

Chapter

20.03

Overlay Districts

City of Bloomington
Unified Development
Ordinance

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Courthouse Square Overlay (CSO) District

20.03.010 Courthouse Square Overlay (CSO); District Intent

The Courthouse Square Overlay (CSO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with structures listed in the *City of Bloomington Survey of Historic Sites and Structures* located in the Courthouse Square Character Area.
- Provide a diverse mix of traditional commercial retail uses at the street level to capitalize on, maintain and enhance the pedestrian activity generated by the CSO District.
- Visually define the sidewalk edges with interesting buildings that respect the established context of traditional commercial storefront buildings that are two to four stories in height.
- Preserve historic structures to maintain the integrity and heritage of the downtown.

20.03.020 Courthouse Square Overlay (CSO); Review Process

Review by Staff:

Staff shall review any proposal that complies with all of the standards in *Section 20.03.050: Courthouse Square Overlay (CSO); Development Standards* and *Section 20.03.060: Courthouse Square Overlay (CSO); Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission review in this section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(e)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.050: Courthouse Square Overlay (CSO); Development Standards* and *Section 20.03.060: Courthouse Square Overlay (CSO); Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Upper Floor Units: Above 30 bedrooms.
 - Retail, High Intensity: Greater than 15,000 square feet gross floor area.
 - Parking Garage/Structure: As a primary use; and
- Any proposal adjacent to a residentially zoned district or a residential use.

Courthouse Square Overlay (CSO) District

20.03.030 Courthouse Square Overlay (CSO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.050: Courthouse Square Overlay (CSO); Development Standards* and *Section 20.03.060: Courthouse Square Overlay (CSO); Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.050: Courthouse Square Overlay (CSO); Development Standards* and *Section 20.03.060: Courthouse Square Overlay (CSO); Architectural Standards*; and complies with all review standards of *Section 20.09.120: Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.050: Courthouse Square Overlay (CSO); Development Standards* and *Section 20.03.060: Courthouse Square Overlay (CSO); Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.070: Courthouse Square Overlay (CSO); Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.040 Courthouse Square Overlay (CSO); Effect on Uses

Additional Permitted Uses other than those listed in 20.02.380:

-dwelling, upper floor units*

* Additional requirements refer to *Chapter 20.05, SC: Special Conditions Standards*.

Excluded Uses:

- assisted living facility
- convenience store (with gas or alternative fuels)
- dwelling multifamily
- medical care clinic, immediate

Conditional Uses:

(a) as listed in *Section 20.02.390*; and

(b) Business, Standardized (see *Section 20.05.0331* for additional Conditional Use Standards)

Courthouse Square Overlay (CSO) District

20.03.050 Courthouse Square Overlay (CSO); Development Standards

- (a) Density and Intensity Standards:
 - (1) *Maximum Residential Density:* 33 units per acre
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:* 100%.
- (b) Height Standards:
 - (1) *Minimum Structure Height:* 25 feet.
 - (2) *Maximum Structure Height:* 40 feet.
- (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) Front Yard: 20 feet behind primary structure's front building wall.
 - (B) Side Yard: 0 feet.
 - (C) Rear Yard: 0 feet.
 - (2) *Residential Parking Standards:* No parking spaces required.
 - (3) *Nonresidential Parking Standards:* No parking spaces required.
- (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* 0 feet.
 - (2) *Maximum Front Setback:* n/a.
 - (3) *Minimum Side Setback:* 0 feet; additional setback may be required per local building code.
 - (4) *Minimum Rear Setback:* 0 feet; additional setback may be required per local building code.

20.03.060 Courthouse Square Overlay (CSO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

- (a) Site Plan:
 - (1) *Building Frontage:* A minimum of ninety percent (90%) of the building façade facing the street shall be constructed at the build-to line.
 - (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective façades to match the front setback established by the surveyed structure rather than the required build-to line.
 - (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.
 - (D) B-Line Trail:
 - (i) One (1) pedestrian entrance shall be provided per one hundred (100) feet of building frontage along the B-Line Trail, with a minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.

Courthouse Square Overlay (CSO) District

- (ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge.
- (4) *Street Trees*: Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate as approved by the City Urban Forester.
- (5) *Lighting*:
 - (A) Pedestrian scaled street lighting shall be provided as approved by the Board of Public Works and shall follow the following standards:
 - (i) Height: Pedestrian-scale street lights shall be less than fifteen (15) feet high.
 - (ii) Design: Traditional design styles such as gas lamp, acorn, or similar decorative style of street light shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
- (6) *Mechanical Equipment and Service Areas*: Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view using the following measures:
 - (A) Mechanical equipment and service areas shall be located at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.
- (b) Architectural Character:
 - (1) *Roofs or Building Caps*: Building caps may use different materials, detailed limestone carvings and/or a cornice integrated with the roof form and downspouts/gutters for storm water diversion to further define the building cap.
 - (A) Design: Buildings shall incorporate flat roofs with parapets.
 - (B) Height: In no case shall a parapet height exceed fifteen percent (15%) of the supporting wall height.
 - (2) *Void-to-Solid Percentage*:
 - (A) First Floor (Building Base): Transparent glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of seventy percent (70%) of the total wall/façade area of the first floor façade/elevation facing a street.
 - (B) Upper Stories (Building Middle): Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street but shall not exceed a maximum of seventy percent (70%) of the wall/façade area of each floor above the first floor façade facing a street.
 - (C) Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the wall/facade area of the first floor facade/elevation facing the B-Line Trail.
 - (3) *Windows*:
 - (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass
 - (B) First Floor Windows:
 - (i) Large display windows shall be used along all first floor façades facing a street.
 - (ii) Display windows shall incorporate transom windows and window bases/kickplates.
 - (iii) A frieze or sign band shall be incorporated above first floor display windows.
 - (C) Upper Story Windows:
 - (i) Window frame heights shall be a minimum of one and one-half (1.5) times the window frame width.

- (ii) Window frames shall incorporate window sills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the respective façade.
 - (iii) Windows forms/types shall be visually different from the display window forms/types used on the first floor and shall have the visual appearance of double hung windows that are punched into the wall surface.
- (4) *Materials:*
- (A) All exterior finish materials shall have a non-reflective, low reflectance, or matte finish.
 - (B) The following materials shall not be used as primary or secondary exterior finish materials:
 - (i) Wood;
 - (ii) Exterior Insulation Finish System (EIFS);
 - (iii) Smooth-faced or split-faced cement block;
 - (iv) Vinyl;
 - (v) Metal;
 - (vi) Cementitious siding; and
 - (vii) Precast concrete.
- (5) *Vertical and Horizontal Design:*
- (A) Building facades shall incorporate exterior horizontal belt course design elements for the building base, middle and cap through techniques such as copestone, dripstone, string course, water table and/or plinth using natural stone or masonry.
 - (B) Horizontal elements shall visually align with similar horizontal design elements of adjacent historic structures.
 - (C) Building facades shall incorporate exterior vertical banding techniques using natural stone or masonry to visually define building subdivisions of wall planes, modules, or building façade focal points.
- (6) *Entrance Detailing:* The primary pedestrian entrance for a building shall be designed as follows:
- (A) Entrance shall be recessed a minimum of four (4) feet from the building façade.
 - (B) Entrance shall incorporate a prominent building address, building name and exterior lighting.
 - (C) The entrance shall also incorporate one (1) or more of the following features:
 - (i) Canopy or awning;
 - (ii) Pilasters or façade modules;
 - (iii) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (iv) Raised corniced entryway parapet.
- (c) Mass, Scale and Form:
- (1) *Building Façade Modulation:* Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building facades with street frontage shall utilize a maximum façade width interval of fifty (50) feet for a façade module.
 - (B) The building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length and the offset shall extend the length of its module.
 - (2) *Building Height Step Down:* Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.

Courthouse Square Overlay (CSO) District

20.03.070 Courthouse Square Overlay (CSO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the CSO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2.
- (b) Architectural Character: Guidelines 3.3 and 3.4.
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9.
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12.
- (e) Upper Story Windows: Guidelines 3.13 and 3.14.
- (f) Entries: Guidelines 3.15 and 3.16.
- (g) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19.
- (h) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23.
- (i) Parking Structures: Guidelines 3.24 and 3.25.
- (j) Lighting: Guidelines 3.26, 3.27 and 3.28.

Downtown Core Overlay (DCO) District

20.03.080 Downtown Core Overlay (DCO); District Intent

The Downtown Core Overlay (DCO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the Downtown Core Character Area;
- Draw upon the design traditions exhibited by historic commercial buildings by providing individual, detailed storefront modules that are visually interesting to pedestrians;
- Promote infill and redevelopment of sites using residential densities and building heights that are higher in comparison to other Character Areas within the Downtown.

20.03.090 Downtown Core Overlay (DCO); Review Process

Review by Staff:

Staff shall review any proposal that complies with all of the standards in *Section 20.03.120 : Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission Review in this Section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(e)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Multifamily: Above 100 bedrooms.
 - Retail, High Intensity: Greater than 30,000 square feet gross floor area.
 - Parking Garage/Structure: As a primary use.
- Any proposal adjacent to a residentially zoned district or a residential use.

Downtown Core Overlay (DCO) District

20.03.100 Downtown Core Overlay (DCO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards*; and complies with all review standards of *Section 20.09.120: Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.120: Downtown Core Overlay; Development Standards* and *Section 20.03.130: Downtown Core Overlay; Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.140: Downtown Core Overlay; Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.110 Downtown Core Overlay (DCO); Effect on Uses

Permitted Uses:

- All uses listed as permitted uses within the Commercial Downtown (CD) zoning district shall be permitted uses within the DCO District, except for the following, which shall be excluded from the DCO District:
 - convenience store (with gas or alternative fuels)

Conditional Uses:

- All uses listed as Conditional Uses within the Commercial Downtown (CD) District shall be Conditional Uses within the DCO District.

Downtown Core Overlay (DCO) District

20.03.120 Downtown Core Overlay (DCO); Development Standards

- (a) Density and Intensity Standards:
 - (1) *Maximum Residential Density:* 60 units per acre
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:* 100%.
- (b) Height Standards:
 - (1) *Minimum Structure Height:* 35 feet
 - (2) *Maximum Structure Height:* 50 feet
- (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) Front Yard: 20 feet behind primary structure's front building wall.
 - (B) Side Yard: 5 feet.
 - (C) Rear Yard: 5 feet.
 - (2) *Residential Parking Standards:*
 - (A) For the first ten (10) bedrooms, no parking shall be required.
 - (B) For bedrooms eleven (11) through twenty (20), five-tenths (0.5) parking spaces per bedroom shall be provided.
 - (C) For any bedrooms above twenty (20), eight-tenths (0.8) parking spaces per bedroom shall be provided.
 - (D) For development located south of 4th Street, no parking shall be required.
 - (3) *Nonresidential Parking Standards:* No parking required.
- (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* 0 feet.
 - (2) *Maximum Front Setback:* n/a.
 - (3) *Minimum Side Setback:* 0 feet; additional setback may be required per local building code.
 - (4) *Minimum Rear Setback:* 0 feet; additional setback may be required per local building code.
- (e) Ground Floor Nonresidential Uses:
 - (1) This subsection shall apply to any property with frontage on the following streets:
 - (A) 10th Street
 - (B) 9th Street
 - (C) 8th Street (between Morton Street and Walnut Street)
 - (D) 7th Street
 - (E) 6th Street
 - (F) Kirkwood Avenue
 - (G) 4th Street
 - (H) 3rd Street
 - (I) 2nd Street
 - (J) Madison Street
 - (K) Morton Street (between 6th Street and 10th Street)
 - (L) College Avenue
 - (M) Walnut Street
 - (N) Washington Street (between 3rd Street and 4th Street)
 - (2) All properties to which this subsection applies shall provide ground floor nonresidential uses along the

Downtown Core Overlay (DCO) District

applicable street frontage. No less than fifty percent (50%) of the total ground floor area shall be used for such nonresidential uses. Enclosed parking garages shall not be counted toward the required nonresidential uses.

20.03.130 Downtown Core Overlay (DCO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

(a) Site Plan:

- (1) *Building Frontage:* A minimum of seventy percent (70%) building façade facing a street shall be constructed at the build-to line.
- (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable, and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align its respective façade to match the front setback established by a surveyed structure. If no historic structure is located immediately adjacent to the side of the site then the build-to line as identified in *Division 20.03.120(d)(1): Build-to Line* shall apply.
- (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.
 - (D) B-Line Trail:
 - (i) One (1) pedestrian entrance shall be provided per one hundred (100) feet of building frontage along the B-Line Trail, with a minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
 - (ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge.
- (4) *Street Trees:* Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate as approved by the City Urban Forester.
- (5) *Lighting:*
 - (A) Pedestrian scaled lighting shall be provided as approved by the Board of Public Works and shall follow the meet the following standards:
 - (i) Height: Pedestrian scaled street lights shall be less than fifteen (15) feet high.
 - (ii) Design: Traditional design styles such as gas lamp, acorn, or contemporary design styles shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
- (6) *Mechanical Equipment and Service Areas:* Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:
 - (A) Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.

(b) Architectural Character:

- (1) *Roofs or Building Caps:* Building caps may use different materials, detailed limestone carvings and/or a

cornice integrated with the roof form and downspouts/gutters for storm water diversion to further define the building cap:

- (A) Design: Buildings shall incorporate flat roofs with parapets.
 - (B) Height: In no case shall a parapet exceed fifteen percent (15%) of the supporting wall height.
- (2) *Void-to-Solid Percentage:*
- (A) First Floor (Building Base): Transparent glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the total wall/façade area of the first floor façade/elevation facing a street.
 - (B) Upper Stories (Building Middle): Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street but shall not exceed a maximum of seventy percent (70%) of the wall/façade area of each floor above the first floor façade facing a street.
 - (C) Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the wall/facade area of the first floor facade/elevation facing the B-Line Trail.
- (3) *Windows:*
- (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass
 - (B) First Floor Windows: Large display windows shall be used along all first floor façades facing a street.
 - (C) Upper Story Windows:
 - (i) Window frame heights shall be a minimum of one and one-half (1.5) times the window frame width.
 - (ii) Window frames shall incorporate window sills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the respective façade.
- (4) *Materials:*
- (A) The following materials shall not be used as primary exterior finish materials:
 - (i) Wood;
 - (ii) EIFS;
 - (iii) Smooth-faced or split-faced cement block;
 - (iv) Vinyl;
 - (v) Cementitious siding;
 - (vi) Highly reflective materials.
 - (B) The following materials shall not be used as secondary exterior finish materials:
 - (i) EIFS;
 - (ii) Smooth-faced or split-faced cement block;
 - (iii) Vinyl.
- (5) *Vertical and Horizontal Design:*
- (A) Building facades shall incorporate exterior horizontal belt course design elements for the building base, middle and cap through techniques such as copestone, dripstone, string course, water table and/or plinth using natural stone or masonry.
 - (B) Horizontal elements shall visually align with similar horizontal design elements of adjacent historic structures.
 - (C) Building façades shall incorporate exterior vertical banding techniques using natural stone or masonry to visually define building subdivisions of wall planes, modules, or building façade focal points.
- (6) *Entrance Detailing:* The primary pedestrian entrance for a building shall be designed as follows:
- (A) Entrance shall be recessed a minimum of four (4) feet from the building façade.
 - (B) Entrance shall incorporate a prominent building address, building name and exterior lighting.
 - (C) The entrance shall also incorporate one (1) or more of the following features:
 - (i) Canopy or awning;
 - (ii) Pilasters or façade modules;

Downtown Core Overlay (DCO) District

- (iii) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (iv) Raised corniced entryway parapet.
- (c) Mass, Scale and Form:
- (1) *Building Façade Modulation*: Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building facades with street frontage shall utilize a maximum façade width interval of sixty-five (65) feet for a façade module.
 - (B) The building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length, and the offset shall extend the length of its module.
 - (2) *Building Height Step Down*: Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.
 - (3) *Building Height Step Back*:
 - (A) Building facades over forty-five (45) feet in height shall step back the horizontal façade/wall plane a minimum of fifteen (15) feet from the horizontal façade/wall plane below forty-five (45) feet in height.
 - (B) The first thirty-five (35) feet of a building façade shall not utilize a building height step back.

20.03.140 Downtown Core Overlay (DCO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the DCO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2
- (b) Architectural Character: Guidelines 3.3 and 3.4
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12
- (e) Upper Story Windows: Guidelines 3.13 and 3.14
- (f) Entries: Guidelines 3.15 and 3.16
- (g) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19
- (h) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23
- (i) Parking Structures: Guidelines 3.24 and 3.25
- (j) Lighting: Guidelines 3.26, 3.27 and 3.28

University Village Overlay (UVO) District

20.03.150 University Village Overlay (UVO); District Intent

The University Village Overlay (UVO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the University Village Character Area;
- Draw upon the variety of architectural styles combined with diverse land uses and site features to enhance the existing eclectic mix of developments that serves as a dynamic and key transitional activity center that connects the Courthouse Square with Indiana University;
- Promote infill and redevelopment of sites using moderate residential densities for the University Village area and higher residential densities along the Kirkwood Corridor (Washington Street to Indiana Avenue);
- Maintain and reinforce the traditional main street character of the Kirkwood Corridor as a strong pedestrian-friendly route;
- Protect and maintain the unique character of the converted residential structures along Restaurant Row (4th Street between Lincoln Street and Dunn Street).

Applicability:

- Any references to the "Kirkwood Corridor" apply to properties located adjacent to East Kirkwood Avenue, between Washington Street and Indiana Avenue, extending north and south to the platted alleys on either side of East Kirkwood Avenue.
- Any references to "Restaurant Row" in this UVO District Ordinance shall apply to properties located adjacent to East 4th Street, between Lincoln Street and Dunn Street, extending north and south to the platted alleys on either side of East 4th Street.

20.03.160 University Village Overlay (UVO); Review Process

Review by Staff:

Staff shall review any proposal that complies with all of the standards in *Section 20.03.190 : University Village Overlay (UVO); Development Standards* and *Section 20.03.200: University Village Overlay (UVO); Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission Review in this Section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(E)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.190: University Village Overlay (UVO); Development Standards* and *Section 20.03.200: University Village Overlay (UVO); Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Upper Floor Units: Above 50 bedrooms.
 - Residential Dwelling, Multifamily: Ground floor units in the Kirkwood Corridor or Restaurant Row.
 - Retail, High Intensity: Greater than 15,000 square feet gross floor area.
 - Parking Garage/Structure: As a primary use.
- Any proposal adjacent to a residentially zoned district or a residential use.

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20.03.170 University Village Overlay (UVO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.190: University Village Overlay (UVO); Development Standards* and *Section 20.03.200: University Village Overlay (UVO); Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.190: University Village Overlay (UVO); Development Standards* and *Section 20.03.200: University Village Overlay (UVO); Architectural Standards*; and complies with all review standards of *Section 20.09.120: Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.190: University Village Overlay (UVO); Development Standards* and *Section 20.03.200: University Village Overlay (UVO); Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.210: University Village Overlay (UVO); Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.180 University Village Overlay (UVO) - Effect on Uses

Permitted Uses:

- Are those listed in *20.02.380*

* Additional requirements refer to *Chapter 20.05, SC: Special Conditions Standards*.

Excluded Uses:

- convenience store (with gas or alternative fuels)

Excluded Uses for Restaurant Row

- amusements, indoor
- assisted living facility
- bank/credit union
- bar/dance club
- billiard/arcade room
- brewpub
- cellular phone/pager services
- coin laundry
- community center
- computer sales
- convenience store (without gas)
- day-care center, adult
- day-care center, child
- department store
- drug store
- dry-cleaning service
- fitness center/gym
- fitness training studio
- hardware store
- home electronics/appliance sales
- hotel/motel
- license branch
- liquor/tobacco sales
- lodge
- medical care, immediate
- office supply sales
- park
- pawn shop

- pet grooming
- pet store
- radio/TV station
- recreation center
- research center
- school, preschool
- school, primary/secondary
- school, trade or business
- tattoo/piercing parlor
- theater, indoor
- transportation terminal
- utility substation and transmission facility
- veterinarian clinic

Conditional Uses:

(a) as listed in *Section 20.02.390*; and

(b) Business, Standardized (see *Section 20.05.0331* for additional Conditional Use Standards)

University Village Overlay (UVO) District

20.03.190 University Village Overlay (UVO); Development Standards

- (a) Density and Intensity Standards:
- (1) *Maximum Residential Density:* 33 units per acre.
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:*
 - (A) General: 85%;
 - (B) Kirkwood Corridor: 100%.
 - (b) Height Standards:
 - (1) *General:*
 - (A) Minimum Structure Height: 25 feet
 - (B) Maximum Structure Height: 40 feet
 - (2) *Restaurant Row:*
 - (A) Minimum Structure Height: 25 feet.
 - (B) Maximum Structure Height: 35 feet.
 - (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) General:
 - (i) Front Yard: 20 feet behind primary structure's front building wall;
 - (ii) Side Yard: 5 feet;
 - (iii) Rear Yard: 5 feet.
 - (B) Kirkwood Corridor:
 - (i) Front Yard: 20 feet behind primary structure's front building wall;
 - (ii) Side Yard: 0 feet;
 - (iii) Rear Yard: 0 feet.
 - (2) *Residential Parking Standards:*
 - (A) For the first ten (10) bedrooms, no parking shall be required.
 - (B) For bedrooms eleven (11) through twenty (20), five-tenths (0.5) parking space per bedroom shall be provided.
 - (C) For any bedrooms above twenty (20), eight-tenths (0.8) parking space per bedroom shall be provided.
 - (3) *Nonresidential Parking Standards:* No parking required
 - (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* n/a;
 - (2) *Maximum Front Setback:* 15 feet from the existing public right-of-way;
 - (3) *Minimum Side Setback:* 0 feet; additional setback may be required per local building code;
 - (4) *Minimum Rear Setback:* 0 feet; additional setback may be required per local building code.
 - (e) Ground Floor Nonresidential Uses:
 - (1) This subsection shall apply to any property with frontage on the following streets:
 - (A) Kirkwood Avenue
 - (B) 4th Street
 - (C) 3rd Street
 - (D) Washington Street
 - (E) Lincoln Street
 - (F) Grant Street
 - (G) Dunn Street
 - (H) Indiana Avenue
 - (2) All properties to which this subsection applies shall provide ground floor nonresidential uses along the applicable street frontage. No less than fifty percent (50%) of the total ground floor area shall be used for such

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nonresidential uses. Enclosed parking garages shall not be counted toward the required nonresidential uses.

20.03.200 University Village Overlay (UVO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

(a) Site Plan:

- (1) *Building Frontage:* n/a.
- (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align its respective façade to match the front setback established by a surveyed structure.
- (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (i) For structures located within the Kirkwood Corridor, the primary pedestrian entrance shall be oriented to Kirkwood Avenue.
 - (ii) For structures located within Restaurant Row, the primary pedestrian entrance shall be oriented to 4th Street.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.
- (4) *Street Trees:*
 - (A) General: Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate as approved by the City Urban Forester.
 - (B) Kirkwood Corridor: For locations along the Kirkwood Corridor, street trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate or in a large curbed planting area as approved by the City Urban Forester.
 - (C) Restaurant Row: For locations along Restaurant Row, street trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot wide grassed tree plot area as approved by the City Urban Forester.
- (5) *Lighting:*
 - (A) Pedestrian-scale lighting shall be provided as approved by the Board of Public Works and shall meet the following standards:
 - (i) Height: Pedestrian-scale street lights shall be less than fifteen (15) feet high.
 - (ii) Design:
 - [a] General: Traditional or contemporary design styles shall be used.
 - [b] Kirkwood Corridor and Restaurant Row: Traditional design styles such as gas lamp, acorn, or similar decorative style of street light shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
- (6) *Mechanical Equipment and Service Areas:* Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:
 - (A) Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.

(b) Architectural Character:

- (1) *Roofs or Building Caps:* Building caps may use different materials, detailed limestone carvings and/or a cornice

- integrated with the roof form and downspouts/gutters for storm water diversion to further define the building cap.
- (A) General: Buildings shall incorporate roof designs using either *Subdivision 20.03.200(b)(1)(C): Kirkwood Corridor* or *Subdivision 20.03.200(b)(1)(D): Restaurant Row* below.
 - (B) Minimum Pitch: All sloped roofs shall incorporate a minimum 8/12 pitch.
 - (C) Kirkwood Corridor:
 - (i) Buildings shall incorporate flat roofs with parapets.
 - (ii) In no case shall a parapet exceed fifteen percent (15%) of the supporting wall height.
 - (D) Restaurant Row:
 - (i) Buildings shall incorporate sloped or pitched gable and/or hip roofs.
 - (ii) Roof ridges greater than forty (40) feet in width parallel to a street shall incorporate a minimum of one (1) dormer into this section of sloping roof.
- (2) *Void-to-Solid Percentage:*
- (A) First Floor (Building Base):
 - (i) General: Transparent glass areas shall comprise a minimum of fifty percent (50%) of the total wall/ façade area of the first floor façade/elevation facing a street.
 - (ii) Kirkwood Corridor: Transparent glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the total wall/façade area of the first floor façade/elevation facing a street.
 - (B) Upper Stories or Building Middle: Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street.
- (3) *Windows:*
- (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass
 - (B) First Floor Windows: Large display windows shall be used along all first floor façades facing a street except for structures within Restaurant Row.
 - (C) Upper Story Windows:
 - (i) Window frame heights shall be a minimum of one and one-half (1.5) times the window frame width.
 - (ii) Window frames shall incorporate window sills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the respective façade.
 - (iii) Restaurant Row: Window forms/types shall have the visual appearance of double hung windows.
- (5) *Materials:*
- (A) General: The following materials are not permitted as primary exterior finish materials:
 - (i) Highly reflective materials;
 - (ii) Vinyl;
 - (iii) EIFS;
 - (iv) Metal; and
 - (v) Smooth or Split-faced cement block.
 - (B) General: The following materials are not permitted as secondary exterior finish materials:
 - (i) Highly reflective materials;
 - (ii) Vinyl;
 - (iii) EIFS.
 - (C) Kirkwood Corridor: The following materials are not permitted as primary exterior finish materials:
 - (i) Wood;
 - (ii) EIFS;
 - (iii) Smooth-faced or split-faced cement block;
 - (iv) Vinyl; and
 - (v) Cementitious siding.
 - (D) Kirkwood Corridor: The following materials are not permitted as secondary exterior finish materials:
 - (i) EIFS;
 - (ii) Vinyl;
 - (iii) Cementitious siding (first floor only).
 - (E) Restaurant Row: The following materials are not permitted as primary exterior finish materials:
 - (i) EIFS;

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- (ii) Smooth-faced or split-faced cement block;
- (iii) Natural stone or masonry;
- (iv) Precast concrete;
- (v) Vinyl.
- (F) Restaurant Row: The following materials are not permitted as secondary exterior finish materials:
 - (i) EIFS;
 - (ii) Vinyl.
- (6) *Entrance Detailing:*
 - (A) General: The primary pedestrian entrance for a building shall incorporate three (3) or more of the following architectural design features:
 - (i) Recessed entry (minimum of four (4) feet);
 - (ii) Ornamental paving and integral landscape planters;
 - (iii) Canopy or awning;
 - (iv) Portico;
 - (v) Buttress and arched entry;
 - (vi) Pilasters or façade module projecting from the exterior wall plane;
 - (vii) Prominent building address, building name and enhanced entryway exterior lighting;
 - (viii) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (ix) Raised corniced entryway parapet (may exceed building height three (3) feet) or a gable;
 - (x) Rusticated masonry;
 - (xi) Landscaped patio area to accommodate a minimum of eight (8) people for outdoor seating.
 - (B) Restaurant Row: The primary pedestrian entrance for a building shall be designed as follows:
 - (i) The entrance shall incorporate a front porch, canopy, or awning.
 - (ii) The entrance shall also incorporate two (2) or more of the architectural design features listed in *Subdivision (A): General* above.
- (c) Mass, Scale and Form:
 - (1) *Building Façade Modulation:* Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building façades with street frontage shall utilize a maximum façade width interval of fifty (50) feet for a façade module.
 - (B) The building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length, and the offset shall extend the length of its module.
 - (2) *Building Height Step Down:* Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.

20.03.210 University Village Overlay (UVO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the UVO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2
- (b) Architectural Character: Guidelines 3.3 and 3.4
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12
- (e) Upper Story Windows: Guidelines 3.13 and 3.14
- (f) Entries: Guidelines 3.15 and 3.16
- (g) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19
- (h) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23
- (i) Parking Structures: Guidelines 3.24 and 3.25
- (j) Lighting: Guidelines 3.26, 3.27 and 3.28

Downtown Edges Overlay (DEO) District

20.03.220 Downtown Edges Overlay (DEO); District Intent

The Downtown Edges Overlay (DEO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the Downtown Edges Character Area;
- Draw upon the design traditions exhibited by the adjacent established core residential neighborhoods;
- Promote infill and redevelopment of sites using residential densities and building heights that are higher in comparison to adjacent core residential neighborhoods;
- Create a transitional zone between downtown commercial and core residential development where design reflects a mix of traditional commercial storefronts, single-family structures and multifamily terraced-type apartments.

20.03.230 Downtown Edges Overlay (DEO); Review Process

Review by Staff:

Staff shall review any proposal that complies with all of the standards in *Section 20.03.260: Downtown Edges Overlay (DEO); Development Standards* and *Section 20.03.270: Downtown Edges Overlay (DEO); Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission Review in this Section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(E)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.260: Downtown Edges Overlay (DEO); Development Standards* and *Section 20.03.270: Downtown Edges Overlay (DEO); Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Upper Floor Units: Above 30 bedrooms.
- Any proposal adjacent to a residentially zoned district or a residential use.

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20.03.240 Downtown Edges Overlay (DEO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.260: Downtown Edges Overlay (DEO); Development Standards* and *Section 20.03.270: Downtown Edges Overlay (DEO); Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.260: Downtown Edges Overlay (DEO); Development Standards* and *Section 20.03.270: Downtown Edges Overlay (DEO); Architectural Standards*; and complies with all review standards of *Section 20.09.120: Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.260: Downtown Edges Overlay (DEO); Development Standards* and *Section 20.03.270: Downtown Edges Overlay (DEO); Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.280: Downtown Edges Overlay (DEO); Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.250 Downtown Edges Overlay (DEO); Effect on Uses

Permitted Uses:

- All uses listed as permitted uses within the Commercial Downtown (CD) zoning district shall be permitted uses within the DEO District.

Conditional Uses:

- All uses listed as Conditional Uses within the Commercial Downtown (CD) zoning district shall be Conditional Uses within the DEO District.

Downtown Edges Overlay (DEO) District

20.03.260 Downtown Edges Overlay (DEO); Development Standards

- (a) Density and Intensity Standards:
 - (1) *Maximum Residential Density:* 20 units per acre
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:* 70%.
- (b) Height Standards:
 - (1) *Minimum Structure Height:* 25 feet
 - (2) *Maximum Structure Height:* 35 feet
- (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) Front Yard: 20 feet behind primary structure's front building wall;
 - (B) Side Yard: 7 feet;
 - (C) Rear Yard: 7 feet.
 - (2) *Residential Parking Standards:* 0.8 spaces per bedroom.
 - (3) *Nonresidential Parking Standards:* Fifty percent (50%) of the maximum parking permitted in Chapter 20.05; §PK: Parking Standards.
- (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* n/a;
 - (2) *Maximum Front Setback:* 15 feet from the existing public right-of-way;
 - (3) *Minimum Side Setback:* 7 feet;
 - (4) *Minimum Rear Setback:* 10 feet.
- (e) Ground Floor Nonresidential Uses:
 - (1) This subsection shall apply to any property with frontage on the following streets:
 - (A) 7th Street (west of Washington Street)
 - (B) Kirkwood Avenue (between Rogers Street and Madison Street)
 - (C) 3rd Street (between Rogers Street and Dunn Street)
 - (D) 2nd Street (between Morton Street and Washington Street)
 - (E) Madison Street (north of 3rd Street)
 - (F) College Avenue
 - (G) Walnut Street (South of 10th Street)
 - (2) All properties to which this subsection applies shall provide ground floor nonresidential uses along the applicable street frontage. No less than fifty percent (50%) of the total ground floor area shall be used for such nonresidential uses. Enclosed parking garages shall not be counted toward the required nonresidential uses.

20.03.270 Downtown Edges Overlay (DEO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

- (a) Site Plan:
 - (1) *Building Frontage:* n/a.
 - (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research

Downtown Edges Overlay (DEO) District

Database shall align its respective façade to match the front setback established by a surveyed structure. If no historic structure is located immediately adjacent to the side of the site then the build-to-line as identified in *Division 20.03.260(d)(2): Maximum Front Setback* shall apply.

- (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.
 - (D) One (1) pedestrian entrance shall be provided per one hundred (100) feet of building frontage along the B-Line Trail, with a minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
 - (E) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge.
 - (4) *Street Trees:* Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate or in a minimum five (5) foot wide grassed tree plot area as approved by the City Urban Forester.
 - (5) *Lighting:*
 - (A) Pedestrian scaled lighting shall be provided as approved by the Board of Public Works and shall meet the following standards:
 - (i) Height: Pedestrian scaled street lights shall be less than fifteen (15) feet high.
 - (ii) Design: Traditional design styles such as gas lamp, acorn, or similar decorative style of street light shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
 - (6) *Mechanical Equipment and Service Areas:* Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:
 - (A) Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.
- (b) Architectural Character:
- (1) *Roofs or Building Caps:*
 - (A) Buildings shall incorporate sloped or pitched gable and/or hip roofs.
 - (B) All sloped roofs shall incorporate a minimum 8/12 pitch.
 - (C) Roof ridges greater than forty (40) feet in width parallel to a street shall incorporate a minimum of one (1) dormer into this sloping roof section.
 - (D) Exemptions: For locations along Rogers Street, College Avenue, Walnut Street, Third Street, and Washington Street, buildings may incorporate flat roofs with parapets.
 - (2) *Void-to-Solid Percentage:*
 - (A) First Floor (Building Base): Transparent glass areas shall comprise a minimum of forty percent (40%) of the wall/façade area of the first floor façade/elevation facing a street.
 - (B) Upper Stories (Building Middle): Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade along each street, but shall not exceed seventy percent (70%) of the wall/façade area of each floor above the first floor façade facing a street.
 - (C) Transparent glass or framed facade open areas consisting of display windows, entries and doors

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shall comprise a minimum of sixty percent (60%) of the wall/facade area of the first floor facade/elevation facing the B-Line Trail.

- (3) *Windows:*
 - (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass
 - (B) Upper Story Windows: Window forms/types shall have the visual appearance of double hung windows.
 - (4) *Materials:*
 - (A) The following materials are not permitted as primary exterior finish materials:
 - (i) Smooth-faced or split-faced cement block;
 - (ii) Vinyl;
 - (iii) Highly relective materials;
 - (iv) EIFS;
 - (v) Metal;
 - (vi) Precast concrete.
 - (B) The following materials are not permitted as secondary exterior finish materials:
 - (i) Vinyl;
 - (ii) Highly relective materials;
 - (iii) EIFS.
 - (5) *Entrance Detailing:* The primary pedestrian entrance for a building shall incorporate two (2) or more of the following architectural design features:
 - (A) Recessed entry (minimum of four (4) feet);
 - (B) Ornamental paving and integral landscape planters;
 - (C) Canopy or awning;
 - (D) Portico;
 - (E) Prominent building address, building name and enhanced entryway exterior lighting;
 - (F) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (G) Raised corniced entryway parapet (may exceed building height three (3) feet) or a gable;
 - (H) Landscaped patio area or front porch;
- (c) Mass, Scale and Form:
- (1) *Building Façade Modulation:* Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building facades along each street shall utilize a maximum façade width interval of forty-five (45) feet for a façade module.
 - (B) The building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length, and the offset shall extend the length of its module.
 - (2) *Building Height Step Down:* Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent historic structure.
 - (3) *Building Height Step Back:* n/a.

20.03.280 Downtown Edges Overlay (DEO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the DEO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2

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- (b) Architectural Character: Guidelines 3.3 and 3.4
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12
- (e) Upper Story Windows: Guidelines 3.13 and 3.14
- (f) Entries: Guidelines 3.15 and 3.16
- (g) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19
- (h) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23
- (i) Parking Structures: Guidelines 3.24 and 3.25
- (j) Lighting: Guidelines 3.26, 3.27 and 3.28

Downtown Gateway Overlay (DGO) District

20.03.290 Downtown Gateway Overlay (DGO); District Intent

The Downtown Gateway Overlay (DGO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the Downtown Gateway Character Area;
- Draw upon architectural detailing and thoughtful site planning to reflect the vital transitional nature of the district to the overall arrival and departure sequence to the downtown area;
- Retain vestiges of residential and traditional commercial storefront design with enhanced street edge and streetscape improvements to improve pedestrian safety;
- Establish a sense of expectation of the character and quality of development that will be found in the core areas of the downtown;
- Create active mixed-use developments that link to adjacent neighborhoods and the downtown circulation network.

20.03.300 Downtown Gateway Overlay (DGO); Review Process

Review by Staff:

Staff shall review any proposal that complies with all of the standards in *Section 20.03.330: Downtown Gateway Overlay (DGO); Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission Review in this Section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(E)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.330: Downtown Gateway Overlay (DGO); Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Upper Floor Units: Above 30 bedrooms.
 - Residential Dwelling, Multifamily: Ground floor units.
 - Retail, High Intensity: Greater than 30,000 square feet gross floor area.
 - Parking Garage/Structure: As a primary use.
- Any proposal adjacent to a residentially zoned district or a residential use.

Downtown Gateway Overlay (DGO) District

20.03.310 Downtown Gateway Overlay (DGO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.330: Downtown Gateway Overlay (DGO); Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.330: Downtown Gateway Overlay (DGO); Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards*; and complies with all review standards of *Section 20.09.120: Downtown Gateway Overlay (DGO); Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.330: Downtown Gateway Overlay (DGO); Development Standards* and *Section 20.03.340: Downtown Gateway Overlay (DGO); Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.350: Downtown Gateway Overlay (DGO); Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.320 Downtown Gateway Overlay (DGO); Effect on Uses

Permitted Uses:

- All uses listed as permitted uses within the Commercial Downtown (CD) zoning district shall be permitted uses within the DGO District.

Conditional Uses:

- All uses listed as Conditional Uses within the Commercial Downtown (CD) zoning district shall be Conditional Uses within the DGO District.

Downtown Gateway Overlay (DGO) District

20.03.330 Downtown Gateway Overlay (DGO); Development Standards

- (a) Density and Intensity Standards:
 - (1) *Maximum Residential Density:* 33 units per acre
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:* 75%.
- (b) Height Standards:
 - (1) *Minimum Structure Height:* 25 feet
 - (2) *Maximum Structure Height:* 40 feet
- (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) Front Yard: 20 feet behind primary structure's front building wall.
 - (B) Side Yard: 5 feet.
 - (C) Rear Yard: 5 feet.
 - (2) *Residential Parking Standards:*
 - (A) For the first ten (10) bedrooms, no parking shall be required.
 - (B) For bedrooms eleven (11) through twenty (20), five-tenths (0.5) parking spaces per bedroom shall be provided.
 - (C) For any bedrooms above twenty (20), eight-tenths (0.8) parking spaces per bedroom shall be provided.
 - (3) *Nonresidential Parking Standards:* Seventy-five percent (75%) of the maximum parking permitted in Chapter 20.05; §PK: Parking Standards.
- (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* n/a;
 - (2) *Maximum Front Setback:* 15 feet from the existing public right-of-way;
 - (3) *Minimum Side Setback:* 5 feet;
 - (4) *Minimum Rear Setback:* 5 feet.
- (e) Ground Floor Nonresidential Uses:
 - (1) This subsection shall apply to any property with frontage on the following streets:
 - (A) 10th Street
 - (B) 2nd Street
 - (C) College Avenue (between 1st Street and 2nd Street)
 - (D) Walnut Street (between 1st Street and 2nd Street)
 - (2) All properties to which this subsection applies shall provide ground floor nonresidential uses along the applicable street frontage. No less than fifty percent (50%) of the total ground floor area shall be used for such nonresidential uses. Enclosed parking garages shall not be counted toward the required nonresidential uses.

20.03.340 Downtown Gateway Overlay (DGO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

- (a) Site Plan:
 - (1) *Building Frontage:* n/a.
 - (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable

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and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align its respective façade to match the front setback established by a surveyed structure.

- (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.
 - (D) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of ten (10) feet from the right-of-way edge.
 - (E) One (1) pedestrian entrance shall be provided per one hundred (100) feet of building frontage along the B-Line Trail, with a minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
 - (4) *Street Trees:* Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate or in a minimum five (5) foot wide grassed tree plot area as approved by the City Urban Forester.
 - (5) *Lighting:*
 - (A) Pedestrian scaled lighting shall be provided as approved by the Board of Public Works and shall meet the following standards:
 - (i) Height: Pedestrian scaled street lights shall be less than fifteen (15) feet high.
 - (ii) Design: Traditional or contemporary design styles of street light shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
 - (6) *Mechanical Equipment and Service Areas:* Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:
 - (A) Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.
- (b) Architectural Character:
- (1) *Roofs or Building Caps:* Buildings shall incorporate roof designs using either flat roofs with parapets or sloped or pitched gable and/or hip roofs to further define the building cap.
 - (A) In no case shall a parapet exceed fifteen percent (15%) of the supporting wall height.
 - (B) All sloped roofs shall incorporate a minimum 8/12 pitch.
 - (C) Sloped roof ridges greater than sixty-five (65) feet in width parallel to a street shall incorporate a minimum of one (1) dormer into this sloping roof section.
 - (2) *Void-to-Solid Percentage:*
 - (A) First Floor (Building Base): Transparent glass shall areas shall comprise a minimum of forty percent (40%) of the total wall/façade area of the first floor façade/elevation facing a street.
 - (B) Upper Stories (Building Middle): Transparent glass or façade openings shall comprise a minimum of twenty percent (20%) of the wall/façade area of each floor above the first floor façade facing a street, but shall not exceed eighty percent (80%) of the wall/façade area of each floor above the first floor façade facing a street.
 - (C) Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the wall/facade area of the first floor facade/elevation facing the B-Line Trail.

Downtown Gateway Overlay (DGO) District

- (3) *Windows:*
 - (A) All windows shall be transparent and shall not make use of dark tinting or reflective glass.
 - (B) Large display windows shall be used along all first floor façades facing a street.
 - (4) *Materials:*
 - (A) The following materials are not permitted as primary exterior finish materials:
 - (i) Highly reflective materials;
 - (ii) Vinyl;
 - (iii) Metal;
 - (iv) EIFS.
 - (B) The following materials are not permitted as secondary exterior finish materials:
 - (i) Highly reflective materials;
 - (ii) Vinyl;
 - (iii) EIFS.
 - (5) *Entrance Detailing:* The primary pedestrian entrance for a building shall incorporate three (3) or more of the following architectural design features:
 - (A) Recessed entry (minimum of four (4) feet);
 - (B) Ornamental paving and integral landscape planters;
 - (C) Canopy or awning;
 - (D) Portico;
 - (E) Buttress and arched entry;
 - (F) Pilasters or façade module projecting from the exterior wall plane;
 - (G) Prominent building address, building name and enhanced entryway exterior lighting;
 - (H) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (I) Raised corniced entryway parapet (may exceed building height three (3) feet) or a gable;
 - (J) Front porch.
- (c) Mass, Scale and Form:
- (1) *Building Façade Modulation:* Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building facades with street frontage shall utilize a maximum façade width interval of sixty-five (65) feet for a façade module.
 - (B) Building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length, and the offset shall extend the length of its module.
 - (2) *Building Height Step Down:* Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet whichever is less above the highest elevation of the respective adjacent historic structure.
 - (3) *Building Height Step Back:*
 - (A) Building facades over thirty-five (35) feet in height shall step back the horizontal façade/wall plane a minimum of fifteen (15) feet from the horizontal façade/wall plane below twenty-five (25) feet in height.
 - (B) The first twenty-five (25) feet of a building façade shall not utilize a building height step back.

20.03.350 Downtown Gateway Overlay (DGO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the DGO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers

relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2
- (b) Architectural Character: Guidelines 3.3 and 3.4
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12
- (e) Upper Story Windows: Guidelines 3.13 and 3.14
- (f) Entries: Guidelines 3.15 and 3.16
- (g) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19
- (h) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23
- (i) Parking Structures: Guidelines 3.24 and 3.25
- (j) Lighting: Guidelines 3.26, 3.27 and 3.28

20.03.360 Showers Technology Park Overlay (STPO); District Intent

The Showers Technology Park Overlay (STPO) District is intended to guide both new development and redevelopment activities as follows:

- Ensure that new development is compatible in mass and scale with historic structures in the Showers Technology Park Character Area;
- Draw upon neo-traditional design concepts to extend the street grid and to create publicly accessible open space;
- Integrate a campus style of development that is strategically planned to provide convenient connections and access to the Courthouse Square for pedestrian and vehicular circulation;
- Promote mixed-use development focused on light industrial/manufacturing and office uses where live-work, young professional, single-family, empty nester and retiree housing markets are targeted.

20.03.370 Showers Technology Park Overlay (STPO); Review Process**Review by Staff:**

Staff shall review any proposal that complies with all of the standards in *Section 20.03.400: Showers Technology Park Overlay (STPO); Development Standards* and *Section 20.03.410: Showers Technology Park Overlay (STPO); Architectural Standards*, except where the Proposal meets one of the criteria for Plan Commission Review in this Section.

Review by Plan Commission

The Plan Commission shall review:

- Any proposal identified for Plan Commission review in *Subdivision 20.09.120(e)(1)(A): Site Plan Review Process, Plan Commission*;
- Any proposal that does not comply with all of the standards of *Section 20.03.400: Showers Technology Park Overlay (STPO); Development Standards* and *Section 20.03.410: Showers Technology Park Overlay (STPO); Architectural Standards*;
- Any development that includes any of the following uses:
 - Residential Dwelling, Upper Floor Units: Above 30 bedrooms.
 - Residential Dwelling, Multifamily: Ground floor units.
 - Retail, High Intensity: Greater than 15,000 square feet gross floor area.
 - Parking Garage/Structure: As a primary use.
- Any proposal adjacent to a residentially zoned district or a residential use.

Showers Technology Park Overlay (STPO) District

20.03.380 Showers Technology Park Overlay (STPO); Review Standards

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of *Section 20.03.400: Showers Technology Park Overlay (STPO); Development Standards* and *Section 20.03.410: Showers Technology Park Overlay (STPO); Architectural Standards*; and,
- Complies with all review standards of *Section 20.09.120: Site Plan Review*.

Plan Commission Review:

The Plan Commission shall approve any project that:

- Complies with all the standards of *Section 20.03.400: Showers Technology Park Overlay (STPO); Development Standards* and *Section 20.03.410: Showers Technology Park Overlay (STPO); Architectural Standards*; and complies with all review standards of *Section 20.09.120: Site Plan Review*.

The Plan Commission may approve any project that does not comply with all the standards of *Section 20.03.400: Showers Technology Park Overlay (STPO); Development Standards* and *Section 20.03.410: Showers Technology Park Overlay (STPO); Architectural Standards* if the Commission finds that the project:

- Complies with all review standards of *Section 20.09.120: Site Plan Review*, and
- Satisfies the design guidelines set forth in *Section 20.03.420: Showers Technology Park Overlay (STPO); Design Guidelines*.
- The Plan Commission is encouraged to consider building designs which may deviate in character from the architectural standards of this section but add innovation and unique design to the built environment of this overlay area.
- The Plan Commission is encouraged to consider the degree to which the site plan incorporates sustainable development design features such as vegetated roofs, energy efficiency, and resource conservation measures.

20.03.390 Showers Technology Park Overlay (STPO); Effect on Uses

Permitted Uses:

* **Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- All uses listed as permitted uses within the Commercial Downtown (CD) zoning district shall be permitted uses within the STPO District, except for the following, which shall be excluded from the STPO District:

- amusements, Indoor
- assisted living facility
- billiard/arcade room
- coin laundry
- convenience store (with gas or alternative fuels)
- department store
- drugstore
- dwelling, multifamily
- equipment/party/event rental (indoor)
- garden shop
- grocery/supermarket
- hardware store
- home electronics/appliance sales
- liquor/tobacco sales
- lodge
- pawn shop
- place of worship
- theater, indoor

- The following uses are also permitted uses in the STPO District:

- dwelling, upper floor units*

Conditional Uses:

- All uses listed as Conditional Uses within the Commercial Downtown (CD) zoning district shall be Conditional Uses within the STPO District.

- The following uses are also conditional uses in the STPO District:

- place of worship

20.03.400 Showers Technology Park Overlay (STPO); Development Standards

- (a) Density and Intensity Standards:
 - (1) *Maximum Residential Density:* 15 units per acre
 - (A) Dwelling Unit Equivalents:
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.
 - (2) *Maximum Impervious Surface Coverage:* 75%
- (b) Height Standards:
 - (1) *Minimum Structure Height:* 25 feet.
 - (2) *Maximum Structure Height:* 45 feet.
- (c) Parking Standards:
 - (1) *Minimum Surface Parking Setback:*
 - (A) Front Yard: 20 feet behind primary structure's front building wall
 - (B) Side Yard: 7 feet
 - (C) Rear Yard: 7 feet
 - (2) *Residential Parking Standards:*
 - (A) For the first ten (10) bedrooms, no parking shall be required.
 - (B) For bedrooms eleven (11) through twenty (20), five-tenths (0.5) parking spaces per bedroom shall be provided.
 - (C) For any bedrooms above twenty (20), eight-tenths (0.8) parking spaces per bedroom shall be provided.
 - (3) *Nonresidential Parking Standards:*
 - (A) Commercial Retail: No parking required;
 - (B) Other Nonresidential Uses: Seventy-five percent (75%) of the maximum parking permitted in Chapter 20.05; §PK: Parking Standards.
- (d) Building Setback Standards: Except as otherwise provided in this Unified Development Ordinance, building setback standards are:
 - (1) *Build-to Line:* n/a
 - (2) *Maximum Front Setback:* 15 feet from the existing public right-of-way
 - (3) *Minimum Side Setback:* 5 feet
 - (4) *Minimum Rear Setback:* 5 feet

20.03.410 Showers Technology Park Overlay (STPO); Architectural Standards

These architectural standards shall apply to new building construction and building additions. Where an addition is made to an existing building, the architectural standards shall apply only to the new construction. Interior remodeling of existing structures shall not cause the exterior of the building to be subject to the architectural standards.

- (a) Site Plan:
 - (1) *Building Frontage:* n/a
 - (2) *Building Alignment:* New buildings located immediately adjacent to the side of an Outstanding, Notable and/or Contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align its respective façade to match the front setback established by a surveyed structure.
 - (3) *Building Orientation and Entrances:*
 - (A) For all buildings, any façade facing a public street shall be considered a primary façade.
 - (B) A minimum of one (1) pedestrian entrance shall be provided for any primary façade which contains at least 66 feet of frontage facing a public street. No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
 - (C) At least one (1) pedestrian entrance to a building shall be constructed at an elevation that is within three (3) feet of the adjacent sidewalk elevation.

- (D) **B-Line Trail:**
 - (i) One (1) pedestrian entrance shall be provided per one hundred (100) feet of building frontage along the B-Line Trail, with a minimum of one (1) pedestrian entrance provided for any building with frontage along the B-Line Trail.
 - (ii) For new development adjacent to the B-Line Trail, any building setback adjacent to the trail right-of-way shall be a minimum of fifteen (15) feet from the right-of-way edge.
 - (iii) The pedestrian entrance shall incorporate a landscaped plaza area that provides three (3) or more of the following plaza amenities:
 - [a] Benches (minimum of two (2));
 - [b] Informational kiosk (for public use to display flyers);
 - [c] Bike racks;
 - [d] Public art;
 - [e] Drinking fountain;
 - [f] Trash receptacles.
- (4) **Street Trees:** Street Trees shall be planted as required in *Chapter 20.05; §LA: Landscaping Standards* in a minimum five (5) foot by five (5) foot tree pit covered by a cast iron grate or in a minimum five (5) foot wide grassed tree plot area as approved by the City Urban Forester.
- (5) **Lighting:**
 - (A) Pedestrian scaled lighting shall be provided as approved by the Board of Public Works and shall meet the following standards:
 - (i) Height: Pedestrian scaled street lights shall be less than fifteen (15) feet high.
 - (ii) Design: Contemporary design styles of street lights shall be used.
 - (B) All exterior building lighting shall comply with *Chapter 20.05; §LG: Lighting Standards*.
- (6) **Mechanical Equipment and Service Areas:** Utility service boxes, telecommunication devices, cables, conduits, vents, turbines, flues, chillers and fans, trash receptacles, dumpsters, service bays and recycling storage areas shall be screened from public view by incorporating the following design standards:
 - (A) Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
 - (B) Mechanical equipment and service areas shall be screened using architectural screen walls, screening devices and/or landscaping; and
 - (C) Mechanical equipment located on a building rooftop shall be set back from the building edge a sufficient distance to screen the equipment from view from the adjacent streets.
- (b) **Architectural Character:**
 - (1) **Roofs or Building Caps:**
 - (A) Buildings shall incorporate roof designs using either flat roofs with parapets or sloped or pitched gable and/or hip roofs to further define the building cap.
 - (B) All sloped roofs shall incorporate a minimum 8/12 pitch.
 - (C) Sloped roof ridges greater than sixty-five (65) feet in width parallel to a street shall incorporate a minimum of one (1) dormer into this sloping roof section.
 - (D) In no case shall a flat roof incorporate a parapet that exceeds fifteen percent (15%) of the supporting wall height.
 - (2) **Void-to-Solid Percentage:**
 - (A) First Floor (Building Base): Glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of forty percent (40%) of the wall/façade area of the first floor façade/elevation facing a street or the B-Line Trail.
 - (B) Upper Stories (Building Middle): Façade openings shall comprise a minimum of twenty percent (20%) of wall/façade area of each floor above the first floor façade facing a street or the B-Line Trail.
 - (C) Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise a minimum of sixty percent (60%) of the wall/facade area of the first floor facade/elevation facing the B-Line Trail.
 - (3) **Windows:** n/a.
 - (4) **Materials:**

- (A) The following materials are not permitted as primary exterior finish materials:
 - (i) Wood;
 - (ii) Vinyl;
 - (iii) Smooth-faced cement block;
 - (iv) Cementitious siding;
 - (v) EIFS.
- (B) The following materials are not permitted as secondary exterior finish materials:
 - (i) Vinyl;
 - (ii) EIFS.
- (5) *Entrance Detailing*: The primary pedestrian entrance for a building shall incorporate three (3) or more of the following architectural design features:
 - (A) Recessed entry (minimum of four (4) feet);
 - (B) Plaza space with ornamental paving and integral landscape planters;
 - (C) Canopy or awning;
 - (D) Buttress and arched entry;
 - (E) Pilasters or façade module projecting from the exterior wall plane;
 - (F) Prominent building address, building name and enhanced entryway exterior lighting;
 - (G) Public art display, the size of which shall be adequate to be clearly viewed by pedestrians using the adjoining sidewalk;
 - (H) Raised corniced entryway parapet (may exceed building height three (3) feet).
- (c) Mass, Scale and Form:
 - (1) *Building Façade Modulation*: Façade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior façade materials.
 - (A) Building façades along each street and the B-Line Trail shall utilize a maximum façade width interval of one hundred (100) feet for a façade module.
 - (B) The building façade module shall be offset by a minimum depth (projecting or recessing) of three percent (3%) of the total façade length, and the offset shall extend the length of its module.
 - (2) *Building Height Step Down*: Buildings located immediately adjacent to the side of Outstanding, Notable and Contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet whichever is less above the highest elevation of the respective adjacent historic structure.
 - (3) *Building Height Step Back*:
 - (A) Building façades over thirty-five (35) feet in height shall step back the horizontal façade/wall plane a minimum of fifteen (15) feet from the horizontal façade/wall plane below thirty-five (35) feet in height.
 - (B) The first twenty-five (25) feet of a building façade shall not utilize a building height step back.

20.03.420 Showers Technology Park Overlay (STPO); Design Guidelines

In reviewing proposals under this Chapter, the Plan Commission shall consider the following Sections of the Downtown Vision and Infill Strategy Plan that are expressly applicable to the STPO District, and may consider such other material contained in the Downtown Vision and Infill Strategy Plan as the Plan Commission considers relevant to its review:

- (a) Site Plan: Guidelines 3.1 and 3.2
- (b) Architectural Character: Guidelines 3.3 and 3.4
- (c) Mass, Scale and Form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9
- (d) Exterior Building Materials: Guidelines 3.10, 3.11 and 3.12
- (d) Upper Story Windows: Guidelines 3.13 and 3.14
- (e) Entries: Guidelines 3.15 and 3.16
- (f) Pedestrian Interest: Guidelines 3.17, 3.18 and 3.19
- (g) Mechanical Equipment and Service Utilities: Guidelines 3.20, 3.21, 3.22 and 3.23

- (h) Parking Structures: Guidelines 3.24 and 3.25
- (i) Lighting: Guidelines 3.26, 3.27 and 3.28