



To: Members of the Plan Commission

From: Tom Micuda, Planning Director

Date: April 15, 2009

Re: UDO Amendments: May 4th and May 19th Special Hearing Packet

The enclosed packet contains a total of 31 amendments that will be considered by the Plan Commission beginning on May 4th. This packet addresses amendments to the UDO which have been suggested by either Plan Commissioners or City Council members.

The amendments outlined in this packet will be discussed in the following manner:

- Brief staff presentation of each amendment
- Plan Commission questions for staff
- Public comment: Any member of the public wishing to comment will be allowed five minutes, per Plan Commission Rules and Procedures.
- Plan Commission comments and action

Because of the number of amendments contained in this packet and their complexity, staff recommends that the Plan Commission consider Amendments 065 through 078 at the May 4th hearing. The remaining amendments (079 through 095) would then be considered at the May 19th hearing.

Amendment #: UDO-065

Synopsis:

This amendment prohibits developments in the Commercial Downtown zoning district from having primary pedestrian entrances located off alleyways. The purpose of this amendment is to ensure that primary pedestrian entry points are located on building facades that face public streets.

Proposed Amendment:

Page 3-6 Courthouse Square Overlay

20.03.060(a)(3)

- (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 façade adjacent to an alley.~~

Page 3-14 Downtown Core Overlay

20.03.130(a)(3)

- (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 façade adjacent to an alley.~~

Page 3-20 University Village Overlay

20.03.200(a)(3)

- (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 façade adjacent to an alley.~~

Page 3-24 Downtown Edges Overlay

20.03.270(a)(3)

- (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 façade adjacent to an alley.~~

Page 3-30 Downtown Gateway Overlay

20.03.340(a)(3)

- (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 façade adjacent to an alley.~~

Page 3-36 Showers Technology Park Overlay

20.03.410(a)(3)

- (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 façade adjacent to an alley.~~

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Amendment #: UDO-066

Synopsis:

This amendment would revise the list of materials allowed for residential dwellings constructed in single family and multifamily zoning districts by specifying the types of materials typically characteristic of a masonry product. Currently, the UDO does not clarify this term, and this has created questions as to what specific materials are permitted.

Proposed Amendment:

Page 5-15

20.05.016

(b) Standards: The following architectural standards shall apply:

(1) *Materials*: Primary exterior finish building materials used on residential dwellings shall consist of any of the following:

- (A) Horizontal lap siding (*e.g.* vinyl, cementitious, wood);
- (B) V-grooved tongue-and-groove siding;
- (C) Wood-grained vertical siding materials in a board-and-batten or reverse batten pattern;
- (D) Cedar or other wood materials;
- (E) Stucco, plaster, or similar systems;
- (F) Stone;
- (G) ~~Masonry~~ **Split face block, ground face block**, or brick.

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Amendment #: UDO-067

Synopsis:

This amendment would allow the use of flat roofs, rather than pitched roofs, for additions to single family residential structures. Currently, all single family residential structures, including additions, are required to use pitched roofs. Flat roofs have been requested for several recent home additions, and are becoming a more common practice.

Proposed Amendment:

Page 5-15

20.05.016(b)(4)

- (A) Attached and detached single-family dwelling units shall have sloped roofs consisting of shingles, shakes, tile, standing seam metal, or V-grain metal. Additions to attached or detached single-family dwelling units may use flat roofs.

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Amendment #: UDO-068

Synopsis:

This amendment changes UDO references to Leadership in Energy and Environmental Design (LEED) guidelines in both Chapter 5 (Development Standards) and Chapter 7 (Design Standards). The purpose of the amendment is to clarify that LEED guidelines are updated regularly by the United States Green Building Council.

Proposed Amendment:

Page 5-40

20.05.049(a)(1)

- (A) Installation of a vegetated roof covering at least 50% of the total roof area. Incorporation of this practice shall conform to the provisions of SS Credit 7.2: Heat Island Effect: Roof as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (B) Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. Incorporation of this practice shall conform to the provisions of EA Credit 1: Optimize Energy Performance as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (C) Incorporate non-polluting and/or renewable on-site energy sources including, but not limited to, solar, wind, geothermal, biomass and bio-gas energy sources. Incorporation of this practice shall conform to the provisions of EA Credit 2: On-Site Renewable Energy as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (D) Recycling and/or salvaging of at least 50% of non-hazardous construction and demolition debris. Incorporation of this practice shall conform to the provisions of MR Credit 2.1: Construction Waste Management as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (E) Utilization of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. Incorporation of this practice shall conform to the provisions of MR Credit 5.1: Regional Materials as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~

Page 7-23

20.07.200(a)(1)

- (A) Installation of a vegetated roof covering at least 50% of the total roof area. Incorporation of this practice shall conform to the provisions of SS Credit 7.2: Heat Island Effect: Roof as provided in the most current version of the LEED for New Construction Rating System ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (B) Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. Incorporation of this practice

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shall conform to the provisions of EA Credit 1: Optimize Energy Performance as provided in the **most current version of the LEED for New Construction Rating System** ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~

- (C) Incorporate non-polluting and/or renewable on-site energy sources including, but not limited to, solar, wind, geothermal, biomass and bio-gas energy sources. Incorporation of this practice shall conform to the provisions of EA Credit 2: On-Site Renewable Energy as provided in the **most current version of the LEED for New Construction Rating System** ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (D) Recycling and/or salvaging of at least 50% of non-hazardous construction and demolition debris. Incorporation of this practice shall conform to the provisions of MR Credit 2.1: Construction Waste Management as provided in the **most current version of the LEED for New Construction Rating System** ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~
- (E) Utilization of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. Incorporation of this practice shall conform to the provisions of MR Credit 5.1: Regional Materials as provided in the **most current version of the LEED for New Construction Rating System** ~~NC Green Building Design Guidelines, Version 2.2, as amended.~~

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Amendment #: UDO-069

Synopsis:

This amendment completely revises the landscaping tables of the UDO to reflect input received from both the Senior Environmental Planner and the Environmental Commission. Specifically, the modifications to the tables are designed to promote the planting of native species and to update the lists of prohibited invasive species.

Proposed Amendment:

Page 5-53

20.05.057 Exhibits LA-A: Permitted Plant Species by Characteristics and Location

Street Trees

Trees suitable for planting along public streets and highways, parking lots, and in locations where low maintenance and hardy constitution are required.
(bold indicates native species)

Large street trees 45' and over at mature height

Common Name	Scientific Name
Black Maple	<i>Acer nigrum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Sugar Hackberry	<i>Celtis laevigata</i>
Hackberry	<i>Celtis occidentalis</i>
American Beech	<i>Fagus grandfolia</i>
European Beech	<i>Fagus sylvatica</i>
Ginkgo	<i>Ginkgo biloba</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
Sweetgum	<i>Liquidambar styraciflura</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Cucumbertree	<i>Magnolia acuminata</i>
Blackgum or Tupelo	<i>Nyssa sylvatica</i>
Sycamore	<i>Platanus occidentalis</i>
London Planetree	<i>Plantanus x acerfolia</i>
Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Bur Oak	<i>Quercus macrocarpa</i>
English Oak	<i>Quercus robur</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Black Oak	<i>Quercus velutina</i>
Bald Cypress	<i>Taxodium distichum</i>
Basswood or American Linden	<i>Tilia Americana</i>
Littleleaf Linden	<i>Tilia cordata</i>
Silver Linden	<i>Tilia tomentosa</i>

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Crimean Linden	<i>Tilia x euchiora</i>
Homestead Elm	<i>Ulmus x</i>
Japanese Zelkova	<i>Zelkova serrata</i>

Medium street trees 25' to 45' at mature height

Common Name	Scientific Name
Hedge Maple	<i>Acer campestre</i>
Nikko Maple	<i>Acer nikoense</i>
Autumn Flame Red Maple	<i>Acer rubrum</i>
Roughbark or Three-Flowered Maple	<i>Acer triflorum</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Whitespire Birch	<i>Betula platyphylla japonica</i>
European Hornbeam	<i>Carpinus betulus</i>
American Hornbeam or Blue Beech	<i>Carpinus caroliniana</i>
Katsura Tree	<i>Cercidiphyllum japonicum</i>
Yellowwood	<i>Cladrastis lutea</i>
Turkish Filbert	<i>Corylus colurna</i>
Golden Raintree	<i>Koelreuteria paniculata</i>
Magnolia	<i>species</i>
Hop Hornbeam or Ironwood	<i>Ostrya virginiana</i>
Purple Robe Locust	<i>Robinia x ambigua</i>

Small street trees under 25' at mature height

Common Name	Scientific Name
Paperbark Maple	<i>Acer griseum</i>
Tartarian Maple	<i>Acer tartaricum</i>
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
Apple Serviceberry hybrids	<i>Amelanchier x grandiflora</i>
Allegheny Serviceberry	<i>Amelanchier laevis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Kousa Dogwood	<i>Cornus kousa chinensis</i>
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>
Green Hawthorn	<i>Crataegus viridis</i>
Flowering Crabapple	<i>Malus sp.</i>
Japanese Tree Lilac	<i>Syringa reticulata</i>

Interior Trees

Trees suitable for use within the interior of a site. Permitted street tree species listed in previous tables may also be used in addition to the species identified below. (bold indicates native species)

Large trees 45' and over at mature height

Common Name	Scientific Name
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Ohio Buckeye	<i>Aesculus glabra</i>
Yellow Buckeye	<i>Aesculus octandra</i>
Horsechestnut or Buckeye	<i>Aesculus sp.</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shellbark Hickory	<i>Carya laciniosa</i>
Shagbark Hickory	<i>Carya ovata</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Northern Catalpa	<i>Catalpa speciosa</i>
American Holly	<i>Ilex opaca</i>
Black Walnut	<i>Juglans nigra</i>
White Pine	<i>Pinus strobes</i>
Virginia Pine	<i>Pinus virginiana</i>
Black Cherry	<i>Prunus serotina</i>
Chestnut Oak	<i>Quercus prinus</i>
Canadian or Eastern Hemlock	<i>Tsuga Canadensis</i>

Medium trees 25' to 45' at mature height

<u>Common Name</u>	<u>Scientific Name</u>
River Birch	<i>Betula nigra</i>
Hardy Rubber Tree	<i>Eucommia ulmoides</i>
Sassafras	<i>Sassafras albidum</i>
Arborvitae	<i>Thuja occidentalis</i>

Small trees under 25' tall at mature height

<u>Common Name</u>	<u>Scientific Name</u>
Red Buckeye	<i>Aesculus pavia</i>
Pawpaw	<i>Asimina triloba</i>
Dwarf Hackberry	<i>Celtis tenuifolia</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Smoke Tree	<i>Cotinus coggygria</i>
Silverbell	<i>Halesia carolina</i>
Wild Plum	<i>Prunus Americana</i>
Oriental or Flowering Cherry	<i>Prunus</i>

Shrubs, Bushes, & Hedges

Plants suitable for individual, screen, biohedge uses (up to 12 feet at mature height)
(bold indicates native species)

<u>Common Name</u>	<u>Scientific Name</u>
Red Chokeberry	<i>Aronia arbutifolia</i>
Black Chokeberry	<i>Aronia melanocarpa</i>
Boxwood	<i>Buxus species</i>
Caolinia Allspice or Sweet Shrub	<i>Calycanthus floridus</i>
New Jersey Tea	<i>Ceanothus americanus</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
Flowering Quince	<i>Chaenomeles</i>

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False Cypress	<i>Chamaecyparis</i>
Gray Dogwood	<i>Cornus racemosa</i>
American Hazelnut	<i>Corylus Americana</i>
Cotoneaster	<i>Cotoneaster</i>
Silverbell shrub	<i>Halesia tetraptera</i>
Spring Witch Hazel	<i>Hamamelis vernalis</i>
Eastern Witch Hazel	<i>Hamamelis virginiana</i>
Wild Hydrangia	<i>Hydrangia arborescens</i>
Oakleaf Hydrangia	<i>Hydrangia quercifolia</i>
Winterberry Holly	<i>Ilex verticillata</i>
Virginia Sweetspire	<i>Itea virginica</i>
Juniper	<i>Juniper</i> species
Spicebush	<i>Lindera benzoin</i>
Mockorange	<i>Philadelphus</i>
Ninebark	<i>Physocarpus opulifolius</i>
Shrubby Cinquefoil	<i>Potentilla</i>
Purple Leaf Sand Cherry	<i>Prunus cistena</i>
Sand Cherry	<i>Prunus pumila</i>
Rhododendron	<i>Rhododendron</i> species
Lilac	<i>Syringa vulgaris</i>
Fragrant Sumac	<i>Rhus aromatica</i>
Winged Sumac	<i>Rhus copallina</i>
Shinning Sumac	<i>Rhus glabra</i>
Staghorn Sumac	<i>Rhus typhina</i>
Virginia Rose	<i>Rosa virginiana</i>
Pussy Willow	<i>Salix discolor</i>
Bladdernut	<i>Staphylea trifolia</i>
Coralberry or Indian Currant	<i>Symphoricarpos orbiculatus</i>
Canadian Yew	<i>Taxus canadensis</i>
Weeping Hemlock	<i>Tsuga Canadensis</i> 'pendula'
Highbush Blueberry	<i>Vaccinium corymbosum</i>
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>
Arrowwood	<i>Viburnum dentatum</i>
Nannyberry	<i>Viburnum lentago</i>
Black Haw	<i>Viburnum prunifolium</i>
American Highbush Cranberry	<i>Viburnum trilobum</i>
Prickly Ash	<i>Zanthoxylum americanum</i>

Herbaceous Perennial Plants
Plants suitable for infill, aesthetics, and cover
(bold indicates native species)

Flowering Perennials

<u>Common Name</u>	<u>Scientific Name</u>
Columbine	<i>Aquilegia canadensis</i>
Swamp or Marsh Milkweed	<i>Asclepias incarnata</i>
Common Milkweed	<i>Asclepias syriaca</i>
Butterflyweed	<i>Asclepias tuberosa</i>
Smooth Aster	<i>Aster laevis</i>

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Short's Aster	<i>Aster shortii</i>
False Blue Indigo	<i>Baptisia australis</i>
Tall Coreopsis	<i>Coreopsis tripteris</i>
Larkspur	<i>Delphinium tricornis</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Spotted-Joe-Pye-Weed	<i>Eupatorium maculatum</i>
Wild Geranium	<i>Geranium maculatum</i>
Autumn Sneezeweed	<i>Helenium autumnale</i>
Stiff or Prairie Sunflower	<i>Helianthus pauciflorus</i>
False Sunflower	<i>Heliopsis helianthoides</i>
Hosta	<i>Hosta species</i>
Violet Lespedeza	<i>Lespedeza violacea</i>
Prairie Blazing Star	<i>Liatris pycnostachya</i>
Dense Blazing Star	<i>Liatris spicata</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Great Blue Lobelia	<i>Lobelia siphilitica</i>
Virginia Bluebells	<i>Mertensia virginica</i>
Bergamot or Bee-balm	<i>Monarda fistulosa</i>
Purple Prairie Clover	<i>Petalostemum purpureum</i>
Blue Phlox	<i>Phlox divaricata</i>
Summer Phlox	<i>Phlox paniculata</i>
Obedient Plant	<i>Physostegia virginiana</i>
Yellow Coneflower	<i>Ratibida pinnata</i>
Black-Eyed-Susan	<i>Rudbeckia hirta</i>
Green-Headed Coneflower	<i>Rudbeckia laciniata</i>
Sweet Coneflower	<i>Rudbeckia subtomentosa</i>
Stiff Goldenrod	<i>Solidago rigida</i>
Blue-stemmed Goldenrod	<i>Solidago caesia</i>
Grey Goldenrod	<i>Solidago nemoralis</i>
Royal Catchfly	<i>Silene regia</i>
Fire Pink	<i>Silene virginica</i>
Celandine Poppy	<i>Stylophorum diphyllum</i>
Culver's Root	<i>Veronicastrum virginicum</i>
Violet	<i>Viola sororia</i>

Ground Covers

Common Name	Scientific Name
Canada Anemone	<i>Anemone canadensis</i>
Wild Ginger	<i>Asarum canadense</i>
Palm Sedge	<i>Carex muskingumensis</i>
Common Oak Sedge	<i>Carex pensylvanica</i>
Green and Gold	<i>Chrysogonum virginianum</i>
Running Strawberry Bush	<i>Euonymus obovatus</i>
Wild Strawberry	<i>Fragaria virginiana</i>
Dwarf Crested Iris	<i>Iris cristata</i>
Creeping Phlox	<i>Phlox subulata</i>
Partridge Berry	<i>Mitchella repens</i>
Wild Stonecrop	<i>Sedum ternatum</i>
Foam Flower	<i>Tiarella cordifolia</i>

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Vines

Common Name	Scientific Name
Wooly Douchman's Pipe	<i>Aristolochia tomentosa</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Creeper	<i>Campsis radicans</i>
American Bittersweet	<i>Celastrus scandens</i>
Virgin's Bower (native clematis)	<i>Clematis virginiana</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

Plants Suitable for Erosion Control

Common Name	Scientific Name
Canada Anemone	<i>Anemone canadensis</i>
Wild Ginger	<i>Asarum canadense</i>
Canada Milkvetch	<i>Astragalus canadensis</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Roundheaded bushclover	<i>Lespedeza capitata</i>
Switch Grass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
Goat's Rue	<i>Tephrosia virginiana</i>
Purple Vetch	<i>Vinca americana</i>

Ferns

Common Name	Scientific Name
Maidenhair Fern	<i>Adiantum pedatum</i>
Lady Fern	<i>Athyrium filix-femina</i>
Giant Wood Fern or Goldie's Fern	<i>Dryopteris goldiana</i>
Evergreen Shield Fern	<i>Dryopteris marginalis</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Christmas Fern	<i>Polystichum acrostichoides</i>

Grasses

Common Name	Scientific Name
Big Bluestem	<i>Andropogon gerardii</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
June Grass	<i>Koeleria macrantha</i>
Switch Grass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Prarie Dropseed	<i>Sporobulus heterolepsis</i>

20.05.058 Exhibit LA-B: Invasive Species, Species with Poor Characteristics and Noxious or Detrimental Plants

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Species considered unacceptable and that should not be planted because of invasive characteristics, weak wood, and/or abundant litter.

- * = Indiana State-listed noxious weeds (USDA, INDNR, &/or State Seed Commissioner)
- + = Indiana detrimental plants (INDNR)

Unacceptable Plants

Invasive Trees

Common Name	Scientific Name
Amur Maple	<i>Acer ginnala</i>
Norway Maple	<i>Acer platanoides</i>
Tree-of-Heaven	<i>Ailanthus altissima</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
White Mulberry	<i>Morus alba</i>
European or Common Buckthorn	<i>Rhamnus cathartica</i>
Glossy or Smooth Buckthorn	<i>Rhamnus frangula</i>
Buckthorn Tallhedge	<i>Rhamnus frangula columnaris</i>
Black Locust	<i>Robinia pseudoacacia</i>
Siberian Elm	<i>Ulmus pumila</i>

Trees with Poor Characteristics

Common Name	Scientific Name
Box Elder	<i>Acer negundo</i>
Silver maple	<i>Acer saccharinum</i>
European White Birch	<i>Betula pendula</i>
Ash	<i>Fraxinus species</i>
Gingko (female only)	<i>Ginkgo biloba</i>
Flowering Crabapple	<i>Malus</i>
Bradford Pear	<i>Pyrus calleryana</i>
American Elm	<i>Ulmus Americana</i>

Invasive Herbaceous Perennials

Common Name	Scientific Name
Wild Garlic and Wild Onion	<i>Alliums spp.</i> *
Garlic Mustard	<i>Alliaria petiolata</i>
Cornflower or Bachelor's Button	<i>Centaurea cyanus</i>
Russian Knapweed	<i>Centaurea repens</i> *
Canada Thistle	<i>Cirsium arvense</i> *+
Grecian Foxglove	<i>Digitalis lanata</i>
Teasel	<i>Dipsacus fullonum ssp. Sylvestris</i>
Giant Hogweed	<i>Fallopia japonica</i>
Dame's Rocket	<i>Hesperis matronalis</i>
Meadow Fleabane or British Yellowhead	<i>Inula britannica</i>
Sericea Lespedeza	<i>Lespedeza cuneata</i>
Purple Loosestrife	<i>Lythrum salicaria</i> *
Sweet Clover	<i>Melilotus alba, M. officinalis</i>

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Star of Bethlehem	<i>Ornithogalum umbellatum</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Perennial Sowthistle	<i>Sonchus arvensis</i> *

Invasive Grasses

Common Name	Scientific Name
Quackgrass	<i>Agropyron repens</i> *
Smooth Brome	<i>Bromus inermis</i>
Tall Fescue	<i>Festuca elatior</i>
Perennial Peppergrass	<i>Lepidium draba</i> *
Japanese Stilt Grass	<i>Microstegium vimineum</i>
Maiden Grass	<i>Miscanthus sinensis</i>
Reed Canary Grass	<i>Phalaris arundinacea</i>
Common Reed Grass	<i>Phragmites australis</i>
Columbus Grass	<i>Sorghum almun Parodi</i> *
Shattercane	<i>Sorghum bicolor</i> *+
Johnson Grass or Sorghum Almun	<i>Sorghum halepense</i> *+

Invasive Vines and Groundcovers

Common Name	Scientific Name
Oriental Bittersweet	<i>Celastrus orbiculatus</i>
Field Bindweed	<i>Convolvulus arvensis</i> *
Crown Vetch	<i>Coronilla varia</i>
Black Swallow-Wort	<i>Cynanchum nigrum</i> , syn. <i>Vincetoxicum nigrum</i>
Pale Swallow-Wort	<i>Cynanchum rossicum</i>
Potato vine	<i>Dioscorea batatas</i>
Chinese Yam	<i>Dioscora oppositifolia</i>
Purple Winter Creeper	<i>Euonymus fortunei</i>
Creeping Charlie	<i>Glechoma hederacea</i>
English Ivy	<i>Hedera helix</i>
Japanese Hops	<i>Humulus japonicus</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Amur Honeysuckle	<i>Lonicera maackii</i>
Creeping Jenny or Moneywort	<i>Lysimachia nummularia</i>
Mile-A-Minute Weed	<i>Polygonum perfoliatum</i>
Kudzu	<i>Pueraria montana lobata</i>
Poison Ivy	<i>Rhus radicans</i>
Bur Cucumber	<i>Sicyos angulatus</i> *+
Periwinkle or Myrtle	<i>Vinca minor</i>

Invasive Shrubs

Common Name	Scientific Name
Black Alder	<i>Alnus glutinosa</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Butterfly Bush	<i>Buddleia davidii</i>
Asiatic Bittersweet	<i>Celastrus scandens</i>
Burning Bush	<i>Euonymus alatus</i>

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Bicolor Lespedeza	<i>Lespedeza bicolor</i>
Common Privet	<i>Ligustrum vulgare</i>
Bush or Amur Honeysuckle	<i>Lonicera maackii</i>
Morrow's Honeysuckle	<i>Lonicera morowii</i>
Tatarian Honeysuckle	<i>Lonicera tatarica</i>
Multiflora Rose	<i>Rosa multiflora</i> *
Japanese Spirea	<i>Spiraea japonica</i>
Atlantic Poison Oak	<i>Toxicodendron pubescens, syn. Rhus pubescens</i>
Poison Sumac	<i>Toxicodendron vernix, syn Rhus vernix</i>
European Highbush Cranberry	<i>Viburnum opulus v. opulus</i>

(a) **Deciduous Canopy Trees—Street:**

Trees suitable for planting along public streets and highways and in locations where low-maintenance, hardy specimens with high canopies are required.

<i>Acer nigrum</i>	Black Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Acer x freemanii</i>	Freeman Maple
<i>Aesculus hippocastanum</i>	Horse Chestnut
<i>Aesculus glabra</i>	Ohio Buckeye
<i>Aesculus x carnea</i>	Red Horse Chestnut
<i>Alnus glutinosa</i>	Black Alder
<i>Betula nigra</i>	River Birch
<i>Celtis laevigata</i>	Sugar Hackberry
<i>Celtis occidentalis</i>	Common Hackberry
<i>Fagus grandifolia</i>	American Beech
<i>Fagus sylvatica</i>	European Beech
<i>Ginkgo biloba</i>	Ginkgo (male only)
<i>Gleditsia tricanthos</i>	Honeylocust
<i>Gymnocladus dioicus</i>	Kentucky Coffee Tree
<i>Liquidambar styraciflura</i>	Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Nyssa sylvatica</i>	Black Gum or Tupelo
<i>Platanus occidentalis</i>	Sycamore
<i>Platanus x acerifolia</i>	London Planetree
<i>Quercus acutissima</i>	Sawtooth Oak
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus imbricaria</i>	Shingle Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus robur</i>	English Oak
<i>Quercus rubra borealis</i>	Northern Red Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus velutina</i>	Black Oak
<i>Taxodium distichum</i>	Bald Cypress
<i>Zelkova serrata</i>	Japanese Zelkova

(b) **Interior Trees:**

Trees acceptable for use within the interior of a site. This list includes canopy, ornamental and evergreen trees.

Large Trees (40 feet and over):

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<i>Acer saccharum</i>	Sugar Maple
<i>Aesculus octandra</i>	Yellow Buckeye
<i>Aesculus species</i>	Buckeye, Horsechestnut
<i>Carya cordiformis</i>	Bitternut Hickory
<i>Carya glabra</i>	Pignut Hickory
<i>Carya laciniosa</i>	Shellbark Hickory
<i>Carya ovata</i>	Shagbark Hickory
<i>Carya tomentosa</i>	Mockernut Hickory
<i>Catalpa speciosa</i>	Northern Catalpa
<i>Celtis occidentalis</i>	Hackberry
<i>Fagus grandifolia</i>	American Beech
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
<i>Ilex opaca</i>	American Holly
<i>Junlans nigra</i>	Black Walnut
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Pinus species</i>	Pine
<i>Pinus strobes</i>	White Pine
<i>Pinus virginiana</i>	Virginia Pine
<i>Prunus serotina</i>	Black Cherry
<i>Quercus imbricaria</i>	Shingle Oak
<i>Quercus macrocarpa</i>	Burr Oak
<i>Quercus prinus</i>	Chestnut Oak
<i>Tilia americana</i>	American Linden
<i>Tsuga Canadensis</i>	Canadian or Eastern Hemlock

Medium Trees (25 to 40 feet):

<i>Acanthopanax sieboldiana</i>	Castor Aralia
<i>Acer campestre</i>	Hedge Maple
<i>Acer maximowiczianum</i>	Nikko Maple
<i>Acer triflorum</i>	Three Flowered Maple
<i>Aesculus glabra</i>	Ohio Buckeye
<i>Amelanchier arborea</i>	Downy Serviceberry
<i>Betula nigra</i>	River Birch
<i>Carpinus betulus</i>	European Hornbeam
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Celtis occidentalis</i>	Hackberry
<i>Cercidiphyllum japonicum</i>	Katsura Tree
<i>Cladrastis kentukea (lutea)</i>	Yellowwood
<i>Corylus colurna</i>	Turkish Filbert
<i>Crataegus crus galli</i>	Cockspur Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus viridis</i>	Winter Green King Hawthorn
<i>Diospyros virginiana</i>	Persimmon
<i>Eucommia ulmoides</i>	Hardy Rubber Tree
<i>Juniperis virginiana</i>	Eastern Red Cedar
<i>Maackia amurensis</i>	Amur Maackia
<i>Magnolia species</i>	Magnolia
<i>Ostrya virginiana</i>	Hop Hornbeam
<i>Phelloendron amurense</i>	Amur Corktree
<i>Pyrus calleryana</i>	Callery Pear
<i>Robinia x ambigua</i>	Purple Robe Locust
<i>Sassafras albidum</i>	Sassafras Tree
<i>Thuja occidentalis</i>	Arborvitae

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Small Trees (Under 25 feet):

<i>Acer griseum</i>	Paperbark maple
<i>Acer palmatum</i>	Japanese Maple
<i>Acer tartaricum</i>	Tartarian Maple
<i>Aesculus pavia</i>	Red Buckeye
<i>Amelanchier Canadensis</i>	Shadblow Serviceberry
<i>Asimina triloba</i>	Pawpaw
<i>Carpinus carolinia</i>	American Hornbeam or Ironwood
<i>Celtis tenuifolia</i>	Dwarf Hackberry
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cornus alternifolia</i>	Pagoda Dogwood
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus kousa</i>	Kousa Dogwood
<i>Cornus mas</i>	Cornelian Cherry
<i>Cotinus coggygria</i>	Smoke Tree
<i>Crataegus phaenopyrum</i>	Washington Hawthorne
<i>Crataegus viridis</i>	Green Hawthorn
<i>Halesia Carolina</i>	Silverbell
<i>Malus species</i>	Crabapples
<i>Prunus Americana</i>	Wild Plum
<i>Prunus species</i>	Oriental or Flowering Cherry
<i>Pyrus calleryana</i>	Pear
<i>Syringa reticulata</i>	Japanese Tree Lilae
<i>Viburnum lantana</i>	Wayfaring Tree
<i>Viburnum lentago</i>	Nannyberry Viburnum
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum
<i>Viburnum prunifolium</i>	Blackhaw Viburnum

(c) Shrubs, Hedges, Vines and Groundcovers:

Plantings acceptable for use in screening, groundcover, wetland enhancement, and erosion control. This category shall include shrubs, biohedges, sedges, forbs, edge vegetation, vines, perennials, and grasses where required by this Unified Development Ordinance.

Shrubs and Biohedges (4 to 12 feet):

<i>Aronia arbutifolia</i>	Red Chokeberry
<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Aster novae angliae</i>	New England Aster
<i>Berberis species</i>	Barberry
<i>Buddleia davidii</i>	Butterfly Bush
<i>Buxus species</i>	Boxwood
<i>Calycanthus floridus</i>	Sweet Shrub
<i>Ceanothus americanus</i>	New Jersey Tea
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Chaenomeles species</i>	Flowering Quince
<i>Chamaecyparis species</i>	False Cypress
<i>Cornus alba</i>	Red twig Dogwood
<i>Cornus racemosa</i>	Gray Dogwood
<i>Corylus americana</i>	American Hazelnut
<i>Cotoneaster species</i>	Cotoneaster
<i>Euonymus species</i>	Burning Bush (except for <i>Euonymus fortunei</i>)
<i>Forsythia species</i>	Forsythia

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<i>Halesia tetraptera</i>	Silverbell shrub
<i>Hamamelis virginiana</i>	Eastern Witch Hazel
<i>Hamamelis vernalis</i>	Spring Witch Hazel
<i>Hibiscus syriacus</i>	Rose of Sharon
<i>Hydrangia arborescens</i>	Wild Hydrangia
<i>Hydrangea Quercifolia</i>	Oakleaf Hydrangia
<i>Ilex verticillata</i>	Winterberry Holly
<i>Itea virginica</i>	Virginia Sweetspire
<i>Juniperus species</i>	Junipers
<i>Ligustrum obtusifolium</i>	Border Privet
<i>Ligustrum</i>	“Golden Vicaryi” Privet
<i>Lindera benzoin</i>	Spicebush
<i>Philadelphus species</i>	Mockorange
<i>Physocarpus opulifolius</i>	Ninebark
<i>Picea abies</i>	Birds Nest Spruce
<i>Picea mugo</i>	Dwarf Mountain Pine
<i>Potentilla</i>	Shrubby Cinquefoil
<i>Prunus cistena</i>	Purple Leaf Sand Cherry
<i>Prunus pumila</i>	Sand Cherry
<i>Rhododendron species</i>	Rhododendron
<i>Syringa vulgaris</i>	Lilae
<i>Rhus aromatica</i>	Fragrant Sumac
<i>Rhus copallina</i>	Winged Sumac
<i>Rhus glabra</i>	Shinning Sumac
<i>Rhus typhina</i>	Staghorn Sumac
<i>Rosa virginiana</i>	Virginia Rose
<i>Salix discolor</i>	Pussy Willow
<i>Spirae species (except Japanese)</i>	Spirea
<i>Staphylea trifolia</i>	Bladdernut
<i>Symphoricarpos orbiculatus</i>	Coralberry or Indian Currant
<i>Taxus cuspidata capitata</i>	Upright Yew
<i>Thuja occidentalis</i>	Arborvitae
<i>Tsuga canadensis ‘pendula’</i>	Weeping Hemlock
<i>Vaccinium corymbosum</i>	Highbush Blueberry
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum
<i>Viburnum dentatum</i>	Arrowwood
<i>Viburnum lentago</i>	Nannyberry
<i>Viburnum prunifolium</i>	Black Haw
<i>Viburnum trilobum</i>	American Highbush Cranberry
<i>Weigela vaniccki</i>	Cardinal Shrub
<i>Zanthoxylum americanum</i>	Prickly Ash

Groundcovers:

<i>Anemone canadensis</i>	Canada Anemone
<i>Asarum canadense</i>	Wild Ginger
<i>Carex muskingumens</i>	Palm Sedge
<i>Carex pensylvanica</i>	Common Oak Sedge
<i>Chrysogonum virginianum</i>	Green and Gold
<i>Euonymus obovatus</i>	Running Strawberry Bush
<i>Fragaria virginiana</i>	Wild Strawberry
<i>Iris cristata</i>	Dwarf Crested Iris
<i>Mitchella repens</i>	Partridge Berry
<i>Phlox subulata</i>	Creeping Phlox

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Tiarella cordifolia ————— Foam Flower

Vines:

Aristolochia tomentosa ————— Woolly Douchman’s Pipe
Bignonia capreolata ————— Crossvine
Campsis radicans ————— Trumpet Creeper
Celastrus scandens ————— American Bittersweet
Clematis virginiana ————— Virgin’s Bower (native clematis)
Parthenocissus quinquefolia ————— Virginia Creeper

Flowering Perennials:

Aquilegia canadensis ————— Columbine
Asclepias incarnate ————— Swamp or Marsh Milkweed
Asclepias syriaca ————— Common Milkweed
Asclepias tuberosa ————— Butterflyweed
Aster laevis ————— Smooth Aster
Aster nova angliae ————— New England Aster
Aster shortii ————— Short’s Aster
Baptisia australis ————— False Blue Indigo
Coreopsis tripteris ————— Tall Coreopsis
Delphinium tricorne ————— Larkspur
Echinacea purpurea ————— Purple Coneflower
Eupatorium maculatum ————— Spotted Joe Pye Weed
Geranium maculatum ————— Wild Geranium
Helenium autumnale ————— Autumn Sneezeweed
Helianthus ————— Sunflower
Heliopsis belianthoides ————— False Sunflower
Lespedeza violacea ————— Violet Lespedeza
Lespedeza viola ————— Dense Blazing Star
Lobelia cardinalis ————— Cardinal Flower
Lobelia siphilitica ————— Great Blue Lobelia
Mertensia virginica ————— Virginia Bluebells
Monarda fistulosa ————— Bergamot or Bee balm
Petalostemum purpureum ————— Purple Prairie Clover
Phlox divaricata ————— Blue Phlox
Phlox paniculata ————— Summer Phlox
Physostegia virginiana ————— Obedient Plant
Ratibida pinnata ————— Yellow Coneflower
Rudbeckia hirta ————— Black-Eyed Susan
Rudbeckia laciniata ————— Green-Headed Coneflower
Rudbeckia subtomentosa ————— Sweet Coneflower
Silene regia ————— Royal Catchfly
Silene virginica ————— Fire Pink
Solidago caesia ————— Blue-stemmed Goldenrod
Solidago nemoralis ————— Grey Goldenrod
Solidago rigida ————— Stiff Goldenrod
Stylophorum diphyllum ————— Celandine Poppy
Veronicastrum virginicum ————— Culver’s Root
Viola ————— Violets

Plants Suitable for Erosion Control:

Anemone Canadensis ————— Canada Anemone

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<i>Asarum canadense</i>	Wild Ginger
<i>Astragalus Canadensis</i>	Canada Milkvetch
<i>Bouteloua</i>	Sideoats Grama
<i>Lespedeza capitata</i>	Roundheaded bushclover
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Symphoricarpos orbiculatus</i>	Coralberry
<i>Tephrosia virginiana</i>	Goat's Rue
<i>Vinca amerecana</i>	Purple Vetch

Ferns:

<i>Adiantum pedatum</i>	Maidenhair Fern
<i>Athyrium filix femina</i>	Lady Fern
<i>Dryopteris goldiana</i>	Giant Wood Fern or Goldie's Fern
<i>Dryopteris marginalis</i>	Evergreen Shield Fern
<i>Matteuccia struthiopteris</i>	Ostrich Fern
<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Polystichum acrostichoides</i>	Christmas Fern

Plants and Trees Suitable for Wet Areas:

<i>Acer rubrum</i>	Red Maple
<i>Aselepias incarnate</i>	Swamp Milkweed
<i>Betula nigra</i>	River Birch
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Chelone glabra</i>	White Turtlehead
<i>Eupatorium purpureum</i>	Sweet Joe Pye Weed
<i>Filipendula rubra</i>	Queen of the Prairie
<i>Iris versicolor shrevei</i>	Blue Flag Iris
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Mimulus ringens</i>	Monkey Flower
<i>Monarda fistulosa</i>	Wild Bergamont
<i>Platanus occidentalis</i>	Sycamore
<i>Quereus bicolor</i>	Swamp White Oak
<i>Quereus lyrata</i>	Overcup Oak
<i>Quereus palustris</i>	Pin Oak
<i>Salix species</i>	Willow
<i>Tamarix ramosissima</i>	Bald Cypress

Grasses:

<i>Andropogon gerrardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Gramma
<i>Elymus bystris</i>	Bottlebrush Grass
<i>Koeleria pyramidata</i>	June Grass
<i>Panicum virgatum</i>	Switch Grass Prairie grasses
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sporobulus heterolepis</i>	Prairie Dropseed

20.05.058 Exhibit LA-B: Invasive Species, Species with Poor Characteristics and Noxious or Detrimental Plants

Species considered unacceptable and that should not be planted because of invasive characteristics, weak wood, and/or abundant litter are:

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Trees; Invasive Species:

<i>Acer ginnala</i>	Amur Maple
<i>Acer platanoides</i> “Columnar”	Norway Maple
<i>Acer platanoides</i> “Crimson King”	Norway Maple
<i>Acer platanoides</i> “Royal Red”	Norway Maple
<i>Acer platanoides</i> “Schwedlet’s”	Norway Maple
<i>Acer platanoides</i> “Summershade”	Norway Maple
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Elaeagnus pungens</i>	Thorny Olive
<i>Elaeagnus umbellata</i>	Autumn Olive
<i>Spiraea japonica</i>	Japanese spirea
<i>Morus alba</i>	White Mulberry
<i>Rhamnus cathartica</i>	European or Common Buckthorn
<i>Rhamnus frangula</i>	Glossy or Smooth Buckthorn
<i>Rhamnus frangula columnaris</i>	Buckthorn Tallhedge
<i>Robinia pseudoacacia</i>	Black locust
<i>Sorbus aucuparia</i>	European Mountain Ash
<i>Ulmus pumila</i>	Siberian Elm

Trees; Poor Characteristic Species:

<i>Acer negundo</i>	Box Elder
<i>Acer saccharinum</i>	Silver maple
<i>Betula pendula</i>	European White Birch
<i>Fraxinus</i> species	Ash
<i>Ginkgo biloba</i>	Ginkgo (female only)
<i>Pyrus calleryana</i> “Bradford”	Bradford Pear
<i>Ulmus americana</i> “Moline”	American Elm

Invasive Flowers:

<i>Alliaria petiolata</i>	Garlic Mustard
<i>Centaurea cyanus</i>	Cornflower or Bachelor’s Button
<i>Centaurea repens</i>	Russian Knapweed
<i>Cirsium arvense</i>	Canada Thistle
<i>Digitalis lanata</i>	Grecian Foxglove
<i>Fallopia japonica</i>	Giant Hogweed
<i>Hesperis matronalis</i>	Dame’s Rocket
<i>Inula britannica</i>	Meadow Feabane or British Yellowhead
<i>Lespedeza cuneata</i>	Sericea lespedeza
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Melilotus alba, M. officinalis</i>	Sweet Clover
<i>Ornithogalum umbellatum</i>	Star of Bethlehem
<i>Polygonum cuspidatum</i>	Japanese knotweed
<i>Sonchus arvensis</i>	Perennial Sowthistle

Invasive Grasses:

<i>Agropyron repens</i>	Quackgrass
<i>Bromus inermis</i>	Smooth Brome
<i>Festuca elatior</i>	Tall Fescue
<i>Lepidium draba</i>	Perennial Peppergrass
<i>Microstegium vimineum</i>	Japanese Stilt Grass

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<i>Miscanthus sinensis</i>	Maden Grass
<i>Phalaris arundinacea</i>	Reed Canary Grass
<i>Phragmites australis</i>	Common Reed Grass
<i>Sorghum bicolor</i>	Johnson Grass or Sorghum Almum
<i>Sorghum halepense</i>	Shattercane

Invasive Vines and Groundcovers:

<i>Celastrus orbiculatus</i>	Oriental Bittersweet
<i>Coronilla varia</i>	Crown Vetch
<i>Convolvulus arvensis</i>	Field Bindweed
<i>Euonymus fortunei</i>	Purple Winter Creeper
<i>Glechoma hederacea</i>	Creeping Charlie
<i>Hedera helix</i>	English Ivy
<i>Humulus japonicus</i>	Japanese Hops
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Lonicera maaekii</i>	Amur Honeysuckle
<i>Lonicera tatarica</i>	Bush or Tatarian Honeysuckle
<i>Lysimachia nummularia</i>	Creeping Jenny
<i>Polygonium perfoliatum</i>	Mile a minute Weed
<i>Pueraria lobata</i>	Kudzu
<i>Sicyos angulatus</i>	Bur Cucumber
<i>Vinca minor</i>	Myrtle
<i>Vinca minor</i>	Periwinkle
<i>Vincetoxicum nigrum, syn. Cynanchum nigrum</i>	Black Swallow wort

Invasive Shrubs:

<i>Alnus glutinosa</i>	Black Alder
<i>Celastrus scandens</i>	Asiatic Bittersweet
<i>Ligustrum obtusifolium</i>	Blunt-leaved Privet
<i>Lespedeza bicolor</i>	Bicolor Lespedeza
<i>Ligustrum vulgare</i>	Common Privet
<i>Rosa multiflora</i>	Multiflora Rose
<i>Viburnum opulus v. opulus</i>	Highbush Cranberry

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Amendment #: UDO-070

Synopsis:

This amendment would differentiate the way window signs are treated for ground floor windows and windows on stories above the ground floor. The UDO currently exempts all window signs from permit requirements provided that they do not cover more than 25% of any window pane. The amendment would maintain the same 25% area restriction for all window signs, but would require any window signage displayed on upper story windows to count toward the overall wall signage allotment for the use, and to be subject to sign permit requirements. This change is proposed in order to provide window signage opportunities for upper story businesses without causing a proliferation of such signage.

Proposed Amendment:

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20.05.078(g)

- (5) *Window Signs:* Window signs shall be subject to the following standards:
- (A) Residential Uses: Window signs are not permitted for residential uses.
 - (B) Signage Allotment: Window signs **displayed in ground floor windows** shall not count toward the wall signage allotment of the use. **Window signs displayed in windows on floors above the ground floor shall count toward the wall signage allotment of the use and shall not be exempt from permit requirements.**
 - (C) Area: Window signage shall not exceed twenty-five percent (25%) of the glass area of any individual window pane.
 - (D) ~~Location: Window signage shall not be installed in windows above the ground floor of a structure.~~

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Amendment #: UDO-071

Synopsis:

This amendment would provide clear standards for signage along the B-Line trail, specifically within the Commercial Downtown (CD) zoning district. The amendment would prohibit freestanding signage along the trail and limit signage to wall signs attached to buildings. It would also permit sandwich board signs along the trail provided that they are placed outside of the trail right-of-way.

Proposed Amendment:

Page 5-88

20.05.084(b)

(1) *B-Line Trail:* The erection of freestanding signs shall be prohibited on any property frontage immediately adjacent to the B-Line Trail right-of-way.

The remaining divisions in this subsection will be renumbered to reflect the insertion of the new Division (1).

Page 5-89

20.05.085(e)

(5) *B-Line Trail:* Sandwich Board signs shall not be placed within the right-of-way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right-of-way.

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Amendment #: UDO-072

Synopsis:

This amendment would add a “Minimum Open Space” requirement to the Commercial/Industrial Subdivision type found in Chapter 20.06 of the Unified Development Ordinance. Currently, this is the only subdivision type that does not require a minimum amount of open space to be set aside as part of the subdivision. Requiring such a set aside in a commercial or industrial subdivision would provide an opportunity for dedicated recreational space devoted to employees and/or visitors to these developments. This amendment would also make changes in Chapter 20.07 to ensure consistency with the new open space requirement for CI Subdivisions.

Proposed Amendment:

Page 6-11

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

Minimum Open Space:

- ~~N/A~~
- 5%

Page 7-15

20.07.130 OP-01 [Open Space Standards; Residential, Commercial and Industrial]

- (a) General: All ~~residential developments~~ subdivisions shall have a percentage of the land set aside for open space.
- (b) Minimum Open Space: The minimum open space required for each ~~development~~ subdivision shall be as indicated ~~on the two page layouts~~ for each type of subdivision in *Chapter 20.06: Subdivision Regulations*; ~~or~~.

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Amendment #: UDO-073

Synopsis:

This amendment would allow the creation of Accessory Dwelling Units (ADUs) in four residential zoning districts subject to Board of Zoning Appeals review of specific Conditional Use criteria. The provision for ADUs was originally proposed by Planning staff during the adoption of the UDO in 2007. However, an amendment to delete ADUs from the UDO was approved by the Plan Commission during the public hearing process for the ordinance. The occupancy of any lot that establishes an ADU would be limited to a single family, as defined by the UDO. This means that in a single family zoning district, the total number of unrelated adults on a single lot, despite the fact that a primary unit and an ADU would exist, would be three.

Proposed Amendment:

Page 2-4

20.02.030 Residential Estate (RE); Conditional Uses

- dwelling, accessory unit*

Page 2-6

20.02.070 Residential Single-family (RS); Conditional Uses

- dwelling, accessory unit*

Page 2-8

20.02.110 Residential Core (RC); Conditional Uses

- dwelling, accessory unit*

Page 5-24

20.05.034 CU-12 [Conditional Use; Accessory Dwelling Units (ADU), Single-family]

This Conditional Use Standards section applies to the following zoning districts:
[RE] [RS] [RC]

- (a) Minimum Lot Area: Accessory dwelling units shall not be established on a lot less than the minimum lot area of the zoning district.
- (b) Parking/Access Management: A minimum of three (3) on-site parking spaces shall be provided. The ADU shall have street access from a driveway in common with the primary residence. Driveway surface material shall be as required for that zoning district by *Chapter 20.05; §ED: Entrance & Drive Standards*.
- (c) Design Standards:
 - (1) *Compatibility with Primary Dwelling*: The ADU shall be compatible with the primary structure with respect to architectural style, roof pitch, color, and materials.
 - (2) *Maximum Square Footage*:
 - (A) Attached ADU: Six hundred (600) square feet;
 - (B) Detached ADU: Four hundred forty (440) square feet.
 - (3) *Minimum Setbacks*:

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- (A) Attached ADU: Per **Chapter 20.02: Zoning Districts** for primary structures.
- (B) Detached ADU: Per **Section 20.05.076: Setback Standards** for accessory structures.
- (4) **Maximum Height:**
 - (A) Attached ADU: Per **Chapter 20.02: Zoning Districts** for primary structures.
 - (B) Detached ADU: Twenty-five (25) feet.
- (5) **Access:** Access to an accessory dwelling unit located above the ground floor of a structure shall be through an interior, enclosed stairway. Exterior, unenclosed stairways accessing an accessory dwelling unit above the ground floor shall be prohibited.
- (d) **Impervious Surface:** Impervious surface area shall not exceed the maximum allowed by the applicable zoning district standard.
- (e) **Density/Concentration:** Not more than one (1) ADU may be located on one (1) property and no more than three (3) ADUs shall be within five hundred (500) feet of each other, as measured from the property lines of the property on which they are located.
- (f) **Occupancy:** The primary dwelling unit or accessory dwelling unit shall be owner occupied. In no case shall the entire property be occupied by more than a single family, as defined by the Unified Development Ordinance. Any primary or accessory dwelling unit used as a rental unit shall register with the Department of Housing & Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.
- (g) **Commitments:** Before obtaining a Certificate of Zoning Compliance for the accessory dwelling unit, the petitioner shall record a commitment, consistent with the standards of **Section 20.09.090**, stating the following:
 - (1) The ADU shall not be sold separately from the primary unit.
 - (2) The Certificate of Zoning Compliance shall be in effect only so long as the primary dwelling unit, or the accessory dwelling unit, is occupied by the owner of record as their primary residence.

[If adopted, all successive sections will be renumbered upon the insertion of this new section.]

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Amendment #: UDO-074

Synopsis:

This amendment would increase the number of sustainable development projects in Bloomington. Because it is not legally permissible to regulate the interior design of buildings through zoning regulations, this amendment focuses on encouraging developers to provide green building design features in association with projects being considered for height and density waivers by the Plan Commission. In addition, this amendment proposes a series of site design regulations outside the building envelope to increase the sustainability of development design for all nonresidential and multifamily projects.

Proposed Amendment:

Page 2-10

20.02.130 Residential Multifamily (RM); District Intent

The RM (Residential Multifamily) District is intended to be used as follows:

- Allow medium density residential development to ensure an adequate mix of housing types throughout the community.
- Facilitate compact development patterns in locations where there are high levels of public infrastructure capacity.

Plan Commission/Board of Zoning Appeals Guidance:

- Discourage the location of student-oriented housing distant from the main Indiana University Bloomington Campus.
- Restrict the location of new multifamily development to areas serviced by public transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-12

20.02.170 Residential High-Density Multifamily (RH); District Intent

The RH (High Density Multifamily) District is intended to be used as follows:

- Allow high-density residential development to ensure an adequate mix of housing types throughout the community.
- Continue the viability of existing high-density residential developments surrounding Indiana University and the Downtown.

Plan Commission/Board of Zoning Appeals Guidance:

- Discourage the location of student oriented housing distant from the main Indiana University Bloomington Campus.
- Restrict the location of new multifamily development to areas serviced by public transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-16

20.02.250 Commercial Limited (CL); District Intent

The CL (Commercial Limited) District is intended to be used as follows:

- Provide small scale retail goods and services required for regular or daily convenience of adjacent residential neighborhoods.
- Create an environment of well-planned, visually appealing commercial developments that are quiet and well buffered from adjacent residential areas.

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- Preserve existing neighborhood serving commercial uses with context sensitive regulations where other more intensive or permissive commercial zoning districts (e.g. CG, CA, CD) are not appropriate or desired.

- Promote the development of small scale, mixed use urban villages with storefront retail, professional office, and residential dwelling uses. Development should incorporate pedestrian oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- Commercial and office uses should be at a scale that serves the immediate neighborhood.
- Residential uses should be limited to multifamily development on floors above the street level commercial uses.

- Pedestrian scale lighting, building forward design, transit accessibility, and reduced parking should be incorporated into the site plan design.

- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-18

20.02.290 Commercial General (CG); District Intent

The CG (Commercial General) District is intended to be used as follows:

- Provide areas within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses.

- Promote the development of medium-scaled urban projects with a mix of storefront retail, professional office, and/or residential dwelling units creating a synergy between uses where stand-alone uses have traditionally dominated.

Plan Commission/Board of Zoning Appeals Guidance:

- Site plan design should incorporate residential and commercial uses utilizing shared parking in order to ease the transition to residential districts.

- Street cuts should be minimized in order to enhance streetscape and improve access management.

- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-20

20.02.330 Commercial Arterial (CA); District Intent

The CA (Commercial Arterial) District is intended to be used as follows:

- Identify locations for higher intensity commercial developments along major thoroughfares.
- Ensure that new developments and redevelopment opportunities incorporate a balanced mix of retail, office and multifamily residential uses.

Plan Commission/Board of Zoning Appeals Guidance:

- Site Plan design of retail centers should ensure access to all modes of transportation.

- Redevelopment and expansion of commercial uses should incorporate improvements to access management, signage, and landscaping.

- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-22

20.02.370 Commercial Downtown (CD); District Intent

The CD (Commercial Downtown) District is intended to be used as follows:

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- Protect and enhance the central business district, which contains many unique and historic structures.
- Promote high density development of mixed uses with storefront retail, professional office, and residential dwelling uses.
- Promote a diversity of residential housing for all income groups and ages.
- Development should incorporate pedestrian-oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- The downtown is targeted for intensified usage of vacant and under utilized buildings and sites.
- Space on the first floor of downtown buildings should be commercial with residential uses on the second floor and above.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring green building design elements such as vegetated roofs, energy efficiency, and reductions in energy and resource consumption.

Page 2-24

20.02.410 Industrial General (IG); District Intent

The IG (Industrial General) District is intended to be used as follows:

- Accommodate existing and future industrial uses that provide basic employment needs for Bloomington and the surrounding region.
- Ensure that industrial uses mitigate the potential negative impacts to surrounding properties in terms of noise, vibration, outdoor storage, and harmful air or water quality.

Plan Commission/Board of Zoning Appeals Guidance:

- Provide for appropriate lot sizes, setbacks, buffering, and loading/storage area designs to ensure compatibility between industrial uses and surrounding properties.
- New industrial land uses should have adequate access to arterial level streets and should avoid locations adjoining residentially zoned properties.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-26

20.02.450 Business Park (BP); District Intent

The BP (Business Park) District is intended to be used as follows:

- Provide for a mixture of office-related uses that provide large-scale employment opportunities for the community and the surrounding region
- Ensure a high quality campus environment including recreational amenities, common space, limited commercial services, and integrated architecture and site design concepts

Plan Commission/Board of Zoning Appeals Guidance:

- Large tracts of land with good access to State Road 37 should be protected for future business park land uses
- Where business park sites have exposure to multiple road frontages, a 360-degree building profile should be utilized
- Allow for the integration of commercial services, but only at a scale and development phasing that fulfill the service needs for on-site employment uses
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-28

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20.02.490 Institutional (IN); District Intent

The IN (Institutional) District is intended to be used as follows:

- Provide regulations for properties owned by state, county, city, and quasi-public institutions; including but not limited to parks, schools, cemeteries, golf courses, and other facilities.

Plan Commission/Board of Zoning Appeals Guidance:

- Ensure that institutional uses are adequately distributed throughout the community to prevent segments from being under served.
- Institutional uses should be located in areas that contain adequate public services. In particular, educational uses must be accessible via all modes of transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 2-30

20.02.530 Medical (MD); District Intent

The MD (Medical) District is intended to be used as follows:

- Provide for the location and regulation of hospital uses and associated medical facilities.
- Ensure that medical land uses do not negatively impact adjoining residential land uses through control of lighting, noise, traffic congestion, and spill-over parking.
- Encourage the continuation of Bloomington Hospital’s medical care and related services to the entire community, regardless of ability to pay, by ensuring that Bloomington Hospital meets its long-term space utilization needs.

Plan Commission/Board of Zoning Appeals Guidance:

- Bloomington Hospital is encouraged to expand without encroachment into established neighborhoods such as McDoel Gardens and Prospect Hill.
- Proposals for new or expanded medical facilities should be scrutinized in recognition of community interest, public health needs, and impacts on Bloomington Hospital so long as Bloomington Hospital continues to provide its current level of community service.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

Page 3-5

20.03.030 Courthouse Square Overlay (CSO); Review Standards

Planning Staff Review:

Planning 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

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- 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.

Page 3-11

20.03.100 Downtown Core Overlay (DCO); Review Standards

Planning Staff Review:

Planning 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.

Page 3-17

20.03.170 University Village Overlay (UVO); Review Standards

Planning Staff Review:

Planning 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:*

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- 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.

Page 3-23

20.03.240 Downtown Edges Overlay (DEO); Review Standards

Planning Staff Review:

Planning 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.

Page 3--29

20.03.310 Downtown Gateway Overlay (DGO); Review Standards

Planning Staff Review:

Planning 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:

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- 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.

Page 3-35

20.03.380 Showers Technology Park Overlay (STPO); Review Standards

Planning Staff Review:

Planning 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.

Page 5-26

20.05.035 ED-01 [Entrance and Drive Standards; General]

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- (g) No entrance or drive shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be one-half (1/2) of the below requirements):
 - (1) ~~Thirty four (34)~~ **Twenty eight (28)** feet if from a nonresidential use onto an arterial or collector street.
 - (2) ~~Thirty (30)~~ **Twenty four (24)** feet if from a nonresidential use onto a neighborhood street.

Page 5-40

20.05.049(a) GD-01 [Green Development Incentives; General]

Goal 2: A landscaping and site design that makes an exceptional contribution to the quality of the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:

- (A) Use of permeable pavement materials for at least ~~twenty five percent (25%)~~ **one-hundred percent (100%)** of all private driveways, pathways, and parking areas.

Page 5-71

20.05.069 PK-01 [Parking Standards; General]

(n) Surface Material:

- (1) Unless specifically stated otherwise in the Unified Development Ordinance, all areas used for parking shall be asphalt, concrete, or other approved material.
- (2) ~~The Planning Director may approve other structurally engineered, permeable parking pavers for hard surface parking surfaces provided the parking area is intended for low intensity or intermittent parking uses and parking pavers are designed and used to mitigate the negative environmental impacts of impervious surfaces.~~ **At least twenty-five percent (25%) of the surface for new parking lots shall be composed of permeable pavement materials, the specifications of which shall be subject to approval by the City Engineer.**
- (3) Areas utilizing permeable parking pavers shall not count towards impervious surface calculations.

Page 7-24

20.07.200 SD-01 [Sustainable Development Incentives; General]

Goal 2: A landscaping and site design that makes an exceptional contribution to the quality of the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:

- (A) A commitment to use permeable pavement materials for at least ~~twenty five percent (25%)~~ **one-hundred percent (100%)** of all private driveways, pathways, and parking areas.

Page 9-12

20.09.120 Site Plan Review

(d) Applications: Applications for Site Plans shall be accompanied by the following information:

- (8) **Where such features are included in a development proposal, a detailed description of the sustainable development features that are incorporated into the proposed site plan, including any supplementary materials required to explain such features.**
- ~~(8)~~(9) *Miscellaneous:* The planning staff shall inform the applicant of any additional documents or data requirements after the pre-application conference. Such additional documents or data shall include but not be limited to those required by *Chapter 20.05; §EN: Environmental Standards*, where applicable.

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Page 9-19

20.09.180 Subdivision Control; Preliminary Plat

(d) Application: The Preliminary Plat shall contain the following information:

(3) *Proposed Conditions:*

- (E) Where such features are included in a development proposal, a detailed description of the sustainable development features that are incorporated into the proposed preliminary plat, including any supplementary materials required to explain such features.

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Amendment #: UDO-075

Synopsis:

This amendment would change the calculation of residential density in the UDO from units per acre to bedrooms per acre. Staff recommends this change in the ordinance because the amount of bedrooms per acre is a more accurate representation of density than the number of units per acre. With a units per acre standard, the density of a one bedroom unit is weighted the same as the density of a five bedroom unit. The reality is that the impact of lower bedroom count units is significantly less than for higher bedroom count dwelling units. Making this change to the ordinance will make it more likely that future development projects will feature lower bedroom count dwelling units.

Proposed Amendment:

Page 2-11

20.02.160 Residential Multifamily(RM); Development Standards

Maximum Density:

~~•7 units/acre (6,223 square feet per dwelling unit)~~ 21 bedrooms per acre (2074 square feet per bedroom)

~~•21 units/acre (2,074 square feet per dwelling unit)~~ 63 bedrooms per acre (691 square feet per bedroom) for the total net acreage (gross acreage minus acres set aside due to environmental constraints) provided that the maximum gross density does not exceed ~~7 units per acre (6,223 square feet per dwelling unit)~~ 21 bedrooms per acre (2074 square feet per bedroom) over the entire development

Page 2-13

20.02.200 Residential High-Density Multifamily(RH); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

~~•30 units/acre (1,452 square feet per dwelling unit)~~ 90 bedrooms per acre (484 square feet per bedroom) for the total net acreage (gross acreage minus acres set aside due to environmental constraints) provided that the maximum gross density does not exceed ~~15 units per acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom) over the entire development

Page 2-17

20.02.280 Commercial Limited (CL); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

Page 2-19

20.02.320 Commercial General (CG); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

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Page 2-21

20.02.360 Commercial Arterial (CA); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

Page 2-27

20.02.480 Business Park (BP); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

Page 2-31

20.02.560 Medical (MD); Development Standards

Maximum Density:

~~•15 units/acre (2,904 square feet per dwelling unit)~~ 45 bedrooms per acre (968 square feet per bedroom)

Highlighted text denotes text to be added

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Amendment #: UDO-076

Synopsis:

This amendment restricts the use of EIFS as a building material in the Commercial Downtown zoning district. Specifically, the amendment adds EIFS as a prohibited primary and secondary building material to multiple downtown overlay districts. EIFS would still be allowed for usage on building trim, cornices, and other architectural features. The amendment also restricts the use of vinyl, wood, cementitious siding, precast concrete, and highly reflective building materials.

Proposed Amendment:

Page 3-14 Downtown Core Overlay

20.03.130(b)(4)

(B) The following building materials shall not be used as secondary exterior finish materials:

- (i) EIFS (~~first floor only~~);

Page 3-20 University Village Overlay

20.03.200(b)(5)

(B) General: The following materials are not permitted as secondary exterior finish materials on facades facing a street:

- (i) Highly reflective materials;
- (ii) Vinyl;
- (iii) EIFS.

~~(C)~~ (B) Kirkwood Corridor: The following materials are not permitted as primary exterior finish materials on facades facing a street:

- (i) Wood;
- (ii) EIFS (~~Exterior Insulation Finish System~~);
- (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 on facades facing a street:

- (i) Wood;
- (ii) EIFS;
- (iii) Vinyl;
- (iv) Cementitious siding.

~~(E)~~ (C) Restaurant Row: The following materials are not permitted as primary exterior finish materials on facades facing a street:

- (i) EIFS (Exterior Insulation Finish System);
- (ii) Smooth-faced or split-faced cement block;
- (iii) Natural stone or masonry;
- (iv) Precast concrete;
- (v) Vinyl.

Highlighted text denotes text to be added
Strikethrough text denotes text to be deleted

(F) Restaurant Row: The following materials are not permitted as secondary exterior finish materials on facades facing a street:

- (i) EIFS;
- (ii) Precast concrete;
- (iii) Vinyl.

Page 3-25 Downtown Edges Overlay

20.03.270(b)(4)

(A) Materials: The following materials are not permitted as primary exterior finish materials on facades facing a street:

- ~~(A)~~(i) Smooth-faced or split-faced cement block;
- ~~(B)~~(ii) Vinyl;
- ~~(C)~~(iii) Highly reflective materials;
- ~~(D)~~(iv) EIFS;
- ~~(E)~~(v) Metal;
- ~~(F)~~(vi) Precast concrete.

(B) Materials: The following materials are not permitted as secondary exterior finish materials on facades facing a street:

- (i) Vinyl;
- (ii) Highly reflective materials;
- (iii) EIFS;
- (iv) Precast concrete.

Page 3-31 Downtown Gateway Overlay

20.03.340(b)(4)

(A) Materials: The following materials are not permitted as primary exterior finish materials on facades facing a street:

- ~~(A)~~(i) Highly reflective materials;
- ~~(B)~~(ii) Vinyl;
- ~~(C)~~(iii) Metal;
- ~~(D)~~(iv) EIFS.

(B) Materials: The following materials are not permitted as secondary exterior finish materials on facades facing a street:

- (i) Highly reflective materials;
- (ii) Vinyl;
- (iii) EIFS;

Page 3-37 Showers Technology Park Overlay

20.03.410(b)(4)

(A) Materials: The following materials are not permitted as primary exterior finish materials on facades facing a street:

- ~~(A)~~(i) Wood;
- ~~(B)~~(ii) Vinyl;
- ~~(C)~~(iii) Smooth-faced cement block;
- ~~(D)~~(iv) Cementitious siding;
- (v) EIFS.

Highlighted text denotes text to be added

Strikethrough text denotes text to be deleted

(B) Materials: The following materials are not permitted as secondary exterior finish materials on facades facing a street:

- (i) Wood;
- (ii) Vinyl;
- (iii) EIFS.

Highlighted text denotes text to be added
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Amendment #: UDO-077

Synopsis:

This amendment would revise the Void-to-Solid Percentage standards for first floor facades within several Downtown Overlay districts. The UDO currently requires void-to-solid percentages between 70% and 85% for front building facades. However, these percentages have proven to be too difficult to meet for new buildings constructed in the downtown. The amendment would reduce these percentages to be consistent with waivers granted by the Plan Commission.

Proposed Amendment:

Page 3-7 Courthouse Square Overlay

20.03.060(b)(2)

(A) First Floor (Building Base): Transparent glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of ~~eighty five~~ **seventy** percent (~~85~~**70** %) of the total wall/façade area of the first floor façade/elevation facing a street.

Page 3-13 Downtown Core Overlay

20.03.130(b)(2)

(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 six~~ **seventy** percent (~~76~~**70** %) of the total wall/façade area of the first floor façade/elevation facing a street.

Page 3-20 University Village Overlay

20.03.200(b)(2)(A)

(ii) Kirkwood Corridor: Transparent glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of ~~seventy six~~ **seventy** percent (~~76~~**70**%) of the total wall/façade area of the first floor façade/elevation facing a street.

Page 3-25 Downtown Edges Overlay

20.03.270(b)(2)

(A) First Floor (Building Base): Transparent glass areas shall comprise a minimum of ~~fifty four~~ **fifty** percent (~~54~~**50**%) of the wall/façade area of the first floor façade/elevation facing a street.

Page 3-31 Downtown Gateway Overlay

20.03.340(b)(2)

(A) First Floor (Building Base): Transparent glass shall areas shall comprise a minimum of ~~fifty four~~ **fifty** percent (~~54~~**50**%) of the total wall/façade area of the first floor façade/elevation facing a street.

Page 3-37 Showers Technology Park Overlay

20.03.410(b)(2)

(A) First Floor (Building Base): Glass or framed façade open areas consisting of display windows, entries and doors shall comprise a minimum of ~~fifty four~~ **fifty** percent (~~54~~**50**%) of the wall/façade area of the first floor façade/elevation facing a street or the B-Line Trail.

Highlighted text denotes text to be added

Strikethrough text denotes text to be deleted

Amendment #: UDO-078

Synopsis:

This amendment would require the provision of ground-floor nonresidential space along certain key corridors within the Commercial Downtown (CD) zoning district. This amendment would apply within the four downtown overlay districts that do not already require ground floor nonresidential uses, and would ensure that each identified street frontage provides nonresidential uses. It would also require that at least 50% of the ground floor area of any building along the identified streets be utilized by nonresidential uses.

Proposed Amendment:

Page 3-12

20.03.120 Downtown Core Overlay (DCO); Development Standards

(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 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.

Page 3-18

20.03.190 University Village Overlay (UVO); Development Standards

(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

Highlighted text denotes text to be added

~~Strikethrough text~~ denotes text to be deleted

- (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.

Page 3-24

20.03.260 Downtown Edges Overlay (DEO); Development Standards

(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.

Page 3-30

20.03.330 Downtown Gateway Overlay (DGO); Development Standards

(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.

Highlighted text denotes text to be added
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Amendment #: UDO-079

Synopsis:

This amendment would strengthen the architectural design requirements for new multifamily and nonresidential buildings on parcels located along primary arterial streets. Specifically, the amendment addresses such issues as void-to-solid percentage, building materials, and the definition of pedestrian entries.

Proposed Amendment:

Page 5-14

20.05.015

(c) Standards: The following architectural standards shall apply:

(1) *Materials:* Primary exterior building materials for facades visible from ~~the~~ a primary arterial or freeway/expressway shall consist of one (1) or more of the following:

(A) Cementitious siding;

~~(B) EIFS;~~

~~(C) (B) Masonry;~~

~~(D) (C) Natural stone;~~

~~(E) Precast concrete;~~

~~(F) (D) Split-faced block;~~

~~(G) (E) Transparent glass;~~

(F) Wood;

~~(H) (G) Other products that replicate the appearance and durability of the above materials, as approved by the planning staff.~~

(2) *Exterior Facades:* No building façade visible from a primary arterial or freeway/expressway shall have a blank, uninterrupted length exceeding ~~thirty (30)~~ forty (40) feet without including ~~two (2)~~ three (3) or more of the following design elements:

(A) Awning or canopy;

(B) Change in building façade height (minimum of ~~ten (10)~~ five (5) feet of difference);

(C) A regular pattern of transparent glass windows which shall comprise a minimum of fifty percent (50%) of the total wall/façade area of the first floor façade/elevation facing a street;

(D) Wall elevation recesses and/or projections, the depth of which shall be at least three percent (3%) of the horizontal width of the building façade.

(6) *Primary Pedestrian Entry:* One (1) primary pedestrian entrance shall be provided for any façade which contains at least sixty six (66) feet of frontage along a primary arterial or freeway/expressway. The pedestrian entry shall contain at least three (3) of the following architectural details:

(A) Pilasters or façade modules;

(B) Public art display;

(C) Prominent building address, building name, and lighting;

(D) Raised corniced entryway parapet; or

(E) Buttress and arched entry.

Highlighted text denotes text to be added

Strikethrough text denotes text to be deleted

Amendment #: UDO-080

Synopsis:

This amendment would regulate the width of riparian buffers as well require certain environmental best management practices in instances where typical Streamside, Intermediate, and Fringe zone riparian buffers cannot be used. This amendment is recommended by the Environmental Commission, who expressed concern that there were no standards for situations where the UDO's typical riparian buffer requirements could not be applied.

Proposed Amendment:

Page 5-32

20.05.041 EN-04 [Environmental Standards; Riparian Buffer]

This Environmental Standards section applies to the following zoning districts:

[RE] [RS] [RC] [RM] [RH] [MH] [CL] [CG] [CA] [CD] [IG] [BP] [IN] [MD] [QY]

(a) Riparian Buffer:

(10) Any new, non-single family development which is exempt from providing riparian buffer zones as outlined in Division 20.05.041(a)(1), shall provide at least a twenty-five (25) foot wide Streamside Buffer Zone in compliance with the design standards of *Division 20.05.041(a)(5)*. Additionally, two of the following best management practices shall be incorporated into site design:

(A) Use of one-hundred percent (100%) native vegetation;

(B) Use of permeable pavement for at least fifty percent (50%) of all on-site parking areas;

(C) Biofiltration swales; or

(D) Rain gardens.

Highlighted text denotes text to be added

~~Strikethrough text~~ denotes text to be deleted

Amendment #: UDO-081

Synopsis:

This amendment adjusts the table and requirements for Buffer Yards. Specifically, it reduces the additional setback needed to fulfill the buffer yard regulation for each of three types of buffers. Planning staff has observed that the UDO, as currently written, requires excessively large buffers. This amendment also eliminates the incongruous requirement for developments proposed in residential zoning districts to provide buffers against more intense zoning districts.

Proposed Amendment:

Page 5-49

20.05.052(f)

(2) *Buffer Yard Types*: Required buffer yards shall be installed according to the following standards:

(A) Buffer Yard Type 1:

- (i) A minimum setback of ten (10) feet shall be provided in addition to the setback otherwise required by this Ordinance.
- (ii) One (1) deciduous canopy tree shall be planted in the buffer yard for every thirty (30) feet of boundary between the subject and adjoining properties.

(B) Buffer Yard Type 2:

- (i) A minimum setback of ~~twenty (20) feet~~ **fifteen (15) feet** shall be provided in addition to the setback otherwise required by this Ordinance.
- (ii) One (1) deciduous canopy tree and two (2) evergreen trees shall be planted in the buffer yard for every twenty-five (25) feet of boundary between the subject and adjoining properties.

(C) Buffer Yard Type 3:

- (i) A minimum setback of ~~thirty (30) feet~~ **twenty (20) feet** shall be provided in addition to the setback otherwise required by this Ordinance.
- (ii) A row of deciduous canopy trees shall be planted parallel to the property line within the buffer yard with one (1) tree placed every twenty (20) feet along the boundary between the subject and adjoining properties.
- (iii) One (1) of the following shall also be provided:
 - [A] A six (6) foot tall opaque wooden fence or brick/stone wall;
 - [B] A five (5) foot tall undulating berm planted with shrubs; or
 - [C] A row of evergreen trees, comprised of one (1) tree placed every ten (10) feet along the property boundary.

Highlighted text to be added

Strikethrough text denotes text to be deleted

The BufferYard type indicated on the table below shall be provided on the subject property when...															
...the zoning for the subject property is...	...and the adjoining property is zoned:														
	RE	RS	RC	RM	RH	MH	CL	CG	CA	CD	IG	BP	IN	MD	QY
RE				1	2	2	2	3	3	3	3	3	3	3	3
RS				1	1	2	1	2	2	2	3	3	2	2	3
RC				1	1	1	1	2	2		3	3	2	2	3
RM	1	1	1			1	1	2	2		3	2	2	2	3
RH	2	1	1			1	1	1	2		3	2	1	1	3
MH	2	1	1	1	1		2	2	2	1	3	2	2	2	3
CL	2	1	1	1	1	2		1	1	1	2	1	1	1	3
CG	3	2	2	2	2	2	1			1	1	1	1	1	2
CA	3	2	2	2	2	2	1			1	1	2	2	2	2
CD	3	2				1	1	1	1		2	2	1	1	
IG	3	3	3	3	3	3	2	1	1	2		1	2	2	1
BP	3	3	3	2	2	2	1	1	2	2	1		1	1	2
IN	3	2	2	2	2	2	1	1	2	1	2	1		1	2
MD	3	2	2	2	2	2	1	1	2	1	2	1	1		3
QY	3	3	3	3	3	3	3	2	2		1	2	2	3	

Highlighted text to be added

Strikethrough text denotes text to be deleted

Amendment #: UDO-082

Synopsis:

This amendment would add a new requirement for demolition permits. Specifically, any request for a demolition permit would be required to provide a post-demolition landscape plan for the site. Once the demolition has been completed, the site would have to be landscaped as shown on the approved plan. A site could only be released from this requirement if the demolition permit is accompanied by a proposed development plan that is submitted to the Planning Department to initiate the review process.

Proposed Amendment:

Page 5-52

20.05.057 LA-06 [Landscaping Standards; Vacant Lot Landscaping]

This Landscaping Standards section applies to the following zoning districts:
[RM] [RH] [CL] [CG] [CA] [CD] [IG] [BP] [IN] [MD]

- (a) **Applicability:** Any lot with frontage on a public street shall be subject to the requirements of this section.
- (b) **Timing:** Vacant lot landscaping shall be installed on lots subject to these requirements within sixty (60) days of the completion of demolition of any primary structure on such lots, unless:
 - (1) The Planning Director has granted an extension of this time frame due to the season or inclement weather; or
 - (2) A site plan has been approved for the reuse of the property.
- (c) **Planting Requirements:**
 - (1) **Groundcover:** All areas of the lot not planted with required trees or shrubs shall be covered with grass.
 - (2) **Trees:** A minimum of seven (7) large canopy trees shall be planted per acre of lot area.
 - (3) **Shrubs:** A minimum of twenty-seven (27) shrubs shall be planted per acre of lot area, at least fifty percent (50%) of which shall be evergreen shrubs.
 - (4) **Location:** A minimum of fifty percent (50%) of the required plantings shall be placed within twenty (20) feet of the lot's front property line.

[Subsequent sections of Chapter 20.05 will be renumbered to accommodate the inclusion of this new section.]

Page 9-31

20.09.230

(d) Demolition Landscaping

- (1) **Applicability:** A demolition permit application for a lot subject to the standards of *Section 20.05.057: Landscaping Standards; Vacant Lot Landscaping* shall meet the requirements of this section.
- (2) **Vacant Lot Landscaping Plan:** Any demolition permit application subject to this section shall be accompanied by a Vacant Lot Landscaping Plan meeting the standards of *Section 20.05.057: Landscaping Standards; Vacant Lot Landscaping*.
- (3) **Exemption:** A demolition permit application shall be exempt from the requirements of this section if a site plan approval for the reuse of the subject lot has been obtained.

Highlighted text denotes text to be added
Strikethrough text denotes text to be deleted

Amendment #: UDO-083

Synopsis:

This amendment revises the Parking Standards of the UDO to convert the minimum parking requirements of the ordinance into maximum parking requirements. The purpose of this amendment is to reduce the amount of off-street parking provided for all nonresidential, multifamily, and single family developments.

Proposed Amendment:

Page 3-24 Downtown Edges Overlay

20.03.260(c)

(3) *Nonresidential Parking Standards:* Fifty percent (50%) of the ~~minimum~~ **maximum** parking ~~required~~ **permitted** in Chapter 20.05; PK: Parking Standards.

Page 3-30 Downtown Gateway Overlay

20.03.330(c)

(3) *Nonresidential Parking Standards:* Seventy-five percent (75%) of the ~~minimum~~ **maximum** parking ~~required~~ **permitted** in Chapter 20.05; PK: Parking Standards.

Page 3-36 Showers Technology Park Overlay

20.03.400(c)(3) *Nonresidential Parking Standards*

(B) Other Nonresidential Uses: Seventy-five percent (75%) of the ~~minimum~~ **maximum** parking ~~required~~ **permitted** in Chapter 20.05; PK: Parking Standards.

Page 5-8

20.05.009(d)

(3) *Single-Family Residential Parking:* Parking requirements ~~may~~ **shall** be reduced to **a maximum of one (1)** on-site parking space per single-family house when adequate adjacent on-street parking is available.

Page 5-22

20.05.026 *CU-04[Conditional Use; Bed and Breakfast Establishments]*

(c) The establishment shall provide **a maximum of one (1)** parking space per guest room in addition to the spaces required for the dwelling unit.

Page 5-22

20.05.28 *CU-06[Conditional Use; Retail Low Intensity and Restaurant Limited Service]*

(e) Parking: Parking spaces shall be provided at a fifty percent (50%) reduction from the requirements of Chapter 20.05; PK: Parking Standards, with a ~~minimum~~ **maximum** of three (3) spaces for any accessory commercial use. Parking spaces for the primary use shall not be used to satisfy this requirement.

Page 5-40 Green Development Incentives

20.05.049(a)(3)

(C) Provision of automobile parking at least twenty-five percent (25%) below ~~required minimums~~ **permitted maximums**, coupled with provision of bicycle parking at least fifty percent (50%) above required minimums. ~~Fulfillment of this Sustainable Development Practice shall not require a variance from development standards.~~

~~Highlighted text~~ denotes text to be added

~~Strikethrough text~~ denotes text to be deleted

Page 5-67

20.05.069 PK-01 [Parking Standards; General]

(a) **Maximum Number of Parking Spaces Required Permitted:**

(1) ~~Minimum~~ **Maximum Number of Parking Spaces Required Permitted:**

(A) Unless specifically stated otherwise in the Unified Development Ordinance, the number of on-site parking spaces shall be as specified in *Section 20.05.074; Exhibit PK-A: Required Maximum Number of Parking Spaces Permitted by Land Use*.

~~(2) Maximum Number of Parking Spaces: Unless specifically stated otherwise in the Unified Development Ordinance, additional on-site parking spaces above the minimum required number may be provided based on the following standards:~~

~~(A) For sites where fifteen (15) or fewer parking spaces are required by this Ordinance, a maximum of four (4) additional parking spaces above the minimum requirement may be provided.~~

~~(B) For sites where sixteen (16) or more parking spaces are required by this Ordinance, additional parking spaces may be provided up to a maximum of fifteen percent (15%) above the minimum requirement.~~

~~(C) Single family residences are exempt from the maximum parking requirement.~~

(2) **Exceptions:** The parking ratios contained in *Section 20.05.074; Exhibit PK-A* shall be considered **minimum** parking requirements for the following uses:

(A) Single family residential uses;

(B) Multifamily residential units located within or adjacent to the Residential Core (RC) zoning district and multifamily residential units located within the Commercial Downtown (CD) zoning district.

(i) For sites where fifteen (15) or fewer parking spaces are required by this Ordinance, a maximum of four (4) additional parking spaces above the minimum requirement may be provided.

(ii) For sites where sixteen (16) or more parking spaces are required by this Ordinance, additional parking spaces may be provided up to a maximum of fifteen percent (15%) above the minimum requirement.

(3) **Reduction of Number of Spaces:** Upon the approval of the Planning Director, a parking lot may be built with fewer spaces than the required minimum spaces in *Exhibit PK A: Required Number of Parking Spaces by Land Use* if the following standards are met:

(A) **Landbank Area:** Adequate space shall be landbanked such that the full number of parking spaces required in *Section 20.05.074; Exhibit PK A: Required Number of Parking Spaces by Land Use* can be built on-site at a later date, should the need arise.

(i) **Parking Design Required:** A design shall be presented showing how the full number of parking spaces required in *Section 20.05.074; Exhibit PK A: Required Number of Parking Spaces by Land Use* would be installed, and how drainage would be handled. This design shall be approved by the planning staff.

(ii) **Maximum Reduction:** Under no circumstances shall less than fifty percent (50%) of the spaces required by *Section 20.05.074; Exhibit PK A: Required Number of Parking Spaces by Land Use* be installed.

Highlighted text denotes text to be added

~~Strikethrough text~~ denotes text to be deleted

- ~~(B) Mixed Uses: Where a development contains multiple land uses with different peak travel generation, the total required parking spaces may be reduced by the Planning Director. In such instances, parking space reductions shall be determined by utilizing the ITE: Trip Generation standards or similar professional parking or travel demand standards.~~
- ~~(C) Multi-modal Proximity: Where a development is located within one tenth (0.10) of a mile of a public transit stop or a multiuse trail facility, the minimum parking requirement may be reduced by up to a maximum of fifteen percent (15%).~~

Page 5-68

20.05.069(e)(2) Shared Parking Facilities:

- (A) Authorization: **In those situations where a minimum number of parking spaces is required,** The owners of two (2) or more properties may join together to provide the required parking spaces for their respective uses. Upon request by the owners and after review of the request by the Planning Director, the Planning Director may authorize the shared use of parking facilities under the following conditions:
- (i) Minimum: In a shared parking arrangement, each property shall provide a minimum of sixty percent (60%) of the individual parking requirements. In no case shall the total combined parking spaces be less than one hundred and twenty percent (120%) of the greater individual parking requirement.
 - (ii) Proximity: Any property utilizing shared parking facilities shall be located within three hundred (300) feet of such parking facility, using established sidewalks and crosswalks where available.
- (B) Shared Parking Agreement: The property owner seeking leased spaces shall provide a recordable zoning commitment to the Planning Department stating that in the case where leased spaces are no longer available, that an adequate parking alternative will be provided.

Page 5-68

20.05.069

- (f) Stacked Parking: Stacked parking **arrangements are prohibited.** ~~spaces shall not be used to fulfill minimum parking space requirements.~~ Single-family residences are exempt from this provision.

Page 5-70

20.05.069

- ~~(l) On-street Parking: The Planning Director may approve the utilization of on-street parking spaces to count toward the provision of the minimum number of spaces required for the development. Such necessary on-street spaces shall be located along the property frontage on the same side of the street as the development requesting their use. In cases where new on-street spaces are being created as a component of the development, the design of such spaces shall meet the standards of the City Engineering Department.~~

20.05.069

Subsections (m) and (n) will be re-lettered to read (l) and (m) as a result of the deletion of the original Subsection (l) as noted above.

Page 5-72

PK-05 [Parking Standards; Commercial Downtown]

20.05.073

- (a) Minimum Number of Parking Spaces Required: **Minimum p**arking requirements for all uses shall be as defined in the applicable Overlay District in *Chapter 20.03: Overlay Districts*.

Highlighted text denotes text to be added

Strikethrough text denotes text to be deleted

Page 5-73, 5-74, 5-75, 5-76

20.05.074 Exhibit PK-A [~~Required~~ **Maximum** Number of **Permitted** Parking Spaces by Land Use]

Page 7-24 *Sustainable Development Incentives*

20.07.200(a)(3)

(C) Provision of automobile parking at least twenty-five percent (25%) below ~~required~~ **permitted** ~~minimums~~ **maximums**, coupled with provision of bicycle parking at least fifty percent (50%) above required minimums. ~~Fulfillment of this Sustainable Development Practice shall not require a variance from development standards.~~

Page 8-4

20.08.060(b)

(2) *Parking Setback/Impervious Surface Coverage*: If required setbacks or impervious surface coverage standards can be achieved ~~without a net loss of parking spaces or without the reduction of spaces below the maximum number of parking spaces allowed~~ **through the removal of excess parking above the maximum number of permitted spaces**, then such setbacks or impervious surface coverage standards shall be met with the removal of ~~asphalt pavement and gravel covered areas~~ and the addition of vegetation. If all setbacks cannot be achieved ~~through the removal of such pavement and gravel covered areas~~, priority shall be given to the front setback.

Page 8-5

20.08.060(d)

(2) *Parking Setback/Impervious Surface Coverage*: If required setbacks or impervious surface coverage standards can be achieved ~~without a net loss of parking spaces or without the reduction of spaces below the maximum number of parking spaces allowed~~ **through the removal of excess parking above the maximum number of permitted spaces**, then such setbacks or impervious surface coverage standards shall be met with the removal of ~~asphalt pavement and gravel covered areas~~ and the addition of vegetation. If all setbacks cannot be achieved ~~through the removal of such pavement and gravel covered areas~~, priority shall be given to the front setback.

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Amendment #: UDO-084

Synopsis:

This amendment would clarify how maximum parking standards should be calculated in the Commercial Downtown (CD) zoning district. Currently, the UDO does not provide any clarity for how to set the maximum number of parking spaces in overlays where no parking is required.

Proposed Amendment:

Page 5-67

20.05.069(a)

- (2) *Maximum Number of Parking Spaces:* Unless specifically stated otherwise in the Unified Development Ordinance, additional on-site parking spaces above the minimum required number may be provided based on the following standards:
- (A) For sites where fifteen (15) or fewer parking spaces are required by this Ordinance, a maximum of four (4) additional parking spaces above the minimum requirement may be provided.
 - (B) For sites where sixteen (16) or more parking spaces are required by this Ordinance, Additional parking spaces may be provided up to a maximum of fifteen percent (15%) above the minimum requirement.
 - (C) Single-family residences are exempt from the maximum parking requirement.
 - (D) For developments where no parking spaces are required by this ordinance, parking may be provided up to a maximum of fifty percent (50%) of the standards provided in *Section 20.05.074; Exhibit PK-A: Required Number of Parking Spaces by Land Use*

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Amendment #: UDO-085

Synopsis:

This amendment would create a parking requirement for the “school, preschool” use to correct an omission in the UDO. It also lowers the parking requirement for “brewpubs” to better reflect that such uses are largely devoted to production space. The amendment also revises the standard for “outdoor storage” uses to make it more consistent with similar uses in the UDO.

Proposed Amendment:

Pages 5-73, 5-75, 5-76
20.05.074

brewpub	1 space per 200 sq. ft. GFA of tavern/restaurant space plus 1 space per employee on the largest shift of brewery
outdoor storage	3 to 5 parking spaces 1 space per 2,000 square feet of storage area
school, preschool	1 space per employee plus 1 space per 6 students maximum capacity

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Amendment #: UDO-086

Synopsis:

This amendment adds a definition and parking requirement for the land use “retail, outdoor”. The UDO currently lists “retail, outdoor” as a permitted primary use of a site in certain zoning districts, but does not provide a definition or parking requirement as is done for all other listed uses.

Proposed Amendment:

Page 5-75

20.05.074

retail, outdoor	1 space per 500 sq. ft. of outdoor display area
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Page 11-36

Chapter 20.11 Definitions

Retail, Outdoor: The placement of goods, equipment, or materials for sale, rental, or lease outside of a building or structure including but not limited to vehicles, burial monuments, garden supplies, gas, tires, and landscaping materials.

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Amendment #: UDO-087

Synopsis:

This amendment would allow balloon displays to be considered as a type of miscellaneous sign exempt from permit requirements. The purpose of the amendment is to permit balloon displays that are limited in size, scale, duration, and commercial message. Currently, the UDO does not allow such displays except for businesses that are advertising grand opening events. This amendment also clarifies that while certain types of signs do not require permits, they do have limitations as described in 20.05.078(g).

Proposed Amendment:

Page 5-82

20.05.078

- (g) Miscellaneous Signs: The following signs are exempt from permit requirements but are limited as provided below:
- (12) Balloon Displays: Displays of balloons shall be subject to the following standards:
 - (A) Message: All balloons shall be free of print, logos, or any other messaging.
 - (B) Duration: In addition to grand opening events as outlined in Division 20.05.079(a)(6), balloon displays shall be limited to one (1) period of no more than fifteen (15) consecutive days per calendar year per property.
 - (C) Size of Individual Balloons: Individual balloons within a balloon display shall not exceed fifteen (15) inches in diameter.
 - (D) Number of Balloons: Balloon displays shall consist of no more than ten (10) total balloons.

Page 5-84

20.05.079(a)

- (3) Type: Temporary sign types shall be limited to printed banners, ~~or~~ freestanding portable signs, or balloon displays, as regulated by *Division 20.05.078(g)(12)*.

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Amendment #: UDO-088

Synopsis:

This amendment would change the area allotment for political signs as well as remove the restrictions on how long such signs may be displayed. The maximum area of a political sign would change from five square feet to thirty-two square feet. The current requirement for political signs to be removed within seven days of the subject event would be eliminated. This amendment is being proposed in response to recent situations in other Indiana communities with political sign regulations similar to those that exist now in the UDO. The general legal direction from those situations is that political signs should not be more restricted in size or display period than other signs allowed in a given zoning district. The proposed change to an area of thirty two square feet would accomplish this goal. Further, the removal of the display period restriction would allow such signs to be displayed year-round. Many signs expressing political speech are not related to a specific event or election, so would not fit within the existing regulation.

Proposed Amendment:

Page 5-82

20.05.078(g)

- (9) *Political Signs:* Political signs shall not exceed ~~five (5)~~ **thirty-two (32)** square feet in area per side ~~and shall be removed within seven (7) days of the subject event.~~

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Amendment #: UDO-089

Synopsis:

This amendment would eliminate the restriction of electronic reader board signs to the display of time and temperature information only. Recent national court cases have established that such restrictions on message are unconstitutional. Sign regulations may restrict the time increments for which messages may be displayed, but cannot restrict the actual message.

Proposed Amendment:

Page 5-84

20.05.078(j)

- (2) *Electronic Reader Boards:* Electronic reader boards may be incorporated into freestanding or wall signage ~~provided that the message is limited to the display of time and temperature information.~~ ~~Time and temperature information~~ Information may be displayed in increments of no less than twenty (20) seconds. ~~Electronic reader boards shall not comprise more than forty percent (40%) of the total area of any sign face.~~

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Amendment #: UDO-090

Synopsis:

This amendment would revise UDO requirements for the seasonal sales of fireworks. It is intended to provide further protection from the threat of fireworks accidents. The amendment would further restrict the locations where such sales are permitted, requiring that such sales be confined to the Commercial Arterial (CA) zoning district. This restriction would apply to seasonal vendors that set up specifically for the sale of fireworks, not to permanent commercial establishments that may sell fireworks as a seasonal product among their normal inventory. This amendment would also clarify language regarding the length of time for which a seasonal sale may be permitted.

Proposed Amendment:

Page 5-96
20.05.109

- (a) Seasonal Sales: Temporary uses selling seasonal items such as Christmas Trees, Halloween pumpkins and 4th of July fireworks shall be permitted subject to the following standards:
- (1) Fireworks sales shall be permitted only at locations within the Commercial Arterial (CA) zoning district.
 - ~~(1)~~(2) A Temporary Use Permit shall be required and ~~good~~ shall be valid for a maximum of thirty (30) consecutive days. The temporary use shall be removed from the property within five (5) days after the holiday, regardless of the remaining valid length of the Temporary Use Permit.
 - ~~(2)~~(3) The temporary use shall be located on a lot that fronts on a collector or arterial street.
 - ~~(3)~~(4) The temporary use shall be located at least fifty (50) feet from any residential district.

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Amendment #: UDO-091

Synopsis:

This amendment would modify the “Minimum Parent Tract” requirement for the Suburban Subdivision type found in Chapter 20.06 of the Unified Development Ordinance. Specifically, it would change the “Minimum Parent Tract” to a “Maximum Parent Tract”, and make that maximum tract smaller than the minimum parent tract requirements for the other subdivision types. This would result in a significant reduction in the number of Suburban Subdivisions created in Bloomington, and would make it far more likely that future residential subdivisions would be either Traditional Subdivisions or Conservation Subdivisions.

Proposed Amendment:

Page 6-5

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

~~Minimum Parent Tract:~~

- ~~N/A~~

Maximum Parent Tract:

- 3 Acres

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Amendment #: UDO-092

Synopsis:

This amendment would require greater detail to be provided on the models that must accompany downtown development proposals. Since the existing model requirement was enacted, several models have been submitted for use during Plan Commission deliberations. These models have used a variety of materials, scales, and levels of detail to capture the look and feel of the proposed development. In some cases, Plan Commission members felt that the models lacked sufficient detail to provide a good representation of the project. This amendment will ensure that future models provide clear representation of façade surface materials, including color.

Proposed Amendment:

Page 9-11

20.09.120(d)(6)

- (A) *Commercial Downtown:* In the case of a Site Plan involving new development in the Commercial Downtown (CD) zoning district, the ~~Plan Commission petitioner~~ shall ~~require the submittal of~~ **submit** a three-dimensional scale model, ~~either physical or computer generated,~~ that shows the proposed development in the context of all properties whose boundary lines touch that of the proposed development. ~~If a physical model is provided, it must be accompanied by a digital video archival file showing the physical model in 360 degrees.~~
- (i) **The model may be a physical model or computer generated. If a physical model is provided, it must be accompanied by a digital video archival file showing the physical model in 360 degrees.**
 - (ii) **Regardless of model format, the level of detail provided shall be sufficient to depict the proposed surface materials for all proposed structures.**

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Amendment #: UDO-093

Synopsis:

This amendment, which was requested by the Environmental Commission, would eliminate an exemption in the Unified Development Ordinance that allows land-disturbing activity on single-family lots without the prior receipt of a grading permit. The purpose of the current language in the UDO is to streamline the process for property owners who wish to secure a building permit or simply remove a diseased tree. In this case, a streamlined process makes sense because disturbance limits and tree removal restrictions have often been determined during the issuance of a detailed grading permit covering the lot as part of a larger subdivision. However, the unintended consequence of this exemption is that, on two occasions, owners of single-family lots have been able to remove trees without any regulation from the City. The proposed amendment would still allow the current exemption as long as a previous grading permit has been issued addressing land disturbing activity for the single-family lot.

Proposed Amendment:

Page 9-32

20.09.240

(d) Exceptions:

- (1) Land-disturbing activity covering an area less than 1,000 square feet;
- (2) Land-disturbing activity on an individual single-family lot. **A grading permit is required for land-disturbing activity on single-family lots in instances where land disturbance has never been regulated under the issuance of a previous grading permit encompassing the lot.**

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Amendment #: UDO-094

Synopsis:

This amendment provides a definition of the terms “primary exterior finish material” and “secondary exterior finish material”. Chapter 20.03 of the UDO currently places restrictions on the use certain exterior finish materials based on whether they are “primary” or “secondary”, but no specific definition of those terms is provided in Chapter 20.11.

Proposed Amendment:

Page 11-17
Chapter 11 Definitions

~~**Exterior Building Material:** Material used to surface the exterior of a building to protect against exposure to the elements, prevent heat loss, and visually unify the façade.~~

Exterior Finish Material, Primary: An exterior finish material that covers more than 20% of a building façade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building façade.

Exterior Finish Material, Secondary: An exterior finishing material that covers 20% or less of a building façade. Windows, doors, building trim, cornices, and similar architectural features shall not count toward calculation of the square footage of the building façade.

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Amendment #: UDO-095

Synopsis: This amendment responds to input the Planning Department has received concerning perceived UDO restrictions on agricultural activities. While the UDO doesn't specifically restrict what are commonly known as urban agricultural activities, there has been concern expressed that these activities could be considered impermissible due to the lack of specificity in the ordinance. In response, various food growing activities have been listed and defined under two use categories. The first use category is identified as urban agriculture. This land use is being proposed as a permitted accessory use in the RE, RS, RC, RM, and RH zoning districts. Additionally, another land use activity, community gardens, has been defined and listed as a permitted primary use in all zoning districts subject to special conditions.

Proposed Amendment:

Page 11-39

Chapter 11 Definitions

Urban Agriculture: The growing of food crops through plant cultivation. Urban agriculture includes but is not limited to the following accessory activities : backyard gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

Page 2-4

20.02.020 Residential Estate (RE); Permitted Uses

- urban agriculture

Page 2-6

20.02.060 Residential Single-family (RS); Permitted Uses

- urban agriculture

Page 2-8

20.02.100 Residential Core (RC); Permitted Uses

- urban agriculture

Page 2-10

20.02.140 Residential Multifamily (RM); Permitted Uses

- urban agriculture

Page 2-12

20.02.180 Residential High Density Multifamily (RH); Permitted Uses

- urban agriculture

Page 11-39

Chapter 11 Definitions

Community Garden: An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed

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collectively by members of the group and may include common areas maintained and used by group members.

Page 2-4

20.02.020 Residential Estate (RE); Permitted Uses

- community garden*

Page 2-6

20.02.060 Residential Single-family (RS); Permitted Uses

- community garden*

Page 2-8

20.02.100 Residential Core (RC); Permitted Uses

- community garden*

Page 2-10

20.02.140 Residential Multifamily (RM); Permitted Uses

- community garden*

Page 2-12

20.02.180 Residential High Density Multifamily (RH); Permitted Uses

- community garden*

Page 5-93

20.05.096 [Special Conditions; Community Garden]

This Special Conditions Standards section applies to the following zoning districts:

[RE] [RS] [RC] [RM] [RH]

- (a) Community Gardens shall be subject to the following requirements:
 - (1) Retail sales shall be prohibited on the community garden site, except for the sale of produce grown in the community garden. Such sales shall be in compliance with Subsection 20.05.109(b), *Farm Produce*.
 - (2) Structures utilized for the storage of gardening materials shall be permitted subject to the accessory structure requirements of this ordinance. The combined area of all structures shall not exceed fifteen percent (15%) of the community garden site lot area.
 - (3) Hours of operation shall be restricted to between 5:00 a.m. and 11:00 p.m. daily.
 - (4) On-site storage containers, compost bins, and other material storage areas shall be located in the rear building setback area, and shall be at least five (5) feet from rear and side property lines. Trash shall be removed from the community garden site at least once a week.
 - (5) Cultivated areas shall not encroach onto adjacent properties.
 - (6) The community garden site shall be maintained free of high grass in compliance with Title 6 of the Bloomington Municipal Code.
 - (7) Any community garden site with a lot area greater than fifteen thousand (15,000) square feet shall provide one (1) on-site parking space per two thousand (2,000) square feet of lot area above fifteen thousand (15,000) square feet.
 - (8) One permanent sign shall be permitted. Such sign shall be limited to four (4) square feet in area per side and four (4) feet in height.

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