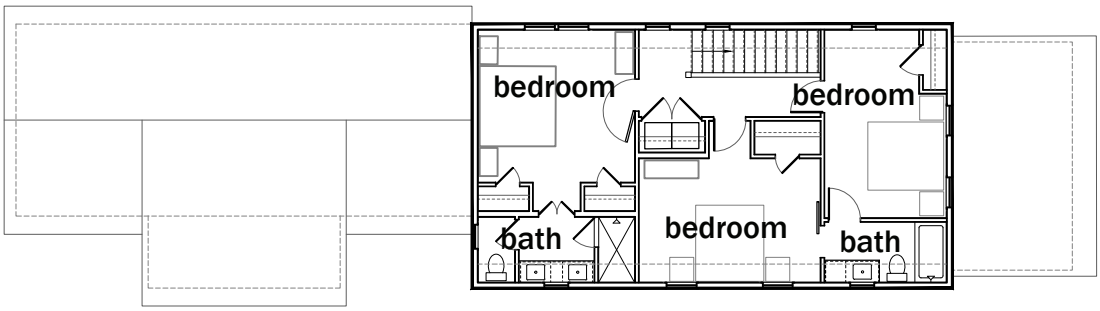
UNITS:	2
TYPE:	3 BED / 2.5 BATH
	+ 1 BED / 1 BATH (ADU)
STORIES:	2
HEIGHT (top of slab to eave):	19’ - 6”
HEIGHT (top of slab to ridge):	29’ - 8”
OVERALL SIZE:	22’ x 78’ + 10’ PORCH
AREA:	1,711 + 658 = 2,368 SF

*Additional height depending on site slope and foundation design

ADU



1ST FLOOR PLAN



2ND FLOOR PLAN

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MAYAPPLE



UNIT SPECS

UNITS:	1
TYPE:	1 BED / 1 BATH
STORIES:	2
HEIGHT (top of slab to eave):	18’ - 6” - SLAB REQUIRED
HEIGHT (top of slab to ridge):	25’ - 10” - SLAB REQUIRED
OVERALL SIZE:	22’ x 28’
AREA:	692 SF

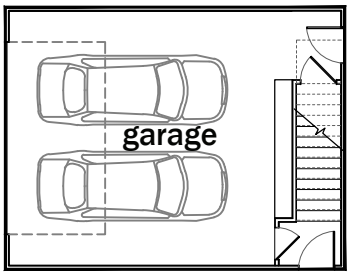
***DETACHED ADU**

This plan is considered a detached ADU under zoning code.

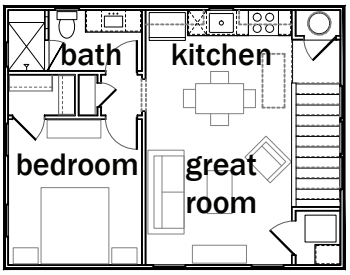
*Additional height depending on site slope and foundation design

*ALLOWABLE VARIATION:

The garage door may face any direction other than the stair wall for site flexibility, allowing the plan to turn sideways on wider lots.



1ST FLOOR PLAN



2ND FLOOR PLAN

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HOW TO USE THE PROGRAM

The Fort Wayne HOME Catalog program streamlines the permitting process and ensures high-quality housing design. If you're ready to get started, visit the program website to browse the plans and learn more.

1 FIGURE OUT WHAT FITS ON YOUR SITE

Start by identifying natural features like significant trees, shrubs, and landforms that should be preserved whenever feasible. Use the Site Plan Checklist to guide your layout while considering important constraints such as setbacks, utility easements, and required green or private space. See the Site Plan Principles and Approaches for helpful site planning tips. Make sure to account for necessary elements like building footprints, parking (on-street or off-street), and access routes, minimizing site disturbance wherever possible. Thoughtful planning can help balance functional needs with environmental sensitivity and regulatory requirements.

2 PICK YOUR PLAN(S)

Choosing the right home starts with the right plan. The catalog features six thoughtfully designed, permit-ready plans—with practical design variations available—that balance architectural quality, local character, and functional living space.

Browse the Fort Wayne HOME Catalog on the program website to explore a range of floor plans and exterior styles, from compact cottages and ADUs to small single-family homes. Whether you're building for your family, creating a rental unit, or adding to the community's housing mix, there's a plan to meet your needs and your neighborhood's character.

Construction of pre-approved buildings should closely follow the approved drawings, details, specifications, and program guide. Some homeowner variations can enhance architectural variety and address practical challenges. **Explore the Allowable Variations** in the program.

3 APPLY FOR CONSTRUCTION FINANCING

Applying for construction financing in Fort Wayne starts with a clear understanding of your approved housing plans, site survey requirements, and any additional engineering needs for septic or soil conditions. After selecting your house plan(s), approach a local lender or bank to learn about the types of construction loans they offer. Submit a formal loan application for construction financing with the required documentation (e.g. plans, a detailed construction budget, contractor information, proof of land ownership or purchase agreement, personal financial documents, etc.). The lender will review your application, order an appraisal based on the plans, and determine loan eligibility. Once approved, funds are typically disbursed in stages as construction progresses.

4 APPLY FOR A BUILDING PERMIT

Send the project designers your project address and serial number provided from the city (if applicable). We'll send you a full set of building plans within three business days.

Apply for any required approvals for your unique project and site (e.g. planning commission, board of adjustment, historic preservation, right-of-way, etc.). Confirm that your permit site plan is complete with all of the information necessary for the permit application.

Apply for your building permit. In addition to the required application documents, be sure to include:

- A Fort Wayne HOME Catalog Plans Building Permit Set;
- A signed User Agreement document for use of the Fort Wayne HOME Catalog Building Permit Set.

We recommend scheduling a New Projects Meeting with city staff prior to submitting for permits to discuss your project and to understand the required approvals. Make sure to review the city's permitting processes and applications.

5 OBTAIN APPROVAL AND BEGIN CONSTRUCTION

After submitting your application and paying fees, the city will review it and schedule any required inspections. Most applicants receive construction approval within 1–2 weeks, assuming no technical issues arise. Multiple rounds of inspections will be required throughout construction.

ALLOWABLE VARIATIONS

The construction of pre-approved buildings is required to match the construction drawings, details, specifications, and program guide requirements to the greatest extent possible; however, some minor variations by homeowners when utilizing pre-approved plans can contribute positively to natural architectural variety (and practical construction challenges). **How much can you vary a HOME plan and still have city pre-approval apply?**

Generally, the program recommends a reasonable amount of variation be allowable, especially non-structural and interior minor changes that won't have code implications. These variations may be administratively approved if noted on the building permit set in red for clear building permit review. Some other allowable variations are always allowed, as outlined below.

We recommend that homeowners and builders check with the Allen County Building Department before making any changes to the pre-approved plans. Also note that the non-exclusive license to build the home provided by the program provides no liability protections if a homeowner or builder makes changes to the plan that cause the building to be out of compliance with any building, fire, or zoning code.

If you're interested in additional variations, please contact the project designers on the program website to hire them for custom variations.

Design Variations

- Some of the plans include an alternative design variation, such as an optional integrated suite or two elevation designs to choose from. These variations are included in the building permit set, and have been pre-reviewed by city staff.
- Plan configurations can be mirrored to work for your specific site. Note the mirrored plan condition clearly in both building and site permit sets, and request a mirrored construction plan set from the program website if your builder needs one.

Exterior Materials

- Siding, eaves, and exterior trim options are limited to those available for selection on each plan's pre-defined checklist of options. Indicate intended selections on building permit set.
- Porch railings and post designs are encouraged to be varied for architectural variety, as long as the proposed design meets code requirements.
- Porch railings may be removed if compliant with building code (generally under a 30" drop).
- Confirm paint color and material limitations with underlying historic district requirements if your lot falls within a historic district. Additionally, new homes in Local Historic Districts will require approval of a certificate of Appropriateness by the Historic Preservation Commission.

Roof

- Roof pitch may vary in allowable increments up to 2:12, either higher or lower, as long as code-required overall heights are maintained. (Note that zoning will control overall building height and fire code will limit eave height unless aerial access may be provided). If changes to roof pitch increase height to more than 40 feet, then a development standards variance approval by

the Board of Zoning Appeals would be required.

- A garage or a shed roof addition to the side of the house may be added for parking. Indicate the size, height, and slope of the garage or carport shed roof in site plans.

Windows + Doors

- The location, proportion, and quantity of windows and doors may not be changed except as noted as optional in the building permit set.
- Window sizes may vary by up to 3" in width or height to accommodate varying window manufacturers' standards. For example, a specified 2'-4" x 5'-4" window can be substituted with a 2'-6" x 5'-6" window, as long as required egress is maintained.
- Window muntin patterns can be altered from what is shown in the building permit set. Projects in historic neighborhoods may be better suited for 1/1 windows, 2/1 windows, or other historically appropriate muntin patterns.
- Window and door trim details are only allowed within the standard provided details. Indicate intended selections on building permit set.
- Builders should confirm which windows will be required by code to have tempered glass before ordering windows and should note this on building permit plans.

Porches

- Porch depths may be adjusted to a minimum of 6' deep or a maximum of 12' deep. Note the modified porch depth clearly in both building and site permit sets.

Foundation + Walls

- Foundation details will require an engineer's design and stamp in the following non-typical conditions.
    - 100 Year Flood (Zones AE + VE) per latest approved FEMA maps
    - Non-typical soil conditions that would require custom design
- Accessible plans are shown with slab on grade zero step entries. Raising the house between 12" and 24" above the adjacent grade is acceptable (for a more historically compatible exposed foundation within a historic neighborhood, for example). If a fully custom foundation is preferred, the program plan from the sill plate up may still be considered pre-approved.
- Walls may be constructed using Structural Insulated Panels or other pre-engineered wall system that meets design intent and exterior detailing of pre-approved plans, as long as manufacturer engineering is provided with the building permit set.
- Minor variation of the interior layout for resident preference is acceptable, as long as the revised layout is materially similar to the pre-approved design (such as adjusting wall locations slightly or making small dimensional changes); the exterior of the building is unaffected; and all building code requirements are met. The builder inspector will ensure applicable codes are met during the inspection process.



South St Cottages, Fayetteville, AR
Source: Flintlock LAB

ACCESSIBILITY CONSIDERATIONS

The Fort Wayne HOME Catalog was designed with accessibility as a core priority, reflecting input gathered directly from local community stakeholders. Dedicated workshop/focus group sessions helped to understand the types of disability needs that are underserved in the local market, what populations the program should be designing for, and what accessibility standards should guide the work. This process shaped a program that goes beyond minimum code requirements, incorporating several fully accessible plans in the catalog as well as supplemental accessibility and visitability details, which are readily available for the local community—making accessible building easier for builders and residents across the city.

The following considerations (included within the accessibility and visitability details in the building permit sets), have been assembled from local research and feedback heard. Beyond the plans themselves, the program also encourages builders to consider a range of low-cost improvements such as zero-step entrances, wider doorways, lever-style door handles, accessible bathroom fixtures, and adaptable kitchen configurations—that can make any home significantly more livable for people with disabilities, aging residents, and visitors with mobility needs. These choices, made early in the construction, can have an outsized impact on how welcoming and functional a home is for the whole community.

General Overall

- Controls and handles that can be reached from the front, including washers, dryers, ranges, and storage cabinetry
- Medical responsible systems such as a voice-activated assistants (I.E Amazon Alexa)
- Additional exterior lighting at entry doors, and with motion detector controls
- Smart home features, such as phone-controlled thermostats
- Easy-touch, rocker or hands-free switches
- Door levers instead of door knobs
- Zero step entrances
- 32” clear passages and doorways

Kitchens

- Separated stovetop and oven configuration with front controls below 54”
- Dishwashers raised on a platform or installed as a drawer unit (to help make the bottom rack within easier reach)
- Microwaves should not be mounted above the stovetop
- Refrigerators with easy access including side-by-side, drawer-type with optimum access above 36”, or a bottom-located drawer-style freezer
- Lowered countertops at 34”max, or multiple work surface heights between 29” and 34”
- Lowered storage height with a 48” max A.F.F for unobstructed reaches, and 44” when reaching over a countertop
- Drawer base cabinets
- Adjustable-height shelves in wall cabinets
- Easy access pull-out and/or adjustable-height shelves
- Under-wall cabinet lighting
- Glare-free task lighting

Bathrooms

- Dual use (or “hand holds”) toilet dispenser, soap dish, and/or towel bar
- Controls located at the “open” end of the bath/shower
- Hand-held showers in baths/showers, in addition to fixed heads
- Accessible bathroom on the main level of the home



Fort Wayne Neighborhoods
Source: Flintlock LAB

CASE STUDIES

SITE DESIGN PRINCIPLES

HOW TO LAY OUT HOME CATALOG PLANS ON YOUR LOT

While architectural plans can be pre-approved, all pre-approved programs require a site-specific permit plan to show how the plans will be utilized on your specific site. Site design will be site specific and likely constrained by practical factors. Start your project by thinking about the following high-level considerations.

1 PRIORITIZE THE PEDESTRIAN EXPERIENCE

- Design your site for a human scale, promoting connectivity and community interaction.
- Keep parking secondary—people go in the front of your site and cars go in the back. Side driveways and on-street parking can minimize front yard parking, even on lots without built-out alleys. Note that the Zoning Ordinance requires at least one off-street parking space per dwelling unit. (See example “Case Studies”)
- Ensure clear, direct connections between building entrances and sidewalks to reinforce accessibility and movement.

2 CHARACTER AND CONTEXT IS CRITICAL

- Integrate multiple plans within a single site through thoughtful building placement and setback design to achieve efficient housing and create a positive place.
- At the same time, don’t feel bound to strictly adhere to existing neighborhood fabric; good urbanism can accommodate variation when it complements the surrounding context through building shape, form, and placement.
- Position buildings closer to the street to maximize use of your lot and reduce the distance (and cost) of utility connections.
- Landscape yards lushly: low maintenance native shrubs and perennials maintain front porch privacy and improve curb appeal for residents and neighbors alike.
- Consider how stormwater moves across the entire block. Avoid building within or altering natural drainage paths, and make sure water flow patterns remain consistent before and after development.

3 BALANCE SECURITY AND PRIVACY

- Orient windows and doors toward public spaces to foster natural surveillance and community interaction—eyes on the street make safer neighborhoods.
- Maintain privacy for adjacent properties while keeping homes open and connected to their surroundings. Use fencing and plants to screen as necessary.
- Consider the orientation of spaces—use the “active” side of the homes with primary windows to face one direction, and utilize frosted glass and planting to create a “passive” side of the street and public areas of each house.

4 MAKE OPEN SPACE MEANINGFUL

- Every unbuilt area should contribute to the overall site design—prioritize shared or private outdoor spaces that enhance everyday living.
- Provide paved service areas located beside or behind the house or garage for mechanical equipment, trash and recycling bins, and outdoor storage.
- For larger projects, organize the site so that open space is a focal point, not an afterthought—avoid letting parking lots define the experience.
- Whenever feasible, preserve existing trees by keeping buildings, paving, and construction activity out of their dripline (the area beneath the canopy).

5 BUILD FOR LONGEVITY AND SUSTAINABILITY

- Select durable, high-quality materials that weather gracefully and contribute to a lasting presence. Design the site with longevity and ease of maintenance in mind, suitable for the local climate of seasonal temperature fluctuations, freeze-thaw cycles, snow removal requirements, and periodic heavy rainfall.
- Incorporate passive design strategies and energy-efficient technologies to lessen environmental impacts. For example, planting shade trees on the south side of the house and over parking areas can help keep the home comfortable in the summer heat, while deep porches provide window shading and create affordable outdoor living spaces.
- Approach stormwater management thoughtfully—integrate permeable surfaces such as interlocking concrete pavers, grass and gravel pavers, and porous asphalt; as well as landscape solutions like rain gardens, infiltration trenches, and rain barrels to mitigate runoff.
- Be mindful of surrounding properties— design the site to ensure you don't create drainage, access, or privacy issues for your neighbors.



A neighborhood utilizing the same stock plan and various facade designs for neighborhood variety. University Heights Neighborhood, Fayetteville, AR.
Source: Flintlock LAB, Photography by Kevin Wilkerson



This neighborhood integrates multiple plans on a site using thoughtful building placement to maximize living and community spaces. Briartown Site Plan, Fayetteville, AR.
Source: Flintlock LAB

SITE PLAN APPROACHES

HOW TO PLAN YOUR SITE FOR HOME CATALOG PLANS

These example site plan approaches provide an idea of the way Fort Wayne HOME Catalog plans can be combined on typical Fort Wayne lots. Site designers can request .dwg footprints of the catalog plans for site planning use through the Fort Wayne HOME Catalog website.

1 SURVEY YOUR SITE

- A survey is recommended to identify site-specific challenges like easements, underground utilities, encroachments by neighboring buildings, and other unseen conditions.
- A survey can also help provide more accurate topography, tree locations, exact property boundaries, and other information critical for small site design.
- New homes will require a stamped plan to be submitted for Improvement Location Permit.
- If using City GIS data, be aware that GIS map information is approximate, and additional costs during construction may be required to fix unknown conditions.

2 ENGAGE A SITE DESIGNER

- Most local civil engineers, landscape architects, and other site designers can draft a stamped plot plan for you. Some builders may be able to draft your plan.
- The Fort Wayne HOME Catalog website provides an option to hire the program designer for a site plan, for an additional fee, if you can't find a local site designer.

3 PLAN UTILITIES

- City GIS data will show you existing water, sanitary sewer and storm water around your lot.
- Consider other utility connections carefully. You'll need to show how electric, cable, and gas connections/meters will go as well as city water/sanitary sewer. Show where trash cans will be stored and where AC condensers will go.

4 FUTURE DEVELOPMENT CONSIDERATIONS

- If your budget is limited initially, lay out your site to preserve intentional space to expand the home, add additional units, or add accessory structures later.

CASE STUDIES

3200 SCHELE AVE

Zoning: R1 Single-Family Residential

The Single-Family Residential district is intended to create and maintain areas for single-family residential uses on individual lots or tracts and to provide for a variety of areas for single-family neighborhoods, along with certain additional uses.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	40’
Minimum Primary Frontage Setback:	25’
Minimum Secondary Frontage Setback (Corner Lot):	10’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:	
Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Side Setback (Corner Lot):	10’
Minimum Rear Setback:	3’

Assessment:

The mid-block lots could currently support a single-family home. With a Special Use Application to the Board of Zoning Appeals, a duplex or a home with a freestanding ADU could be constructed.

*ADU WITH BZA APPROVAL



CASE STUDIES

434 E CREIGHTON AVE CONCEPT A

Zoning: R3 Multiple Family Residential

The Multiple Family Residential district is intended to create areas for high density multiple family residential uses, as well as single and two family dwelling units and other compatible nonresidential uses where adequate public facilities are available.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	60’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:

Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Rear Setback:	3’

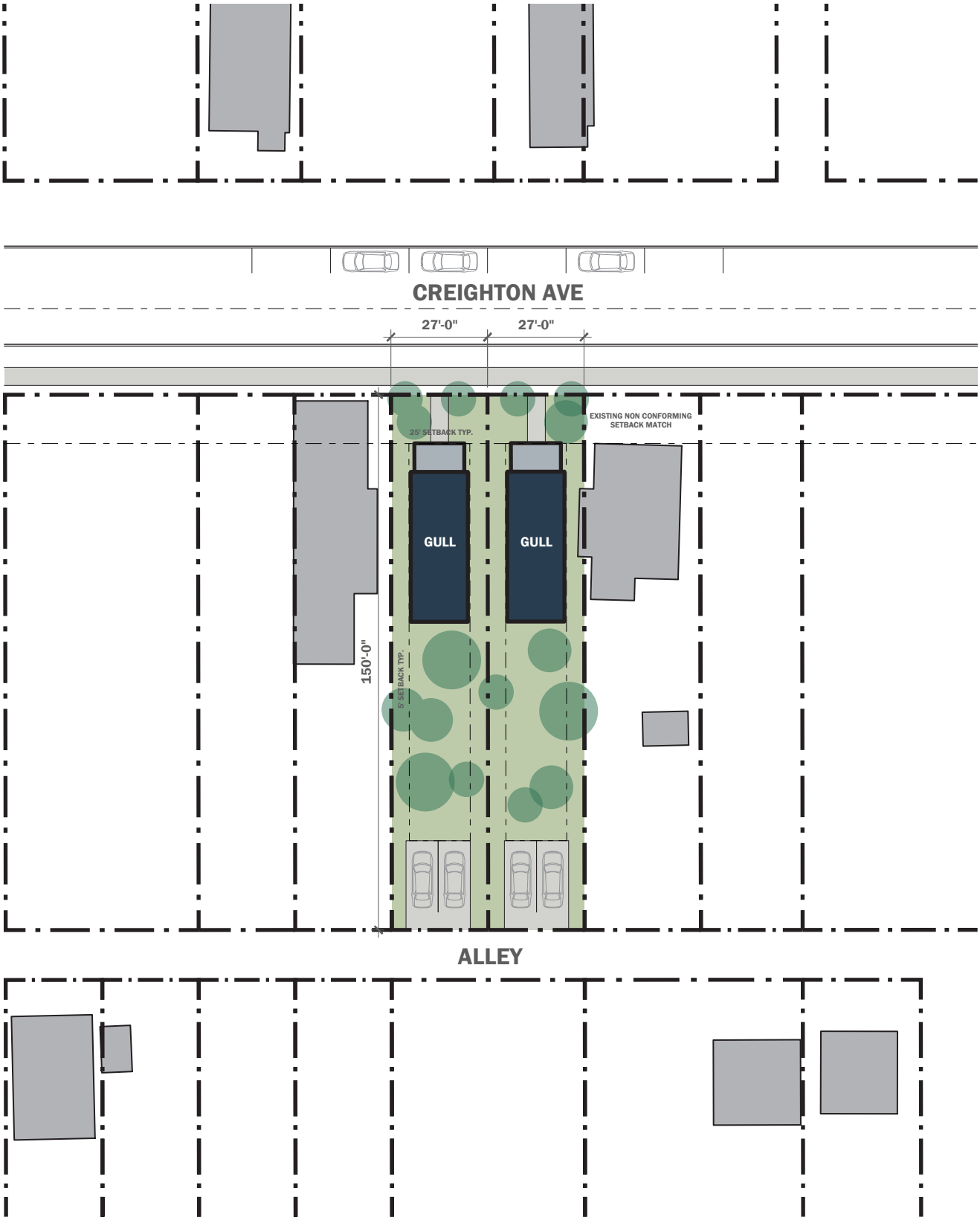
Assessment:

The Gull plan is specifically recommended for the numerous existing 26’ + wide lots in Fort Wayne.

In the R3 district, zero lot line dwellings are also allowed, which allows flexible use for narrow lots within the district.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).

Generally lot combinations are not recommended, as more small units on their own legal lots allows for more attainable units that are easier to purchase with a traditional mortgage.


CREIGHTON AVE
27'-0"
27'-0"
25' SETBACK TYP.
EXISTING NON CONFORMING
SETBACK MATCH
GULL
GULL
150'-0"
5' SETBACK TYP.
ALLEY

CASE STUDIES

434 E CREIGHTON AVE CONCEPT B

Zoning: R3 Multiple Family Residential

The Multiple Family Residential district is intended to create areas for high density multiple family residential uses, as well as single and two family dwelling units and other compatible nonresidential uses where adequate public facilities are available.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	60’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:

Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Rear Setback:	3’

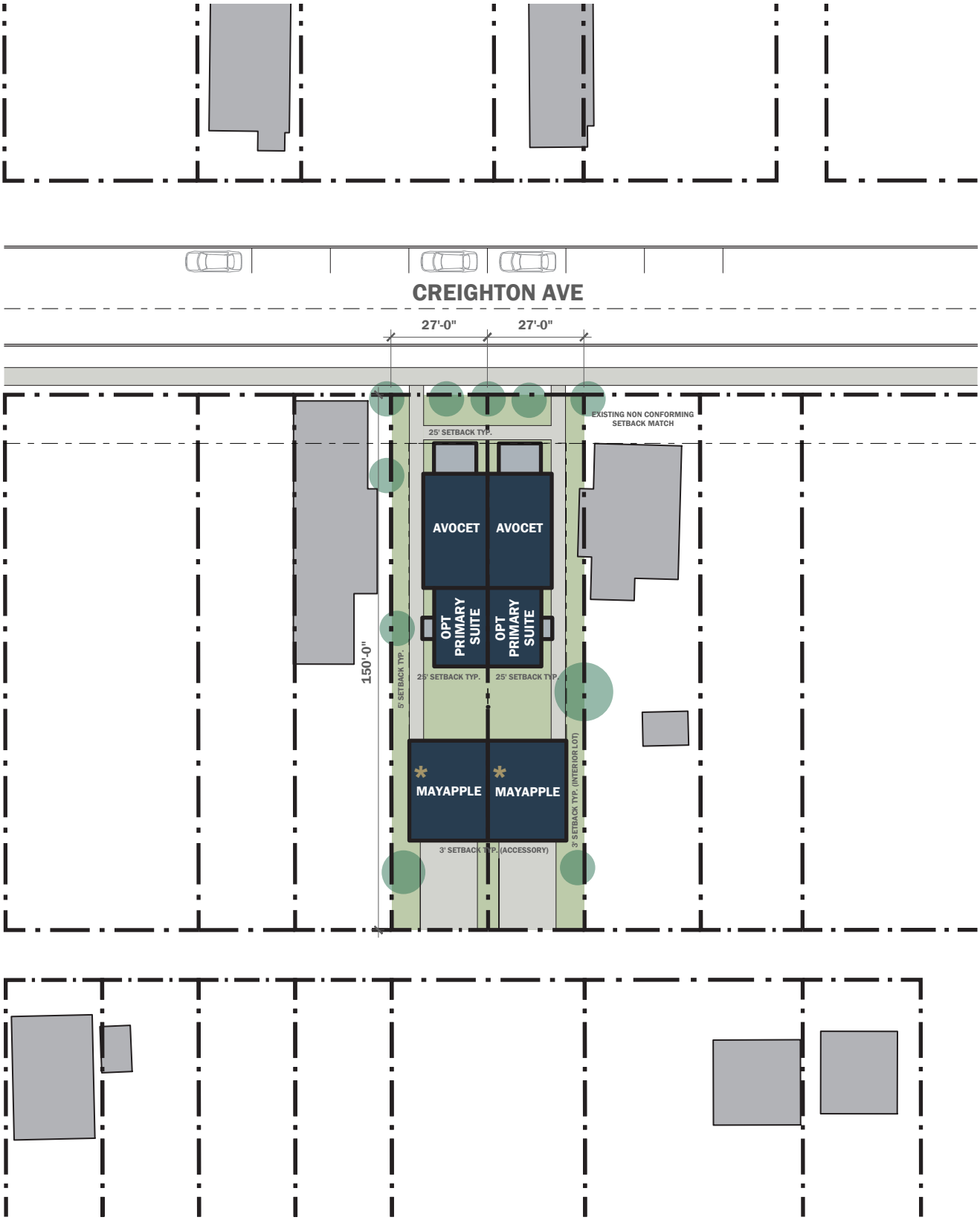
Assessment:

In the R3 district, zero lot line dwellings are allowed, which allows flexible use for narrow lots within the district to also work well with a pair of Avocets.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).

Generally lot combinations are not recommended, as more small units on their own legal lots allows for more attainable units that are easier to purchase with a traditional mortgage.

*ADU WITH BZA APPROVAL



CASE STUDIES

1322 WOODBINE PL CONCEPT A

Zoning: R3 Multiple Family Residential

The Multiple Family Residential district is intended to create areas for high density multiple family residential uses, as well as single and two family dwelling units and other compatible nonresidential uses where adequate public facilities are available.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	60’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:

Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Rear Setback:	3’

Assessment:

The HOME Catalog is calibrated to the variety of mid-block lots in Fort Wayne, depending on your project needs. Lots located in R3 districts may accommodate additional dwelling units, including a freestanding ADU, which is permitted as a special use, while integrated ADUs are permitted by right. Only one ADU of any type is permitted per property.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).

*ADU WITH BZA APPROVAL



CASE STUDIES

1322 WOODBINE PL CONCEPT B

Zoning: R3 Multiple Family Residential

The Multiple Family Residential district is intended to create areas for high density multiple family residential uses, as well as single and two family dwelling units and other compatible nonresidential uses where adequate public facilities are available.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	60’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:

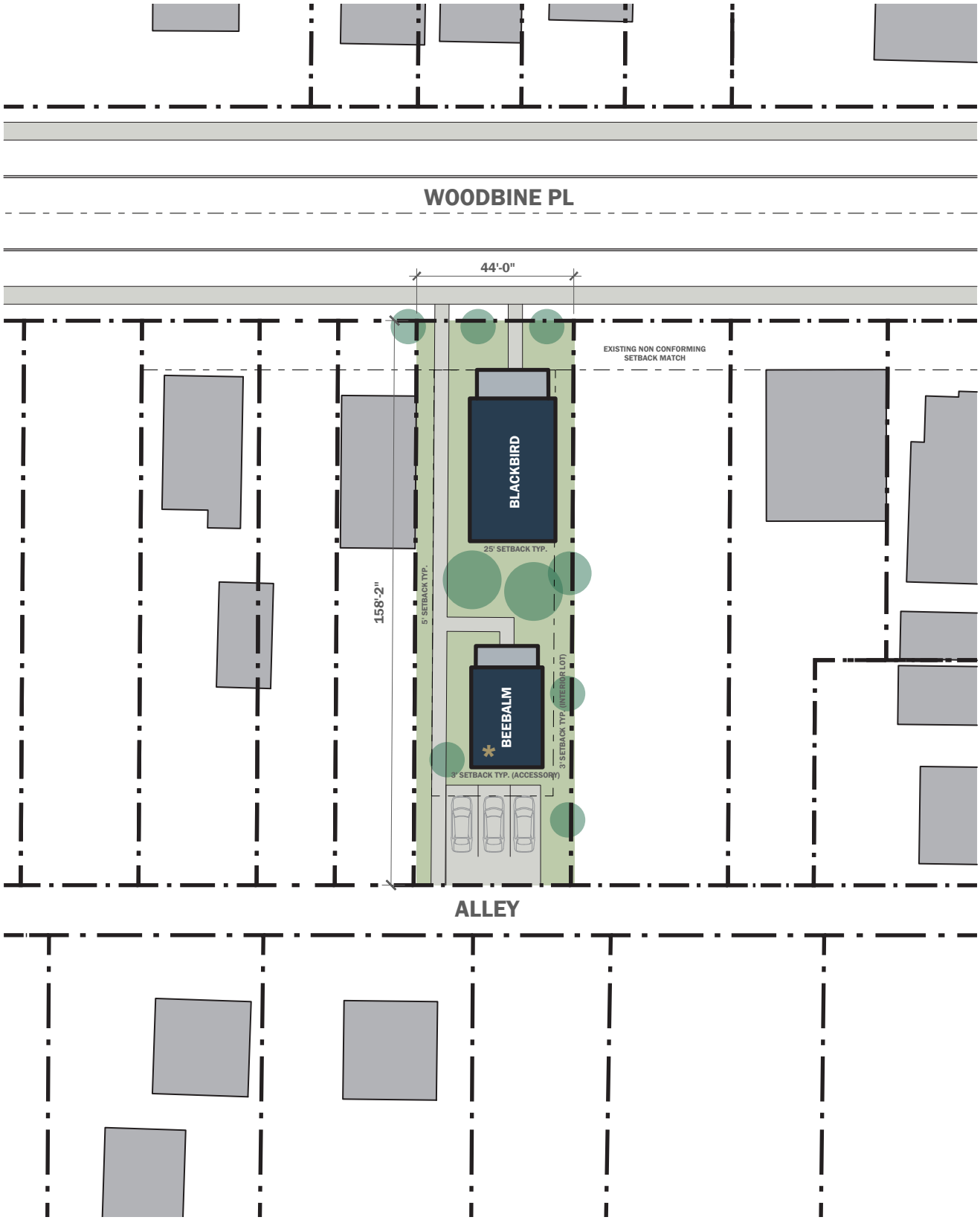
Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Rear Setback:	3’

Assessment:

The HOME Catalog is calibrated to the variety of mid-block lots in Fort Wayne, depending on your project needs. Lots located in R3 districts may accommodate additional dwelling units, including a freestanding ADU, which is permitted as a special use, while integrated ADUs are permitted by right. Only one ADU of any type is permitted per property.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).

*ADU WITH BZA APPROVAL



CASE STUDIES

2522 REED ST CONCEPT A

Zoning: R2 Two Family Residential

The Two Family Residential district is intended to create areas for medium density residential uses on individual lots or tracts and to provide for a variety of areas for single-family and two family residential development, along with certain additional uses.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	40’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Accessory Structure:

Maximum Accessory Building Height:	25’
Minimum Side Setback:	3’
Minimum Rear Setback:	3’

Assessment:

R2 zoning allows for single-family homes and duplexes by right. The ADUs shown in this example would require a BZA approval for conditional use.

Multiple vacant lots in a row provide an efficient phased or single project for a local small developer. Shared paths, driveways, or common areas can be planned between lots and provided with access or use easements for long term success with shared elements across lots lines.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).


*ADU WITH BZA APPROVAL
ALLEY
ALLEY
EXISTING NON CONFORMING SETBACK MATCH
140'-3"
187'-4"
5' SETBACK TYP.
3' SETBACK TYP. (ACCESSORY)
25' SETBACK TYP.
BEEBALM
BLACKBIRD
44'-1"
OPT PRIMARY SUITE
AVOCET
OPT PRIMARY SUITE
AVOCET
POSSIBLE COMMON SHARED SPACE
46'-1"
INTEGRATED ADU
MAGNOLIA
31'-1"
GULL
31'-1"
MAYAPPLE
AVOCET
33'-0"
REED ST
EXISTING SFH

CASE STUDIES

2522 REED ST CONCEPT B

Zoning: R2 Two Family Residential

The Two Family Residential district is intended to create areas for medium density residential uses on individual lots or tracts and to provide for a variety of areas for single-family and two family residential development, along with certain additional uses.

Minimum Building Size: 700 SF

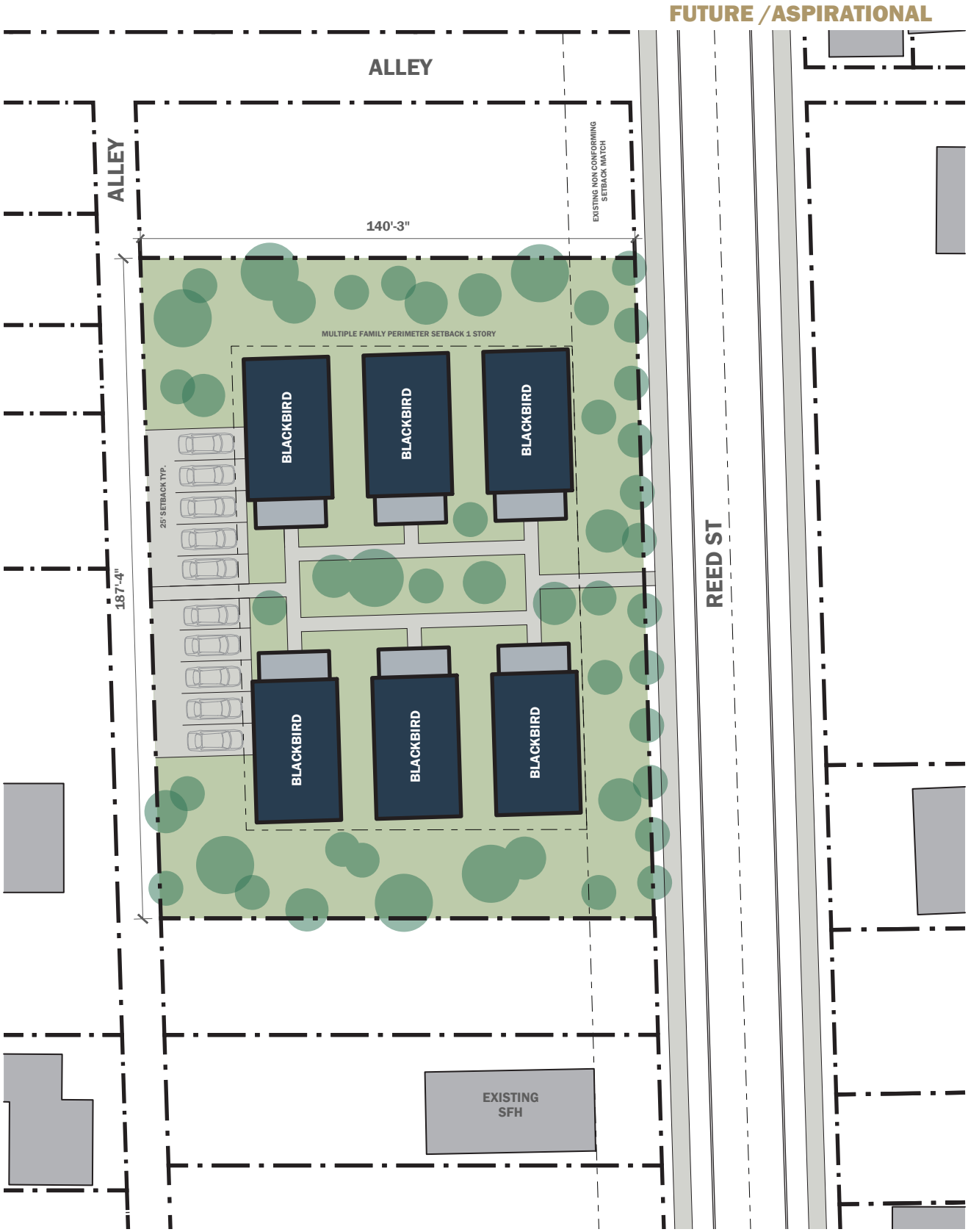
Assessment:

Large lot assemblages allow for creative cluster housing units that provide shared green space.

This Cottage Court development example is included as a future aspirational study of an infill project using multiple adjacent vacant lots. Under the Zoning Ordinance (Amended on March 26, 2025), this development type requires rezoning to an R3 Multiple Family district.

Development of this Cottage Court would also require coordination with the Planning Department to obtain the necessary zoning and development standards approvals before it can be built as shown.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).


FUTURE / ASPIRATIONAL
ALLEY
ALLEY
EXISTING NON CONFORMING SETBACK MATCH
140'-3"
187'-4"
MULTIPLE FAMILY PERIMETER SETBACK 1 STORY
25' SETBACK TYP.
BLACKBIRD
BLACKBIRD
BLACKBIRD
BLACKBIRD
BLACKBIRD
BLACKBIRD
REED ST
EXISTING SFH

CASE STUDIES

2522 REED ST CONCEPT C

Zoning: R2 Two Family Residential

The Two Family Residential district is intended to create areas for medium density residential uses on individual lots or tracts and to provide for a variety of areas for single-family and two family residential development, along with certain additional uses.

Minimum Building Size:	700 SF
Maximum Primary Building Height:	40’
Minimum Primary Frontage Setback:	25’
Minimum Side Setback:	5’
Minimum Rear Setback:	25’

Assessment:

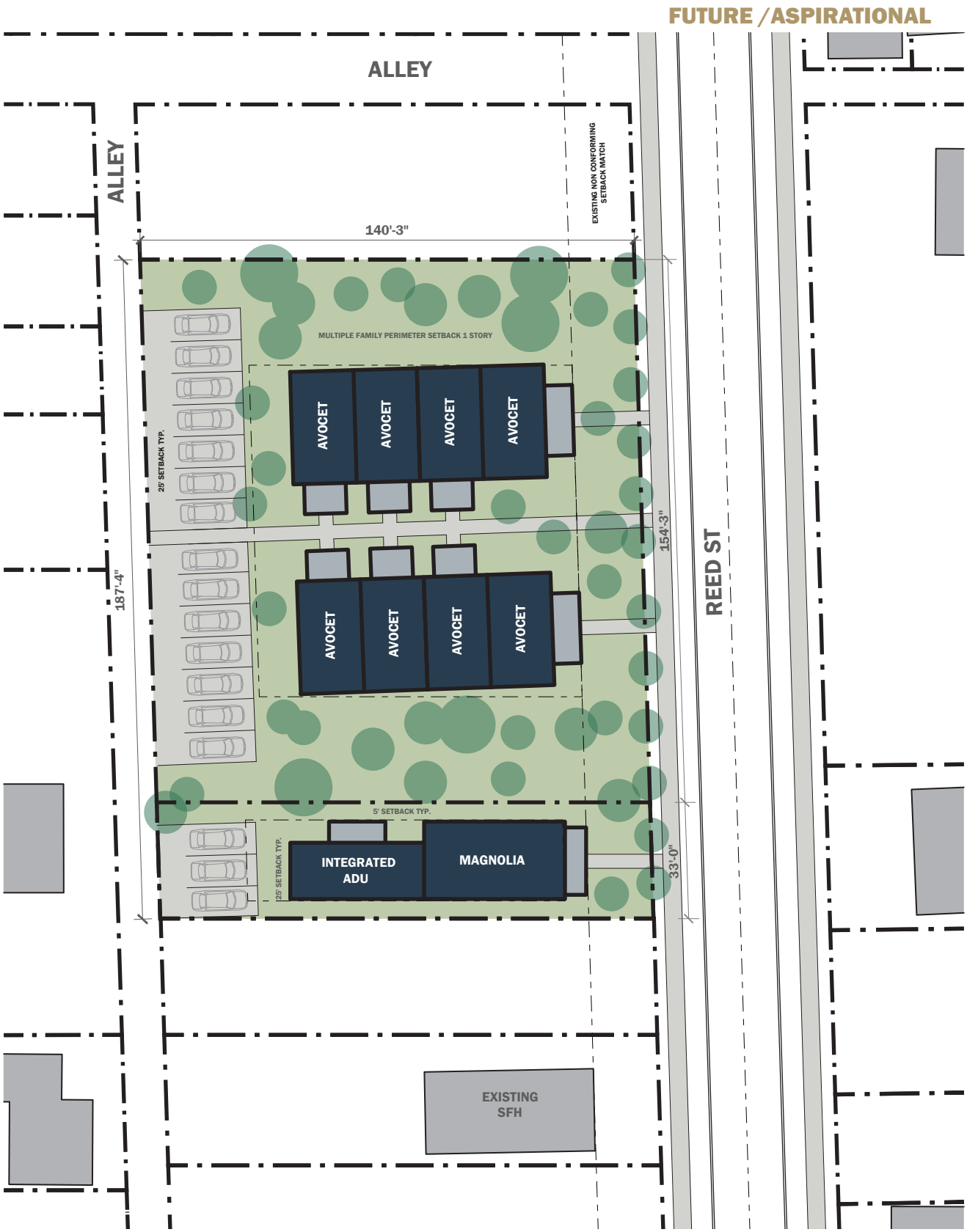
Large lot assemblages allow for creative cluster housing units that provide shared green space.

This Cottage Court development example (illustrated on the top lot) is included as a future aspirational study of an infill project using multiple adjacent vacant lots. Under the Zoning Ordinance (Amended on March 26, 2025), this development type requires rezoning to an R3 Multiple Family district.

Development of this Cottage Court would also require coordination with the Planning Department to obtain the necessary zoning and development standards approvals before it can be built as shown.

For the lot adjacent to the Cottage Court, R2 allows for zero lot line one and two family dwellings.

Developers are encouraged to work with the planning department to match existing setbacks of adjacent houses when they are less than the zoning setback. Administrative flexibility exists for reduced setbacks to match existing homes on the same side of the street when the proposed residence is within 300’ of an existing residence built in the front setback (up to the smallest existing non conforming setback on adjacent qualifying parcels).


FUTURE / ASPIRATIONAL
ALLEY
ALLEY
EXISTING NON CONFORMING SETBACK MATCH
140'-3"
MULTIPLE FAMILY PERIMETER SETBACK 1 STORY
AVOCET
AVOCET
AVOCET
AVOCET
25' SETBACK TYP.
AVOCET
AVOCET
AVOCET
AVOCET
154'-3"
187'-4"
REED ST
5' SETBACK TYP.
25' SETBACK TYP.
INTEGRATED ADU
MAGNOLIA
33'-0"
EXISTING SFH



Lot to Love Home, built by Ben Gresham and Andrew Sanders, Fort Wayne, IN
Source: Ben Gresham, Andrew Sanders

GLOSSARY

GLOSSARY

Accessory Dwelling Unit (ADU)
A dwelling unit that is located in an accessory building on the same lot as a household living use to which it is accessory and subordinate. These are often used for aging parents, young professionals, and other independent people. They often take the form of small backyard cottages, garage apartments, basement apartments, or attic apartments.

ADA Standards for Accessible Design (2010)
Enforceable federal guidelines that establish minimum scoping and technical requirements for newly constructed, altered, or existing facilities to ensure they are readily accessible to and usable by individuals with disabilities.

Americans with Disabilities Act (ADA)
The Americans with Disabilities Act (ADA) prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications and access to state and local government programs and services. (U.S. Department of Labor)

By-Right
A development that may proceed under a zoning ordinance without the need for a special permit, variance, zoning amendment, waiver or other discretionary zoning approval.

Flood Zone
Zone AE is the area subject to inundation by the base (1% annual chance) flood event. Zone VE is also area subject to inundation from the base flood, but with additional hazards due to storm-induced velocity wave action.

Frontage
The width of the front part of a lot, the edge of the property that touches the street.

International Residential Code (IRC)
Building code that covers construction of one- and two-family dwellings.

Lot
An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

Minimum Parking Requirements
Minimum parking requirements are laws requiring new buildings to include a fixed number of off-street parking spaces based on an assumed demand for parking generated by use. (Parking Reform Network)

Mixed-Use Development
Development containing a mix of residential uses and non-residential uses.

Multi-Unit Housing
A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

Platting
At its core, platting refers to legally identifying a piece of land, such as dividing a single tract into multiple parcels or plots. Re-platting can take numerous lots and rejoin them or revise their shapes.

Primary Suite
A primary suite is a bedroom that includes a private bathroom and may feature additional amenities such as a walk-in closet. Typically larger than a standard bedroom, it is designed to provide increased comfort, privacy, and functionality.

Pro Forma
A pro forma is a financial tool used to assess whether a real estate project is viable. Pro formas take into consideration estimated revenues, costs (hard/soft), operating expenses, and financing for a proposed project, which is used to forecast profitability, secure funding, and guide decisions.

Setback
A setback is the minimum distance between the street or property line and the building.

Universal Design
The design of places and environments to be accessible and accommodating to people of all ages, abilities, and needs.

Zoning
Ordinances, adopted by cities and towns to regulate the use of land, buildings and structures of cities and towns to protect the health, safety and general welfare of their present and future inhabitants.