

**Chapter**

# 20.06

## Subdivision Regulations

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City of Bloomington  
Unified Development  
Ordinance

February 12, 2007 © 2007 Bradley E. Johnson, AICP

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# General

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## 20.06.005 Subdivision Type

All subdivisions shall be designed according to one of the subdivision types specified in this chapter. A single subdivision shall not incorporate more than one of the subdivision types unless specifically authorized by the Plan Commission.

## 20.06.010 Suburban Subdivision (SU); Intent

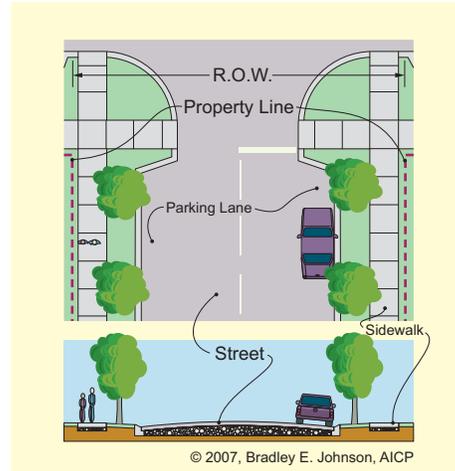
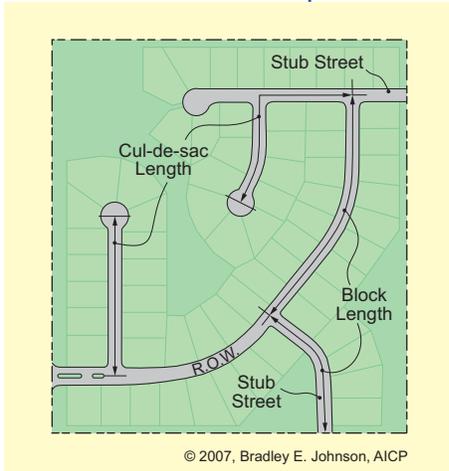
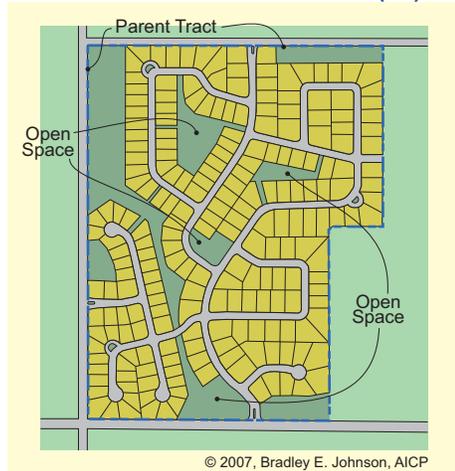
**The Suburban Subdivision is intended to be used as follows:**

- Allow for both subdivisions containing a small number of lots and no new public streets as well as subdivisions consisting of a larger number of lots and new public street extensions;
- Permit residential developments that are consistent with adjoining subdivisions which have been more recently developed after the build-out of core neighborhoods;
- Ensure that new subdivisions contain adequate street, bicycle, and pedestrian connectivity to adjacent neighborhoods as well as nonresidential activity centers; and
- Facilitate development on parcels not characterized by significant environmental constraints as well as development on parcels not located next to existing subdivisions characterized by more grid-like street patterns.



# Suburban Subdivision (SU)

## 20.06.020 Suburban Subdivision (SU); Standards and Effect on Development Standards



### Prerequisite Base Zoning District:

- RE, RS, RC, RH, RM or MH

### Minimum Parent Tract:

- 3 Acres

### Minimum Open Space:

- For subdivisions of at least 25 lots and no more than 49 lots, a minimum of 10% of the gross acreage must be identified as common open space on the plat
- For subdivisions of at least 50 lots and no more than 74 lots, a minimum of 15% of the gross acreage must be identified as common open space on the plat
- For subdivisions of at least 75 lots, a minimum of 20% of the gross acreage must be identified as common open space on the plat

### Maximum Block Length:

- 1,000 feet

### Cul-de-sac Length:

- Cul-de-sacs are not permitted

### Alternative Transportation Facilities:

- Facilities required on both sides of internal streets and along adjoining streets
- Facility type shall be governed by the Bicycle and Pedestrian Transportation and Greenways System Plan

### ROW Dedication:

- Per Master Thoroughfare Plan

### Street Width:

- Per Master Thoroughfare Plan

### On-street Parking:

- Not required
- Where provided, must meet standards of Chapter 20.07; §OG On-street Parking Standards

### Alley Standards:

- Alleys are not required

### Minimum Tree Plot Width:

- Per Master Thoroughfare Plan

### Minimum Sidewalk/Sidepath Width:

- Per Master Thoroughfare Plan

### Additional Subdivision Standards that Apply

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|---|---|
| <ul style="list-style-type: none"> <li>• Alley Standards (AL) <ul style="list-style-type: none"> <li>• AL-01 ..... Page 7-4</li> </ul> </li> <li>• Arterial Frontage Standards (AF) <ul style="list-style-type: none"> <li>• AF-01 ..... Page 7-5</li> </ul> </li> <li>• Easement Standards (EA) <ul style="list-style-type: none"> <li>• EA-01 ..... Page 7-7</li> </ul> </li> <li>• Environmental Standards (EV) <ul style="list-style-type: none"> <li>• EV-01 ..... Page 7-10</li> </ul> </li> <li>• Facilities Plan Standards (FC) <ul style="list-style-type: none"> <li>• FC-01 ..... Page 7-11</li> </ul> </li> <li>• Lot Establishment Standards (LT) <ul style="list-style-type: none"> <li>• LT-01 ..... Page 7-12</li> </ul> </li> <li>• Monument and Marker Standards (MM) <ul style="list-style-type: none"> <li>• MM-01 ..... Page 7-13</li> </ul> </li> <li>• On-street Parking Standards (OG) <ul style="list-style-type: none"> <li>• OG-01 ..... Page 7-14</li> </ul> </li> <li>• Open Space Standards (OP) <ul style="list-style-type: none"> <li>• OP-01 ..... Page 7-15</li> </ul> </li> <li>• Pedestrian Network Standards (PN) <ul style="list-style-type: none"> <li>• PN-01 ..... Page 7-16</li> </ul> </li> <li>• Storm Water Standards (SM) <ul style="list-style-type: none"> <li>• SM-01 ..... Page 7-17</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Street and Right-of-way Standards (SR) <ul style="list-style-type: none"> <li>• SR-01 ..... Page 7-18</li> </ul> </li> <li>• Street Lighting Standards (SL) <ul style="list-style-type: none"> <li>• SL-01 ..... Page 7-20</li> </ul> </li> <li>• Street Name Standards (SN) <ul style="list-style-type: none"> <li>• SN-01 ..... Page 7-21</li> </ul> </li> <li>• Street Sign Standards (SS) <ul style="list-style-type: none"> <li>• SS-01 ..... Page 7-22</li> </ul> </li> <li>• Sustainable Development Incentives (SD) <ul style="list-style-type: none"> <li>• SD-01 ..... Page 7-23</li> </ul> </li> <li>• Utility Standards (UT) <ul style="list-style-type: none"> <li>• UT-01 ..... Page 7-27</li> </ul> </li> </ul> |
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### Effect on Development Standards

- All standard zoning district development standards apply

## 20.06.030 Conservation Subdivision (CS); Intent

**The Conservation Subdivision is intended to be used as follows:**

- Facilitate clustered development of land while ensuring maximum protection of environmentally sensitive features and set asides of significant common open space;

- Provide for necessary connectivity to adjoining street systems to provide adequate levels of emergency service and traffic mitigation;
- Allow very limited development for those parcels containing environmental constraints such as mature tree stands, karst geology, steep slopes, and water resources;

- Fulfill the Growth Policies Plan's policy recommendations concerning *Nurture Environmental Integrity*; and
- Provide subdivision design controls that ensure the space-efficient installation of utilities, street and sidewalk network, as well as the placement of individual building lots.

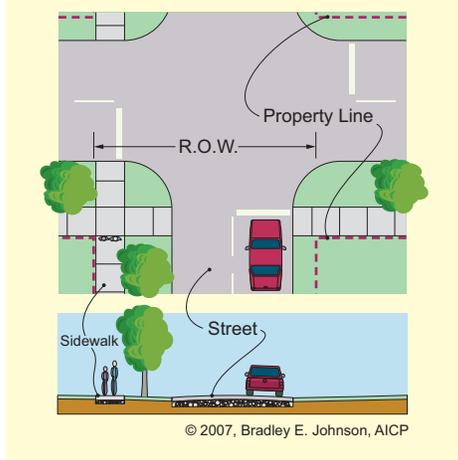
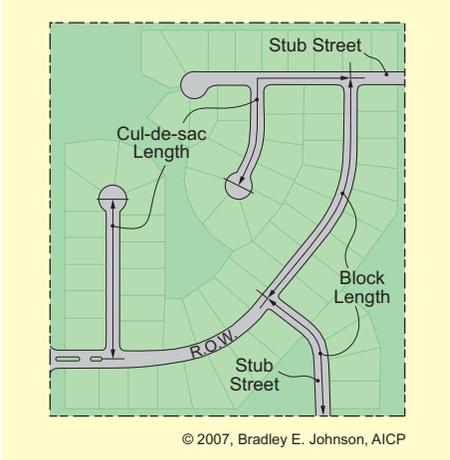
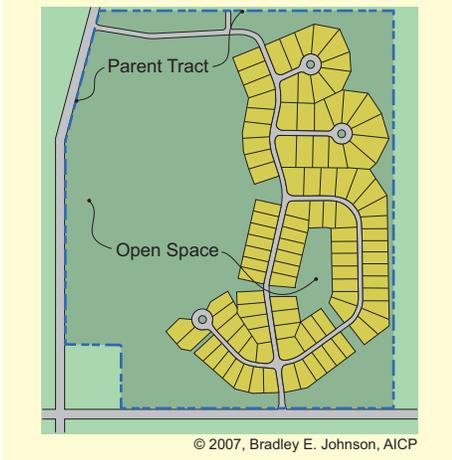


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The diagram above is intended to illustrate the concepts outlined in this Chapter. The design of new subdivisions must follow the regulations of the Unified Development Ordinance, but need not match this illustration.

# Conservation Subdivision (CS)

## 20.06.040 Conservation Subdivision (CS); Standards and Effect on Development Standards



- Prerequisite Base Zoning District:**
- RE or RS
- Minimum Parent Tract:**
- 5 Acres (217,800 square feet)
- Minimum Open Space:**
- 50%
- Maximum Block Length:**
- 1,760 feet (1/3 mile)
- Cul-de-sac Length:**
- Cul-de-sacs are not permitted
- Alternative Transportation Facilities:**
- Facilities required on both sides of internal streets and along adjoining streets
  - Facility type shall be governed by the Bicycle and Pedestrian Transportation and

- Greenways System Plan**
- ROW Dedication:**
- Per Master Thoroughfare Plan
  - ROW width may be reduced up to 10 feet to mitigate environmental impacts
- Street Width:**
- Per Master Thoroughfare Plan
  - Street widths narrower than indicated on the Master Thoroughfare Plan may be allowed in order to mitigate environmental impacts
- Alleys:**
- Not permitted

- On-street Parking:**
- Not permitted in the RE zoning district
  - Not required in the RS zoning district
- Minimum Tree Plot Width:**
- 5 feet
  - Tree plot may be reduced to a 2-foot grass separation to allow for preservation of existing quality vegetation
- Minimum Sidewalk/Sidepath Width:**
- Per Master Thoroughfare Plan

Additional Subdivision Standards that Apply	
Alley Standards (AL)	Pedestrian Network Standards (PN)
• AL-01 ..... Page 7-4	• PN-01 ..... Page 7-16
Easement Standards (EA)	Storm Water Standards (SM)
• EA-01 ..... Page 7-7	• SM-01 ..... Page 7-17
Environmental Standards (EV)	Street and Right-of-way Standards (SR)
• EV-01 ..... Page 7-10	• SR-01 ..... Page 7-18
Facilities Plan Standards (FC)	Street Lighting Standards (SL)
• FC-01 ..... Page 7-11	• SL-01 ..... Page 7-20
Lot Establishment Standards (LT)	Street Name Standards (SN)
• LT-01 ..... Page 7-12	• SN-01 ..... Page 7-21
Monument and Marker Standards (MM)	Street Sign Standards (SS)
• MM-01 ..... Page 7-13	• SS-01 ..... Page 7-22
On-street Parking Standards (OG)	Sustainable Development Incentives (SD)
• OG-01 ..... Page 7-14	• SD-01 ..... Page 7-23
Open Space Standards (OP)	Utility Standards (UT)
• OP-01 ..... Page 7-15	• UT-01 ..... Page 7-27

- Effect on Development Standards**
- RE Zoning District:**
- Lot area may be reduced to 20,000 square feet
  - Lot width may be reduced to 100 feet
  - Within 200 feet of the property line of the parent tract, the size of subdivided lots shall not be less than 50% of the minimum lot size required by the zoning district
- RS Zoning District:**
- Lot area may be reduced to 4,200 square feet
  - Lot width may be reduced to 50 feet
  - Side setback may be reduced to 8 feet, regardless of the number of stories
  - Within 100 feet of the property line of the parent tract, the size of subdivided lots shall not be less than 75% of the minimum lot size required by the zoning district

# Traditional Subdivision (TD)

## 20.06.050 Traditional Subdivision (TD); Intent

**The Traditional Subdivision is intended to be used as follows:**

- Ensure the creation of a grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;
- Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking,

- building forward orientation, short block lengths, and decorative street lighting;
- Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;
- Facilitate development on properties not characterized by environmental constraints;

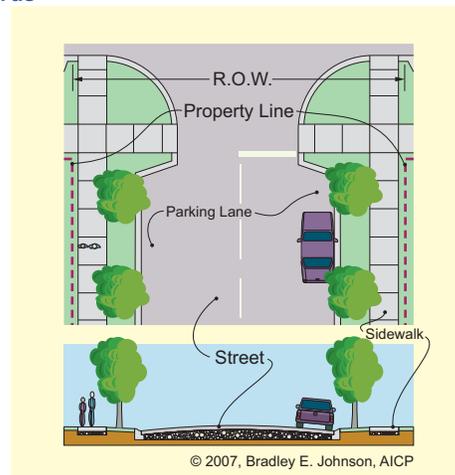
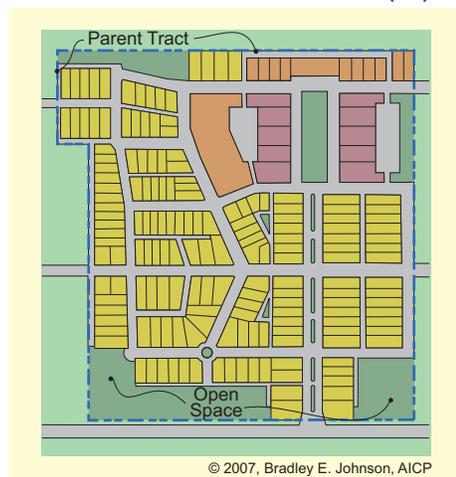
- Provide a range of development options (including mixed uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and
- Facilitate fulfillment of the Growth Policies Plan's policies entitled Compact Urban Form, Mitigate Traffic, and Conserve Community Character.



The diagram above is intended to illustrate the concepts outlined in this Chapter. The design of new subdivisions must follow the regulations of the Unified Development Ordinance, but need not match this illustration.

# Traditional Subdivision (TD)

## 20.06.060 Traditional Subdivision (TD); Standards and Effect on Development Standards



**Prerequisite Base Zoning District:**

- RS, RC, RM, CL or CG

**Minimum Parent Tract:**

- 3 acres

**Minimum Open Space:**

- 5%

**Cul-de-sac Length:**

- Cul-de-sacs are not permitted

**Alternative Transportation Facilities:**

- Facilities required on both sides of internal streets and along adjoining streets
- Facility type shall be governed by the Bicycle and Pedestrian Transportation and Greenways System Plan

**ROW Dedication:**

- Per Master Thoroughfare Plan
- ROW may be reduced to match adjacent streets

**Street Width:**

- Per Master Thoroughfare Plan
- Street widths may be reduced upon approval of the City Engineer and Fire Chief

**On-street Parking:**

- Required on at least one side of all streets

**Alley Standards:**

- Minimum of 67% of lots shall be served by alleys

**Minimum Tree Plot Width:**

- Residential areas: 7 feet
- Nonresidential areas: 0 feet, tree grates required
- Standard may be varied to match condition of adjacent property

**Minimum Sidewalk Width:**

- Residential Areas: 5 feet
- Commercial Areas: 8 feet

**Maximum Block Length:**

- 800 feet

**Additional Subdivision Standards that Apply**

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| <ul style="list-style-type: none"> <li>• Alley Standards (AL)                             <ul style="list-style-type: none"> <li>• AL-01 ..... Page 7-4</li> </ul> </li> <li>• Easement Standards (EA)                             <ul style="list-style-type: none"> <li>• EA-01 ..... Page 7-7</li> </ul> </li> <li>• Environmental Standards (EV)                             <ul style="list-style-type: none"> <li>• EV-01 ..... Page 7-10</li> </ul> </li> <li>• Facilities Plan Standards (FC)                             <ul style="list-style-type: none"> <li>• FC-01 ..... Page 7-11</li> </ul> </li> <li>• Lot Establishment Standards (LT)                             <ul style="list-style-type: none"> <li>• LT-01 ..... Page 7-12</li> </ul> </li> <li>• Monument and Marker Standards (MM)                             <ul style="list-style-type: none"> <li>• MM-01 ..... Page 7-13</li> </ul> </li> <li>• On-street Parking Standards (OG)                             <ul style="list-style-type: none"> <li>• OG-01 ..... Page 7-14</li> </ul> </li> <li>• Open Space Standards (OP)                             <ul style="list-style-type: none"> <li>• OP-01 ..... Page 7-15</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Pedestrian Network Standards (PN)                             <ul style="list-style-type: none"> <li>• PN-01 ..... Page 7-16</li> </ul> </li> <li>• Storm Water Standards (SM)                             <ul style="list-style-type: none"> <li>• SM-01 ..... Page 7-17</li> </ul> </li> <li>• Street and Right-of-way Standards (SR)                             <ul style="list-style-type: none"> <li>• SR-01 ..... Page 7-18</li> </ul> </li> <li>• Street Lighting Standards (SL)                             <ul style="list-style-type: none"> <li>• SL-01 ..... Page 7-20</li> </ul> </li> <li>• Street Name Standards (SN)                             <ul style="list-style-type: none"> <li>• SN-01 ..... Page 7-21</li> </ul> </li> <li>• Street Sign Standards (SS)                             <ul style="list-style-type: none"> <li>• SS-01 ..... Page 7-22</li> </ul> </li> <li>• Sustainable Development Incentives (SD)                             <ul style="list-style-type: none"> <li>• SD-01 ..... Page 7-23</li> </ul> </li> <li>• Utility Standards (UT)                             <ul style="list-style-type: none"> <li>• UT-01 ..... Page 7-27</li> </ul> </li> </ul> |
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**Effect on Development Standards**

**RS and RC Zoning Districts:**

- Lot area may be reduced to 5,000 square feet
- Lot width may be reduced to 50 feet
- Side setback may be reduced to 6 feet, regardless of the number of stories
- Lots may use a front build-to line of 15 feet
- Impervious surface coverage may be increased to 50%

**RM, CL and CG Zoning Districts:**

- Lot area may be reduced to 4,200 square feet
- Lot width may be reduced to 50 feet
- Side setback may be reduced to 4 feet, regardless of the number of stories
- Lots may use a front build-to line of 15 feet
- Impervious surface coverage may be increased to 65%
- Residential density may be increased to 20 units per acre

## 20.06.070 Commercial/Industrial Subdivision (CI); Intent

**The Commercial/Industrial Subdivision is intended to be used as follows:**

- Allow for both minor subdivisions containing a small number of lots and no new public streets, as well as major subdivisions consisting of a larger number of lots and new public street extensions;

- Permit all nonresidential developments that are compatible with their surroundings;
- Ensure that new subdivisions contain adequate street, bicycle, and pedestrian connectivity to adjacent neighborhoods, as well as nonresidential activity centers; and

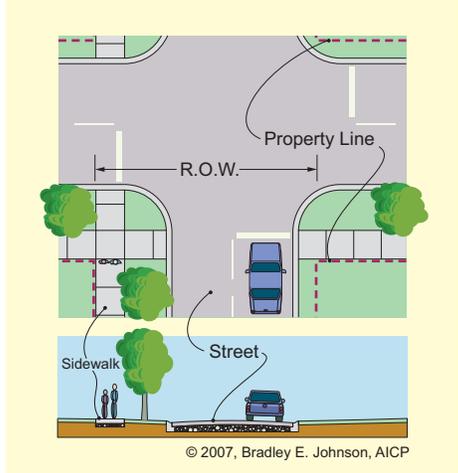
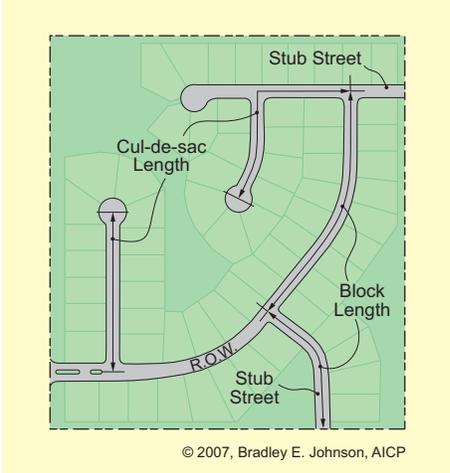
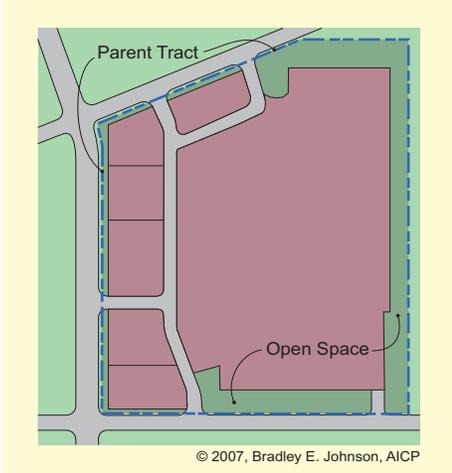
- Facilitate development on parcels not characterized by significant environmental constraints.



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# Commercial/Industrial Subdivision (CI)

## 20.06.080 Commercial/Industrial Subdivision (CI); Standards and Effect on Development Standards



- Prerequisite Base Zoning District:**
- CL, CG, CD, CA, IG, BP, IN, MD or QY
- Minimum Parent Tract:**
- N/A
- Minimum Open Space:**
- N/A
- Minimum Cul-de-sac Length:**
- 200 feet
- Maximum Cul-de-sac Length:**
- 600 feet
- Maximum Lots per Cul-de-sac:**
- N/A

- Alternative Transportation Facilities:**
- Facilities required on both sides of internal streets and along adjoining streets
  - Facility type shall be governed by the Bicycle and Pedestrian Transportation and Greenways System Plan
- ROW Dedication:**
- Per Master Thoroughfare Plan
- Street Width:**
- Per Master Thoroughfare Plan
- On-street Parking:**
- Not required
- Alley Standards:**
- Alleys are not required

- Minimum Tree Plot Width:**
- Per Master Thoroughfare Plan
- Minimum Sidewalk Width:**
- Per Master Thoroughfare Plan
- Maximum Block Length:**
- 1,320 feet (¼ mile)

Additional Subdivision Standards that Apply	
Alley Standards (AL)	Street and Right-of-way Standards (SR)
• AL-01 ..... Page 7-4	• SR-01 ..... Page 7-18
Arterial Frontage Standards (AF)	Street Lighting Standards (SL)
• AF-02 ..... Page 7-6	• SL-01 ..... Page 7-20
Easement Standards (EA)	Street Name Standards (SN)
• EA-01 ..... Page 7-7	• SN-01 ..... Page 7-21
Environmental Standards (EV)	Street Sign Standards (SS)
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• PN-01 ..... Page 7-16	
Storm Water Standards (SM)	
• SM-01 ..... Page 7-17	

**Effect on Development Standards**

- All base zoning district development standards apply

