

TO AMEND TITLE 20 OF THE BLOOMINGTON MUNICIPAL CODE  
ENTITLED "ZONING"

WHEREAS, there has been a current trend toward four (4) and five (5) bedroom units in the multi-family zones around the Indiana University campus; and

WHEREAS, current Bloomington Municipal Code standards are insufficient to deal with the higher population and parking impact of such development; and

WHEREAS, updated setback and parking requirements will better match the demands of units occupied by three (3), four (4) or five (5) adults;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Section 20.08.03.00 Height, Bulk and Density Table shall be amended to read as follows:

| YARD REQUIREMENT |            |            |      |  |                   |                   |     |
|------------------|------------|------------|------|--|-------------------|-------------------|-----|
| ZONE             | SIDE LEAST | YARD COMB. | REAR | ADDITIONAL SIDE YARD EACH STORY OVER ONE | MAX. LOT COVERAGE | OPEN SPACE PER DU | FAR |
| RL               | 8'         | 20'        | 25'  | 4'                                       | 40%               | 1,650(1)          | X   |
| RM               | 6'         | 15'        | 25'  | 4'                                       | 40%               | 1,320(1)          | X   |
| RH               | 6'         | 15'        | 25'  | 4'                                       | FAR               | 880(1)            | .60 |

SECTION II. Section 20.08.04.00 (1) shall be repealed and reenacted to read as follows:

(1) Townhouse developments require a minimum of 1,200 square feet in RH and 1,320 square feet in RL and RM of usable open space per townhouse unit.

SECTION III. Section 20.08.04.00 (17) shall be deleted.

SECTION IV. Section 20.14.02.00 Table of Required Parking shall be amended to add the following:

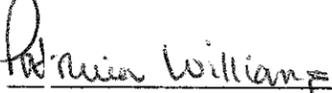
| Uses  | Basic Spaces | Requirement Per |
|---|--------------|-----------------|
| Dwellings, other than single including single unit structures in groups of structures |              |                 |
| Efficiency  | 1            | Dwelling Unit   |
| 1 Bedroom   | 1.5          | Dwelling Unit   |
| 2 Bedroom   | 2            | Dwelling Unit   |
| 3 Bedroom   | 3            | Dwelling Unit   |
| 4 Bedroom   | 4.5          | Dwelling Unit   |
| 5 Bedroom   | 6            | Dwelling Unit   |

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval by the Mayor.

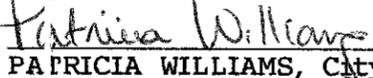
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 19 day of July, 1989.

  
JAMES C. REGISTER, Council President

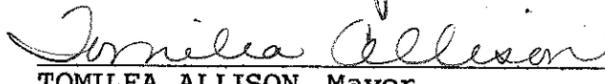
ATTEST:

  
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana upon this 24 day of July, 1989.

  
PATRICIA WILLIAMS, City Clerk

SIGNED and APPROVED by me upon this 24 day of July, 1989.

  
TOMILEA ALLISON, Mayor  
City of Bloomington

SYNOPSIS

This ordinance, amending the Bloomington Municipal Code Zoning requirements, increases "Useable Open Space" by 10% in RM, RL and RH zones; adds 4' to sideyard required in RH zones for each additional story; increases RH rearyard required from 0' to 25'; and increases parking requirements for efficiency and 3, 4 and 5 bedroom units in the multi-family developments. These changes were recommended by the Planning Department staff and approved by the Plan Commission.

Signed copy to  
Planning  
File (RMC) + Update file  
Housing Code  
JCP

\*\*\*ORDINANCE CERTIFICATION\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 89-23, is a true and complete copy of Plan Commission Case Number MP-56-89 which was given a recommendation of approval by a vote of 6 Ayes, 2 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on June 19, 1989.

Timothy A. Mueller  
Planning Director

Date: 6/28/89

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 28 day of June,

Patricia Williams  
Patricia Williams, City Clerk

Appropriation Ordinance # \_\_\_\_\_ Fiscal Impact Statement # \_\_\_\_\_ Resolution# \_\_\_\_\_  
Ordinance

Type of Legislation:

|                       |                      |                             |
|-----------------------|----------------------|-----------------------------|
| Appropriation _____   | End of Program _____ | Penal Ordinance _____       |
| Budget Transfer _____ | New Program _____    | Grant Approval _____        |
| Salary Change _____   | Bonding _____        | Administrative Change _____ |
| Zoning Change _____   | Investments _____    | Short-Term Borrowing _____  |
| New Fees _____        | Annexation _____     | Other _____                 |

Zoning Code Amendment

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure \_\_\_\_\_ Emergency \_\_\_\_\_  
Unforeseen Need \_\_\_\_\_ Other \_\_\_\_\_

Funds Affected by Request:

|                                     |          |          |
|-------------------------------------|----------|----------|
| Fund(s) Affected                    | _____    | _____    |
| Fund Balance as of January 1        | \$ _____ | \$ _____ |
| Revenue to Date                     | _____    | _____    |
| Revenue Expected for Rest of year   | _____    | _____    |
| Appropriations to Date              | _____    | _____    |
| Unappropriated Balance              | _____    | _____    |
| Effect of Proposed Legislation(+/-) | _____    | _____    |
| Projected Balance                   | \$ _____ | \$ _____ |

Signature of Controller \_\_\_\_\_

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes \_\_\_\_\_ No XX

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.  
Merely a code change with no specific properties involved.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible.  
(Continue on second sheet if necessary)

Agency submitting legislation Planning Dept.

By Tim Mueller Date 6/28/89

