Passed: 9-0

ORDINANCE 17-28
TO AMEND CHAPTER 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE
Re: Adding Section 20.05.0332 ("CU-13 [Conditional Use – Pocket Neighborhoods]") and Amending Sections 20.02.070 ("Residential Core [RC] – Conditional Uses"), 20.02.110 ("Residential Single-family [RS] – Conditional Uses"), and 20.11.020 ("Defined Words")

WHEREAS, the City wishes to promote and encourage a variety of housing options for all its residents; and

WHEREAS, adding Pocket Neighborhood standards will add sustainable and affordable housing options to the City's housing options; and

WHEREAS, Chapter 20 of the Bloomington Municipal Code should be revised to ensure compatibility of Pocket Neighborhoods with residential neighborhoods; and

WHEREAS, the revision will permit Pocket Neighborhoods as a conditional use within the Residential Core (RC) and Residential Single-Family (RS) zoning districts; and

WHEREAS, On June 12, 2017, the Plan Commission considered ZO-11-17, and made a positive recommendation in favor of the amendments to the UDO, as described herein;

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

SECTION 1. Section 20.02.070, entitled "Residential Core (RC); Conditional Uses," shall be amended by adding the term "Pocket Neighborhoods *."

SECTION 2. Section 20.02.110, entitled "Residential Single-family (RS); Conditional Uses," shall be amended by adding the term "Pocket Neighborhoods *."

SECTION 3. A new section, Section 20.05.0332, entitled "CU-13 (Conditional Use - Pocket Neighborhood)," shall be created, added to the Table of Contents, and shall read as follows:

20.05.0332 CU-13 (Conditional Use - Pocket Neighborhood)

Purpose: This Pocket Neighborhoods section is adopted to increase housing options within the City of Bloomington in a manner that will be sustainable, affordable and compatible with surrounding neighborhoods.

This conditional use standards section applies to the following zoning districts:

RS RC

(a) Bulk and Density standards
- (1) Minimum lot size: 1 acre
- (2) Maximum lot size: 5 acres
- (3) Maximum number of dwelling units
  - (A) RC: Maximum of six (6) dwellings per acre
  - (B) RS: Maximum of five (5) dwellings per acre
- (4) Maximum house size: One thousand (1000) square feet gross floor area
- (5) Setbacks
  - (A) Parking lot: A minimum setback of thirty (30) feet from right-of-way.
  - (B) A minimum setback of ten (10) feet between dwelling units within the Pocket Neighborhood.
  - (C) All other setbacks: per applicable zoning district
  - (D) Pocket Neighborhood within the RC zoning district shall include a minimum of one (1) dwelling unit that is built at the build-to-line.

(b) Architecture and landscaping

(1) All structures must meet the architectural requirements of the applicable zoning district.

(2) Central Open Space. All pocket neighborhoods shall include at least one centrally located open space area of at least four hundred (400) square feet per dwelling unit. Parking areas cannot be counted toward open space requirements. Community buildings or clubhouses can be substituted for up to fifty percent of the open space requirement.

(3) Dwelling units must have a maximum 1:3 width to depth ratio for the first floor.

(4) Petitioner shall submit a minimum of three (3) examples of representative architecture for dwelling units.

(5) Bufferyard: All pocket neighborhoods shall install a Bufferyard Type 1 along rear and side lot lines per 20.05.052 (f).

(6) Landscaping: Parking lot landscaping shall be provided per the requirements of 20.05.053.

(c) Parking and access

(1) Parking shall be provided at a minimum of one (1) parking space per dwelling unit and a maximum of two (2) parking space per dwelling unit.

(2) Parking shall be designed in a way to limit curb cuts and most efficiently park vehicles. Parking may take place on a shared, paved parking lot or in shared driveways. Shared driveways may access individual garages.

(3) Sidewalks are required on adjacent streets and to connect dwelling units to the public sidewalk.

(4) A minimum of one (1) class-2 bicycle parking space is required per dwelling unit. Secure garages may count toward this requirement, but a minimum of four (4) class-2 bicycle parking spaces must be provided.

(d) Compatibility

(1) Site plan and architecture shall be designed in a way to foster community and neighborhood interaction through use of such elements as common spaces, porches, and shared design elements.

(2) Petitioners are encouraged to create lots for sale utilizing the Common Area Developments provisions of 20.07.100 (c).

SECTION 4. Section 20.11.020, entitled "Defined Words," shall be amended by adding the following new defined term:

Pocket Neighborhood: "A cluster of at least five attached or detached single family dwellings located within a common development that utilize shared access, parking and common spaces. Pocket neighborhoods can include homes on individual lots, homes owned as condominiums, or leased homes. The term Pocket Neighborhood shall not include a Manufactured or Mobile Home Park."

SECTION 5. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 28th day of June, 2017.

SUSAN SANDBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 29th day of June, 2017.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 30th day of June, 2017.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 20 of the Bloomington Municipal Code (the Unified Development Ordinance) in two ways. First, it adds Section 20.05.0332 to provide for Pocket Neighborhoods as conditional uses in Residential Core (RC) and Single-family Residential (RS) zoning districts. Second, it modifies Section 20.11.020 to add a definition for Pocket Neighborhoods.

Note: On June 28, 2016, the Common Council adopted Am 01 which changed to open space requirements set forth in Section 3, 20.05.0332(b)(2).

Distributed to: Mayor, Clerk, Council Administrator, Legal, Controller, Planning, HAND

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 17-28 is a true and complete copy of Plan Commission Case Number ZO-11-17 which was given a recommendation of approval by a vote of 8_Ayes, 0_ Nays, and __0__ Abstentions by the Bloomington City Plan Commission at a public hearing held on June 12, 2017.

Date: June 16, 2017

Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 16th day of June, 2017.

Nicole Bolden, City Clerk

Appropriation Ordinance # _____

Fiscal Impact Statement Ordinance # _____

Resolution # _____

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure		Emergency	
Unforeseen Need		Other	

Funds Affected by Request:

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

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

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

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