



TOWN OF INGALLS

PREAPPROVED HOUSING PROGRAM

Ready to Build Infill Housing



The Town of Ingalls Pre-Approved Housing Program expands attainable housing opportunities by making it easier and more cost-effective to build new homes on existing residential lots. By providing builders with pre-approved home plans that reduce design costs and streamline the review process, the program encourages quality infill development that supports housing affordability in the community.

This program was made possible thanks to Blackline Studio and the Town of Ingalls Indiana Redevelopment Commission.



PROGRAM OVERVIEW

The Town of Ingalls Pre-Approved Housing Program was developed to expand attainable housing opportunities within the community by making it easier and more cost-effective to build new homes on existing residential lots. Rising construction costs, design fees, and extended review timelines have made it increasingly difficult for many households to afford newly built homes. At the same time, Ingalls has a number of vacant and underutilized residential parcels that present an opportunity to introduce new housing in a thoughtful and neighborhood-compatible way.

This program is intended to help address housing affordability by reducing some of the barriers that often make new construction expensive and time-consuming. Through the use of pre-approved prototype home plans, builders and developers can utilize complete construction documents that have already been reviewed for compliance with local development standards. By eliminating many of the upfront design costs and streamlining the review process, the program helps reduce development expenses and encourages the construction of new homes at more attainable price points.

Each housing prototype has been specifically designed to fit on a standard 40-foot by 130-foot residential lot, allowing builders to utilize smaller infill parcels that are common throughout many of Ingalls' established neighborhoods. The program includes several housing types intended to meet a variety of housing needs, including a single-family one-story home, a single-family two-story home, a stacked duplex, a side-by-side duplex, and a carriage house. The side-by-side duplex option provides two attached dwelling units arranged horizontally and is designed for development on two combined standard lots, creating additional housing opportunities while maintaining an appropriate residential scale.

All floorplans have been carefully designed to maximize functional living space while minimizing unnecessary construction complexity. This approach helps control building costs while still providing comfortable, well-designed homes that meet the expectations of today's homeowners and renters.

To ensure these homes fit seamlessly within the character of existing neighborhoods, each housing type is offered in three architectural styles: Craftsman, Transitional, and Modern. These styles provide visual variety while maintaining a residential scale and appearance that complements the surrounding community.

The overall goal of the Pre-Approved Housing Program is to support the development of quality infill housing that expands attainable homeownership and rental opportunities in Ingalls. By pairing efficient home designs with a simplified development process, the Town hopes to encourage reinvestment in existing neighborhoods, increase housing choice, and make it more feasible to build homes that are within reach for more residents.

HOW TO PARTICIPATE IN THE PROGRAM

1. Purchase an eligible lot

Identify and purchase a lot located within the Pre-Approved Housing Program Overlay District (PHPO District).

Confirm eligibility by referencing the PHPO District Map included in this booklet.

2. Select a home type and design

Choose a floorplan from the Pre-Approved Housing Program Catalog.

Select the architectural style you want to build (Craftsman, Transitional, or Modern), based on the options available for that plan.

3. Verify ordinance compliance

Review the PHPO District Ordinance to confirm your project meets all applicable requirements (lot standards, setbacks, parking, access, utilities, any required design elements, etc.).

Ensure any project-specific conditions are addressed before submittal (for example, the side-by-side duplex option is intended for two combined standard lots).

4. Submit your building permit application

Complete and submit your Building Permit Application with the required supporting materials identified in the ordinance and permit checklist.

Pay the required application fee at the time of submittal.

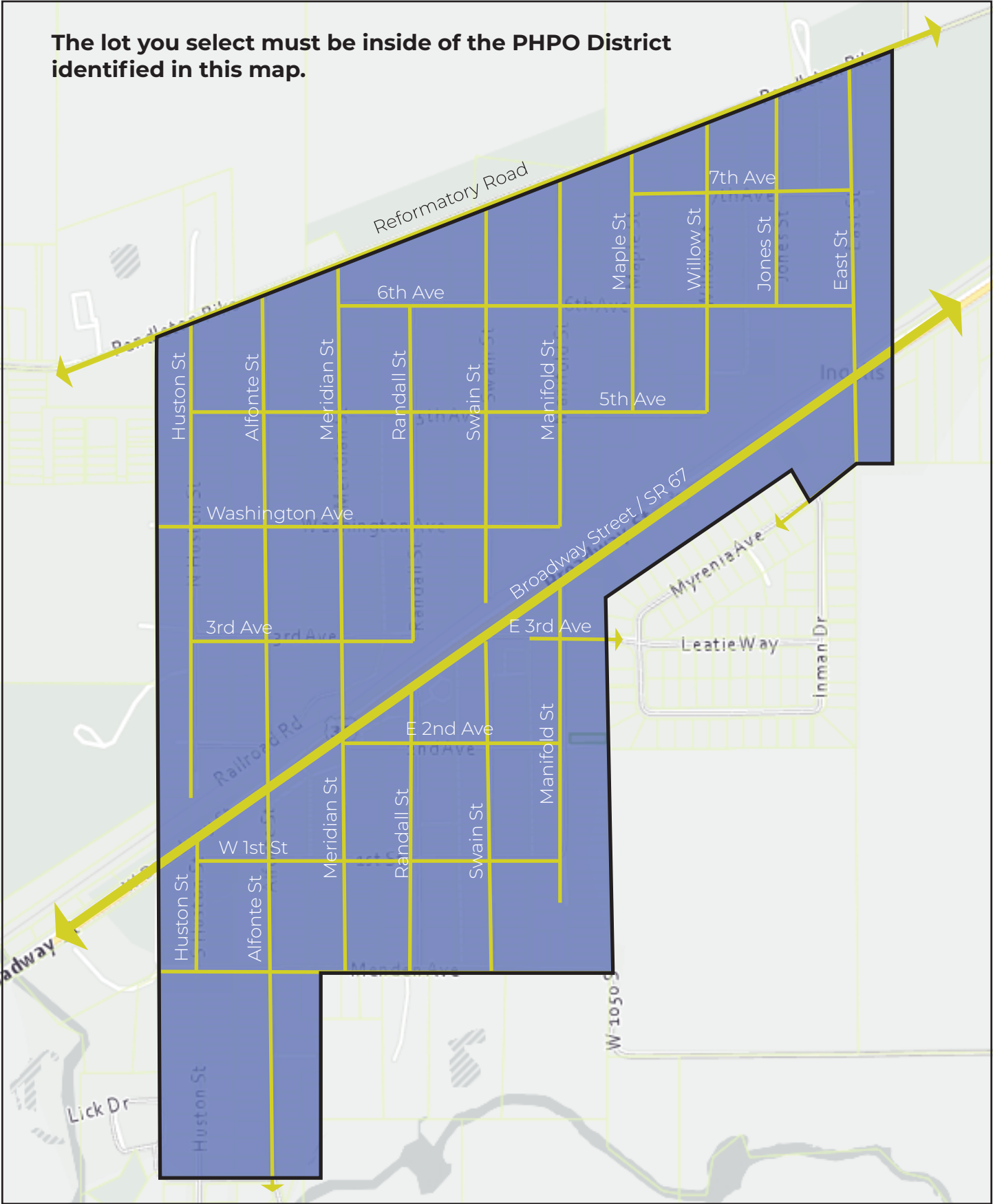
5. Receive your building permit

Once the Town confirms compliance with the PHPO District Ordinance and building code requirements, a Building Permit will be issued.

After the permit is issued, construction may begin in accordance with the approved plans, construction drawings, and permit conditions.

PHPO DISTRICT OVERLAY MAP

The lot you select must be inside of the PHPO District identified in this map.



HOME TYPES



SINGLE-FAMILY ONE STORY

This thoughtfully designed one-story home offers just over 1,300 square feet of comfortable living space with three bedrooms and two full bathrooms. The layout features an open-concept kitchen and living area that creates a bright, welcoming space ideal for both everyday living and entertaining. The primary suite includes a private bath and walk-in closet, while two additional bedrooms provide flexibility for family, guests, or a home office. Covered entries at both the front and rear of the home add charm and practicality, offering protected access and creating inviting outdoor transition spaces.



SINGLE-FAMILY TWO STORY

This well-designed two-story home offers approximately 1,600 square feet of living space with three bedrooms and two and a half bathrooms. The main floor features an open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating a comfortable and functional space for everyday living and entertaining. A large front porch provides a welcoming entry and a perfect spot to relax, while a smaller covered porch in the rear offers convenient access to the backyard.

Upstairs, the primary suite includes a private en-suite bathroom and a spacious walk-in closet. Two additional bedrooms and a full bathroom provide plenty of space for family, guests, or a home office, making this home a practical and inviting option for a variety of households.



STACKED DUPLEX

This thoughtfully designed stacked duplex features two separate residences, each offering approximately 1,100 square feet of comfortable living space. Each unit includes two bedrooms and two full bathrooms with an efficient, functional layout. An open-concept kitchen and living area creates a bright and welcoming space for everyday living and entertaining. The primary bedroom includes a private bathroom, while the second bedroom provides flexibility for family, guests, or a home office. The stacked design provides two complete residences within the footprint and scale of a traditional home. It offers an attractive way to introduce additional housing options and density while complementing the character of an established residential neighborhood.

HOME TYPES CONTINUED



SIDE-BY-SIDE DUPLEX

This two-story side-by-side duplex offers two spacious units, each providing over 1,400 square feet of living space designed for comfort and functionality. The main floor features an open-concept layout that connects the kitchen, dining, and living areas, creating a welcoming space for everyday living and entertaining. A convenient half bath is also located on the main level, and a large covered front porch provides an inviting entry and a great place to relax outdoors.

Upstairs, each unit includes three bedrooms and two full bathrooms. The primary suite features a private en-suite bathroom and a walk-in closet, while the additional bedrooms offer flexible space for family members, guests, or a home office. With its thoughtful layout and generous living space, this duplex provides a practical and attractive housing option for a variety of households.

This option requires a minimum of 2 standard lots for construction.



CARRIAGE HOUSE

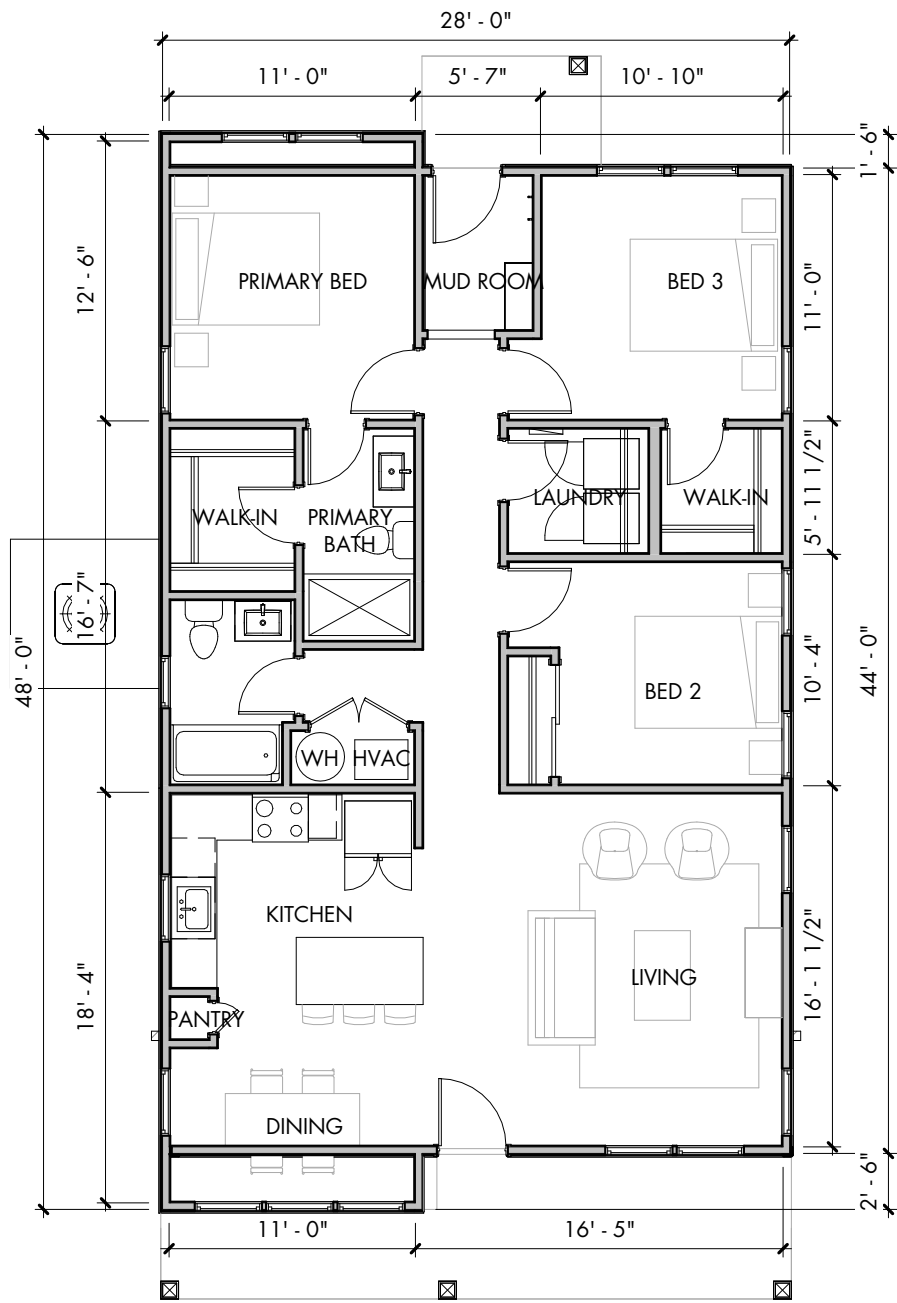
This carriage house is designed as an accessory dwelling unit that provides approximately 600 square feet of comfortable and efficient living space above a garage. The unit features an open-concept layout that combines the living, dining, and kitchen areas into a bright and functional space.

The flexible floor plan allows the unit to be configured either as a studio-style efficiency or as a dedicated one-bedroom residence. In the one-bedroom configuration, the primary bedroom includes an en-suite bathroom and a walk-in closet, offering added privacy and convenience. Compact yet thoughtfully designed, the carriage house provides a practical housing option that works well for guests, extended family, or rental opportunities while complementing the primary residence.

This option can only be built in conjunction with a new or existing primary structure on the same lot as this is considered an Accessory Dwelling Unit (ADU).

SINGLE-FAMILY ONE STORY - FLOOR PLAN

3 BEDROOMS | 2 BATHS | 1,300 SQFT +/-



1 SINGLE STORY PLAN
1/8" = 1'-0"



SINGLE-FAMILY ONE STORY - DESIGN TYPES

CRAFTSMAN

The Craftsman style highlights traditional neighborhood character with welcoming front porches, low-pitched gable roofs, and strong horizontal lines. Exterior finishes such as lap siding and board-and-batten accents add texture and detail while maintaining a warm, residential appearance that fits well within established neighborhoods.



TRANSITIONAL

The Transitional style blends traditional home forms with clean, modern details to create a balanced and timeless design. Simple rooflines, restrained exterior detailing, and intentional window placement provide a contemporary feel while remaining compatible with surrounding homes.



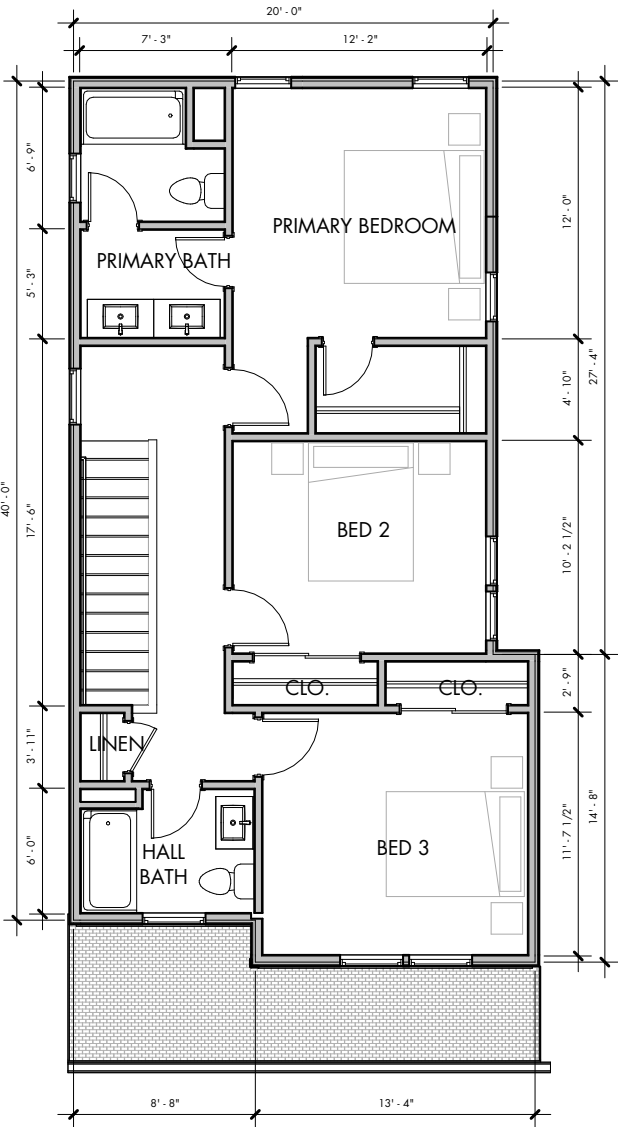
MODERN

The Modern style focuses on clean lines, simple forms, and minimal exterior detailing. With straightforward massing and efficient material choices, this style offers a contemporary look that supports attainable construction while maintaining appropriate residential scale.

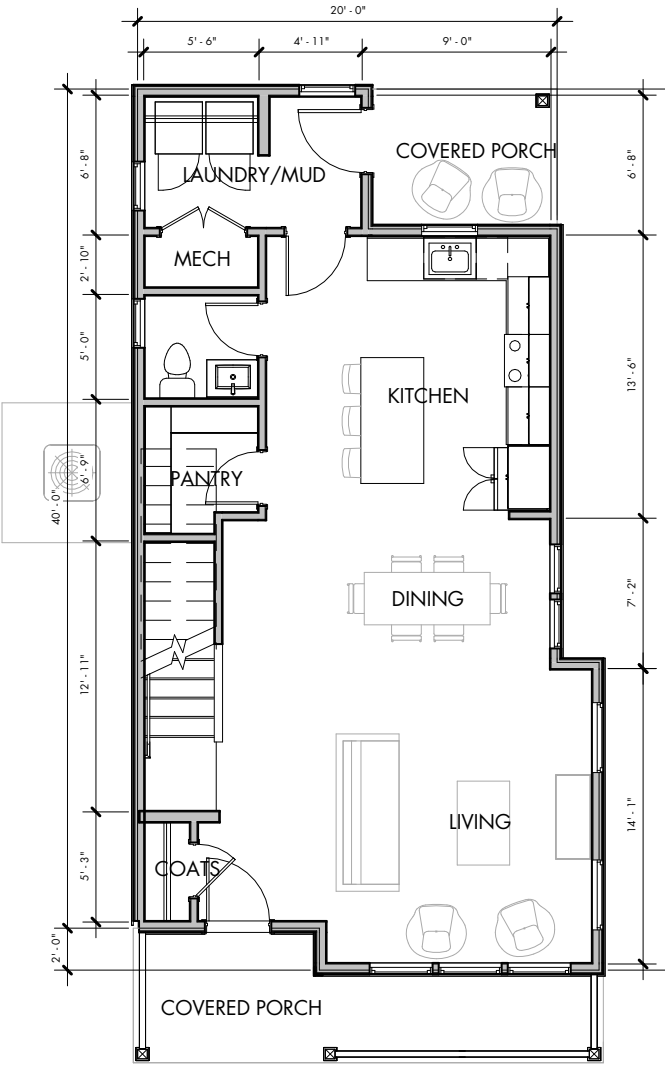


SINGLE-FAMILY TWO STORY - FLOOR PLAN

3 BEDROOMS | 2.5 BATHS | 1,600 SQFT +/-



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



SINGLE-FAMILY TWO STORY - DESIGN TYPES

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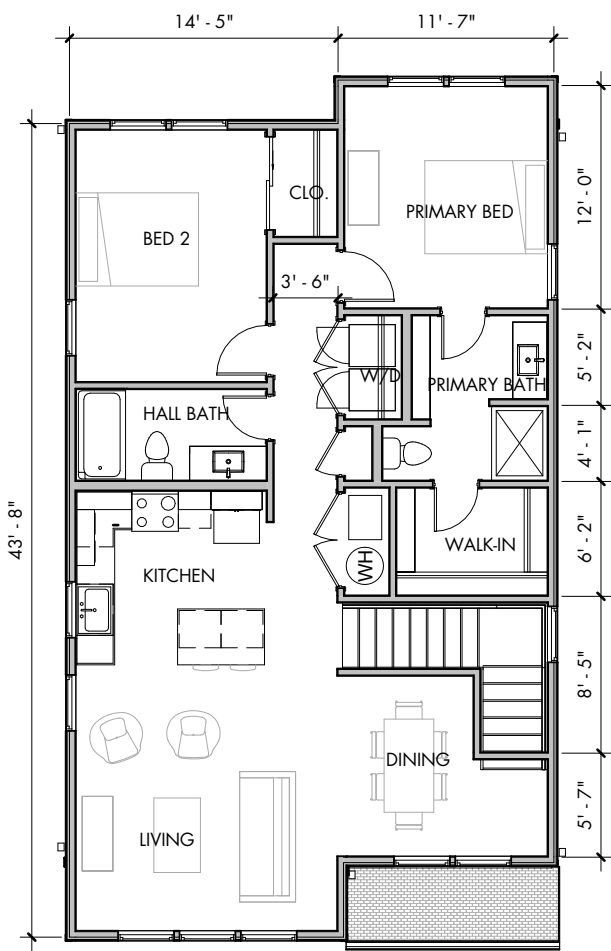
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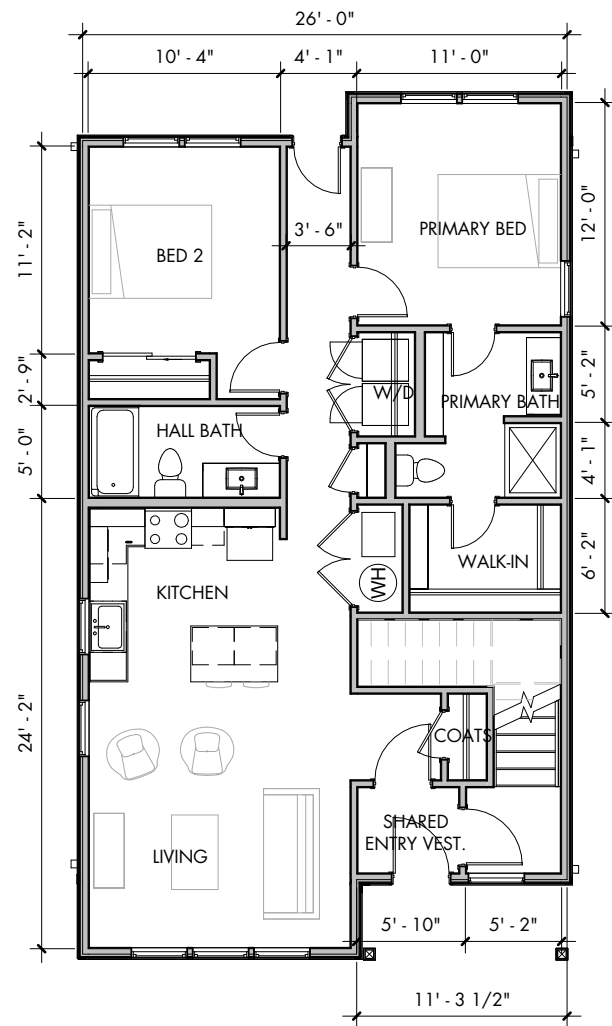


STACKED DUPLEX - FLOOR PLAN

2 UNITS EACH WITH: 2 BEDROOMS | 2 BATHS | 1,300 SQFT +/-



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



STACKED DUPLEX - DESIGN TYPES

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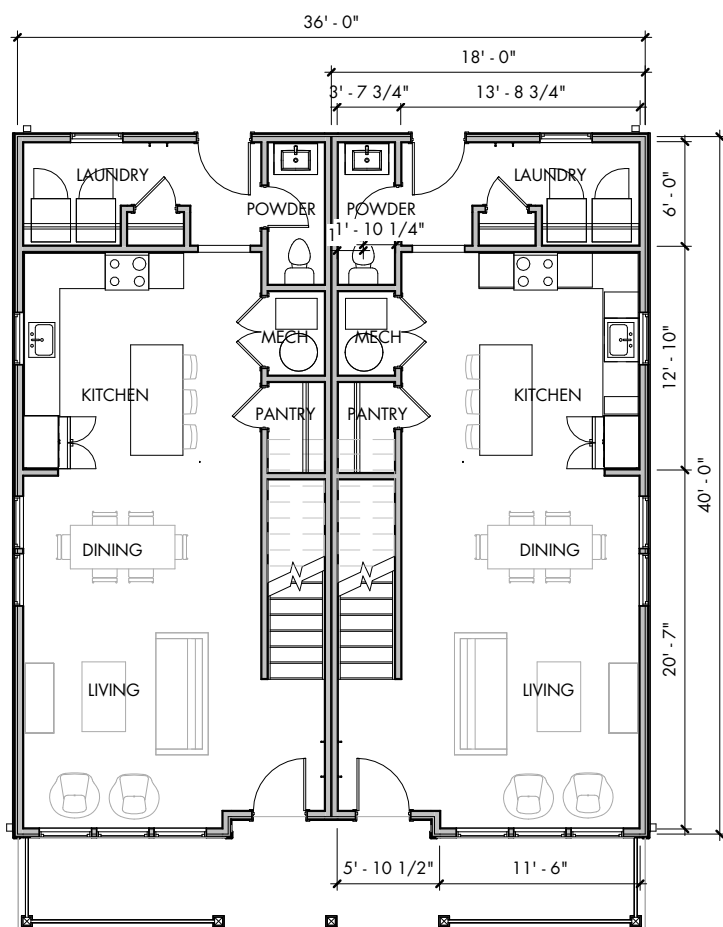
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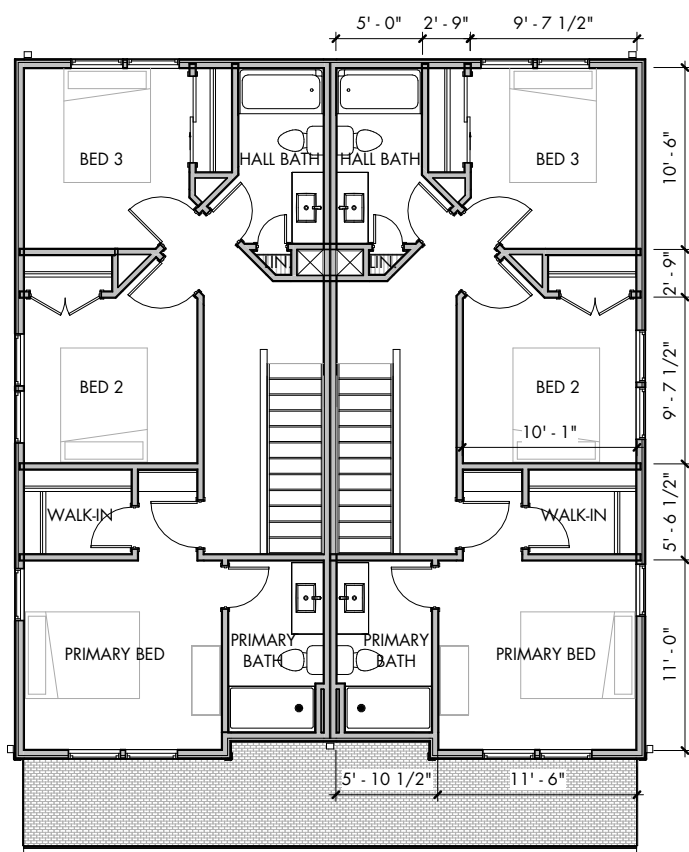


SIDE-BY-SIDE DUPLEX - FLOOR PLAN

2 UNITS EACH WITH: 3 BEDROOMS | 2.5 BATHS | 1,400 SQFT +/-



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



SIDE-BY-SIDE DUPLEX - DESIGN TYPES

CRAFTSMAN

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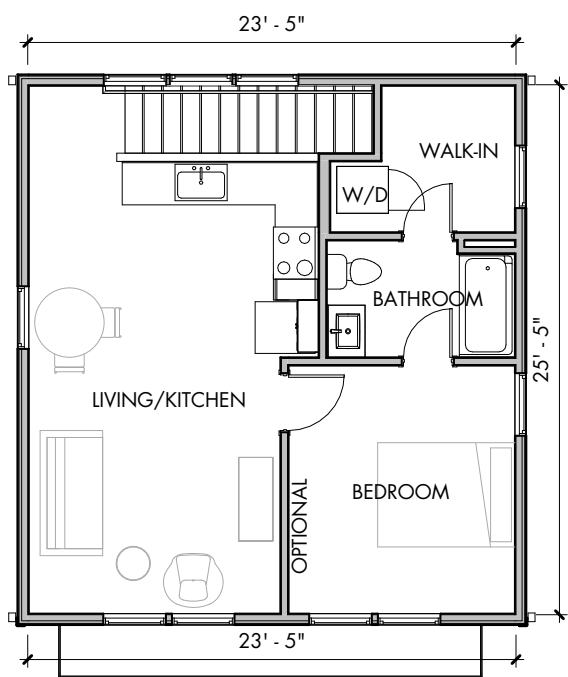
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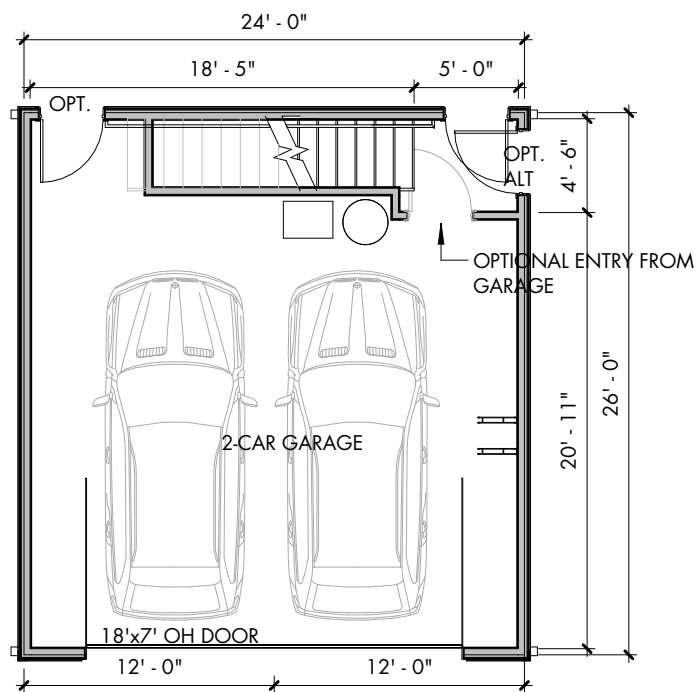


CARRIAGE HOUSE - FLOOR PLAN

GARAGE WITH SECOND FLOOR DWELLING UNIT
1 BEDROOM / STUDIO | 1 BATHS | 600 SQFT +/-



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"



CARRIAGE HOUSE - DESIGN TYPES

CRAFTSMAN

The Craftsman style highlights traditional neighborhood character with welcoming front porches, low-pitched gable roofs, and strong horizontal lines. Exterior finishes such as lap siding and board-and-batten accents add texture and detail while maintaining a warm, residential appearance that fits well within established neighborhoods.



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