ORDINANCE 80-85

To Amend Title 20, Entitled "Zoning", and Section 12.04.004, Entitled "Appeal of Sidewalk Requirements", of the Bloomington Municipal Code

WHEREAS, the existing zoning ordinance of the City of Bloomington provides for periodic review and recommendations for changes by the Plan Commission; and

WHEREAS, after review the Plan Commission recommends the following amendments to the zoning ordinance of the City of Bloomington, Indiana, and to related sections of the Bloomington Municipal Code;

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

SECTION I. Section 20.08.03.00, HEIGHT, BULK AND DENSITY TABLE, is amended to read as follows on page two:

20.08.03.00 HEIGHT, BULK AND DENSITY TABLE

Zone	LOT AREA PER DU: Min. Lot Area	1st DU	ADDN., APT.	ADDN. TOWN-HOUSE	Max. Ht.	Min. Width Lot	Setbacks From Centerline (16): Princ. Art. (6) Parking	Princ. Art. (6) Bldg.	Sec. Art. (6) Parking	Sec. Art. (6) Bldg.	Princ. Coll. (6) Parking	Princ. Coll. (6) Bldg.	Sec. Coll. (6) Parking	Sec. Coll. (6) Bldg.	Setback from R.O.W. Line: Local (6) Parking	Local (6) Bldg.	YARD REQUIREMENT: Side Least	Yard Comb.	Rear	Addn. Side Yard Each Story Over One	Max. Lot. Coverage	Usable Open Space Per DU	FAR
RE	40,000	40,000	X	X	30'	100'	XX	80	XX	70	XX	65	XX	60	XX	30	20'	40'	50'		10%	X	X
RS	(2) 7,200	7,200 (2)	(2) X	X	30'	60'	XX	75	XX	65	XX	60	XX	55	XX	25	8'	20'	25'	4'	30%	X	X
RL	6,000	6,000	4,000	3,000(2)	35'	60'	60	75	50	65	45	60	40	55	10	25	8'(17)	20'	25' (17)	4'	40%	1,500(1)	X
RM	5,000	5,000	4,000(2)	2,500 (2)	35'	50'	55	65	45	55	40	50	35	45	5	15	6'(17)	15'	25' (17)	4'	40%	1,200(1)	X
RH	5,000	5,000	2,000	2,000 (2)	80'	50'	60	65	50	55	45	50	40	45	10	15	6'(17)	X	X (17)	FAR	FAR	800(1)	.60
BL	(3)	5,000(3)	2,000	X	35'.	none.	60	65	50	55	45	50	40	45	10	15	0(4)	0	15'(5)	X	50%	800	X
BG	X	X	X	X	80'	X	60	75	50	65	45	50	40	45	10	15	(7)	(7)	(7)	FAR	60%	X	2.4
BA	10,000	X.	X	X	80'	60'	60	75	50	65	45	50	40	45	10	15	(7)	(7)	(7)	FAR	50%	X	1.5
SD	X	(8)	1,000	X	80'	X	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	(9)	(9)	(5)	FAR	80%	400	3.0
ML	none	X	X.	X	45'	60'	60	75	50	65	45	60	40	55	10	25	12'	24'	20'	4'	50%	X	1.5
MG	20,000	X	X	X	45'	100'	60	75	50	65	45	60	40	55	10	25	12' (10)	24' (10)	20' (10), (11)	4'	70%	X	2.0
MD	40,000	X	X	X	45'	200'	60	100	50	90	45	85	40	80	10	100	50' (14)	100' (14)	50' (14)	X	X	X	X
SI	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)
SM	5,000	5,000	2,500	2,500	80'	X	60	75	50	65	45.	60	40	55	10	25	(7)	(7)	(7)	FAR	FAR	800	1.5

FAR - Floor Area Ratio

(1) Numbers in parentheses refer to Special Conditions listed in Section 20.08

SECTION II. The following Subsections of Section 20.08.04.00, "Special conditions for bulk, density, height and area regulations," are amended or added as follows:

(1) Townhouse developments require a minimum of 1,200 square feet of usable open space per townhouse unit.

(2) In the RM zone four units are permitted on the first 8,000 square feet of lot; each unit thereafter shall require an additional area as specified in the table.

(3) Requirements as stated in notes for special conditions in Chapter 20.07.

(7) Side and rear yards are not required, unless abutting a residential zone. Side and rear yards abutting a residential zone shall be twenty-five feet in width except that parking spaces having access directly from an alley need have no setback. In such cases, landscaping equivalent to required buffer shall be incorporated in the parking area.

(12) Duplexes permitted as a conditional use in the RS zone shall have a minimum lot area of 8,500 square feet.

(16) Setbacks from streets functioning as a one-way pair may be reduced from the setbacks shown in the table by the following amounts:

Principal Arterials	17 feet
Secondary Arterials	12 feet
Principal Arterials	12 feet
Secondary Arterials	40 feet

In all districts but BD, no setback shall be less than ten feet from the existing street right-of-way line.

(17) Parking spaces having access directly from an alley need have no setback. In such cases, landscaping equivalent to the required buffer shall be incorporated in the parking area.

SECTION III. Section 20.07.08.01 is amended to read as follows:

20.07.08.01 Uses Permitted as conditional uses:

(a) Civic or community clubs;
(b) Religious organizations;
(c) Schools, parks, playgrounds, and related facilities;
(d) Funeral services;
(e) Duplex in residential single (RS) zone.

SECTION IV. Section 20.10.07.00, "Residential Uses Within the Limited Business (BL) Zone", and 20.10.03.00, "Temporary Uses", are deleted from Chapter 20.10, "Regulations for Conditional Uses."

SECTION V. Section 20.10.06.00, "Duplex in Residential Single (RS) zone", is added to Chapter 20.10, "Regulations for Conditional Uses," to read as follows:

<u>20.10.06.00 Duplex in residential single (RS) zone:</u>

In order to promote diversity in new housing production and to permit reasonable transition between single family residential areas and less restrictive zoning districts, the Plan Commission may approve a duplex in an RS zone, after holding a public hearing. Such hearing shall determine that:

(a) Total area of a single lot or parcel or a combination of lots or parcels is at least eight thousand five hundred square feet.

(b) Off-street parking meets the requirements established in Chapter 20.14.

(c) Adequate access is provided to an arterial or collector street. Principal access to a local street is prohibited.

(d) The site of the duplex abuts or faces a RL, RH, M or B zone across a street or right-of-way.

(e) New construction is proposed. The conversion of existing structures shall not be approved under this section.

(f) Where deemed appropriate by the Commission to ensure compatibility, that the design of the structure(s) is compatible with the surrounding neighborhood.

SECTION VI. Section 20.07.09.01 is amended to read as follows:

20.07.09.01 Uses which may be permitted as special exception:

(a) Any use indicated in the Table of Uses and requiring a special exception for a particular zone;
(b) Junk, wrecking, and automobile storage yards;
(c) Day care centers, nurseries, and kindergartens;
(d) Drive-in theaters;
(e) Home occupations;
(f) Rehabilitative, correctional, and mental health facilities;
(g) Retail commercial uses in a residential zone;
(h) Rod and skeet clubs;
(i) Tire recapping;
(j) Utilities substations;
(k) Cemeteries and mausoleums.

SECTION VII. Section 20.07.10.00, "Temporary uses", is added to Chapter 20.07, "Land Use Regulations", to read as follows:

20.07.10.00 Temporary Uses.

20.07.10.01 The following uses are deemed temporary and shall be permitted subject to conditions listed below.

USE	ZONE IN WHICH PERMITTED	DURATION OF PERMIT	CONDITIONS
Carnival or Circus	Any B or M zone	15 days	Setback 100 feet from any R district. Off-street parking required.
Christmas Tree Sales	Any zone	30 days	Unsold trees must be removed.
Contractor Office & Equipment Storage	Any incidental to construction project	1 year	Removal of completion of construction. No sleeping or cooking facilities.
Real Estate Sales Office	Any, on premises of development	1 year	No sleeping or cooking facilities.
Religious Tent Meeting	Any non-residential zone	30 days	Off-street parking required.
Seasonal Sale or Farm Produce	Any RE	4 months per year	Stands must be removed when not in use.
Temporary Retail or Wholesale Activity	BA and BG zone	15 days	Parking, circulation, and sign regulations must be met.
Yard/Garage Sales	Any residential zone	3 days	One permit every four months per residence and all signs must be removed within five days.

20.07.10.02 Application for temporary uses shall meet any requirements contained in other applicable ordinances of the City of Bloomington

SECTION VIII. Chapter 12.04, "General Regulations", is amended to add Section 12.04.005 to read as follows:

12.04.005 Determinate Variance - Sidewalk construction deferred.

(a) Any person subject to the requirements of Sections 12.04.001 or 12.04.003 who believes it impractical to construct a sidewalk on the lot or tract at present may apply to the Board of Zoning Appeals for a variance that is determinate with respect to the criteria for variance and the time period during which such criteria are in effect, and with respect to the time period during which the variance is effective. The Board, after notice and hearing as provided in Section 20.19.02.00 and 20.12.03.00, may grant a variance if construction of sidewalks appears impractical based upon, but not limited to, the following considerations:

(1) The adjacent lot or tracts are at present undeveloped, but it appears that at some future date these lots or tracts will be developed, increasing the need for sidewalks for the protection and convenience of pedestrians; or

(2) The location of the lot or tract is such that the present pedestrian traffic does not warrant the construction of sidewalks, but it appears that in the future the pedestrian traffic may increase; or

(3) Uniformity of development of the area would best be served by deferring sidewalk construction on the lot or tract until some future date.

(b) In the event that the Board authorizes a determinate variance, such variance shall continue in effect until the date at which the Board shall set to reconsider variances granted under the authority of this section. All such variances which were granted by the Board shall expire at that time unless an extension is granted. Should no extension be applied for, or the Board deny such application for extension, the owner of the lot or tract shall be required to construct a sidewalk on the lot or tract at that time.

(c) Any person who has been granted a determinate variance by the Board and subsequently transfers to another party any recordable interest in the lot or tract shall cause such conveyance to be made subject to the variance and cause the variance to be noted on the instrument of conveyance to be recorded.

SECTION IX. Section 20.13.01.03, "Applicability of dimensional requirements", is amended to read as follows:

20.13.01.03 Applicability of dimensional requirements. The height, bulk, and density requirements of Section 20.08.03.00 shall not apply to planned developments, and the siting and location of buildings, improvements, structures, and common open spaces within the area of the planned development shall be controlled by the outline and development plans which are approved for the planned development.

SECTION X. Section 20.13.01.09, "Amendment to zoning map", is amended to read as follows:

20.13.01.09 Amendment to zoning map. When the council has approved the outline plan, it shall pass an ordinance directing the city engineer to amend the zoning map to designate as a planned development the area covered by the outline map. If the outline plan is approved with modifications, the council shall not direct the engineer to amend the zoning map until the applicant has filed with the council a written consent to the plan as modified. If the applicant does not accept all of the modifications, the outline plan shall be deemed denied. The city engineer shall not issue any permits within the area included in the planned development except in conformance with a development plan approved pursuant to this chapter.

SECTION XI. Subsection (b) of Section 20.13.01.10, "Application for approval of development plan," is amended to read as follows:

(b) Elevation drawings of each type of structure.

SECTION XII. Section 20.13.02.02, "Definition," is amended to read as follows:

20.13.02.02 Definition. A "planned unit development" is a building or group of buildings constructed for residential use and ancillary commercial use, located on a lot or contiguous group of lots held under single, joint, or common ownership, covering at least five acres.

SECTION XIII. Section 20.13.02.03, "Criteria for approval", is amended to read as follows:

20.13.02.03 Criteria for Approval. Uses permitted in a planned unit development may be of the following, provided that the building arrangement, site design and mixture of uses is appropriate to the area in which the planned unit development is located:

(a) Any residential use except mobile homes;
(b) Recreation uses subject to requirements of these regulations;
(c) Commercial uses subject to the requirements of these regulations;
(d) Community facilities deemed necessary by the Plan Commission.

SECTION XIV. Section 20.13.02.06, "Ratio of uses", is deleted. Sections 20.13.02.07 through 20.13.02.14 are renumbered to 20.13.02.06 through 20.13.02.13.

SECTION XV. Section 20.14.01.00, "Definitions", is amended to add, delete or amend the following definitions, to be inserted in alphabetic order.

20.04.01.00 Definitions.

Delete the following definitions:

Apartment building
Building, semi-detached
Dwelling, row houses or townhouses
Educational institution
Household
Landscaped buffer strip

Amend the following definitions to read as follows:

"Change in use" means a new use which is designated on a different horizontal line in the use table than the present use, except those uses which are designated in the same class of uses in the column so designated in the use table. Such use shall be considered to change only when the new use is of a different class of uses or not designated as to class of use.

"Dwelling, detached" means a building having only one dwelling unit designed for occupancy by a single household, excluding mobile home.

"Mobile home" means any factory-fabricated portable structure, residential or non-residential, designed to be towed or transported on its own chassis for placement on a temporary or permanent foundation, or on its own structure or elements thereof, without the aid of house moving equipment or other specialized but separate supporting apparatus. "Mobile home" shall include double-wide mobile homes of two such units designed to be used in combination at a building site. Any structure bearing a seal of compliance issued by the State of Indiana Administrative Building Council under the authority of its "Standards, Rules, and Regulations for Application, Certification, and Inspection - Manufactured

(Factory Built) Building Units - Mobile Homes and Mobile Home Components" which identifies the structure as a mobile home shall be deemed a mobile home for the purpose of this ordinance. This definition is not intended to apply to other modular housing or prefabricated housing panels, trusses, or other subelements.

Add the following definitions:

"Dwelling, apartment" means one of the dwelling units in a building designed for three or more dwelling units, other than a townhouse.

"Dwelling, town houses" means a building having three or more dwelling units arranged side to side, each occupying an exclusive vertical space without another dwelling unit above or below.

"Dwelling unit (DU)" means one or more rooms with cooking, living, sanitary, and sleeping facilities, occupied by not more than one primary family or a single household of no more than five adults (i.e., persons sixteen years of age or older) and any dependent children of the household. The dwelling unit shall be characterized by but not limited to: (1) a single house number with a single mailbox for the receipt of materials sent through the United States mail; (2) A single kitchen adequate for the preparation of meals; (3) A tenancy based upon a legal relationship of a unitary nature, i.e., a single lease, mortgage or contractual sales agreement for the entire premises.

"School" means any primary or grammar, public, parochial or private school, high school, preparation school or academy, public or founded or owned or conducted by or under the sponsorship of a religious or charitable non-profit organization; private preparatory school or academy furnishing courses of instruction substantially equivalent to the courses offered by public high schools for preparation of admission to college or universities which award degrees; junior college, college or university, public or founded or conducted by or under the sponsorship of a religious or charitable organization; or private when not conducted as a commercial enterprise for the profit of individual owners or stockholders. This definition shall not be deemed to include trade or business school or day care home or center.

"Warehouse, mini" means a facility which provides storage space only for consumers or businesses. Mini-warehouses are characterized by separate access from outside to private storage spaces for each tenant, separated by full interior partitions. A facility having individual storage areas in excess of two hundred square feet shall not be considered a mini-warehouse.

SECTION XVI. Section 20.06.04.02, "Enlargement", is amended to read as follows:

<u>20.06.04.02 Enlargement and change of use.</u>

(a) A noncomplying structure shall not be enlarged nor its use changed in any way which would either (a) create a new noncompliance or (b) increase the degree of noncompliance with respect to bulk regulations and off-street parking requirements, except as provided below.

(b) In the event that existing parking areas are not directly involved in the change of use or enlargement, but compliance with yard or setback requirements would eliminate the only available required parking and thus preclude the change of use or expansion, then the number of parking spaces and/or the setback for said spaces shall be brought as nearly into compliance as possible. The Plan Commission or the Planning Department shall make the determination of the extent of compliance required for parking and setback pursuant to Section 21.04.140.

SECTION XVII. Subsection 20.11.04.01 of Section 20.11.04.00, "Drive-in theaters", is amended to read as follows:

20.11.04.01 Location. Drive-in theaters may be permitted in BA or M zoning districts.

SECTION XVIII. Section 20.14.01.00, "Parking required in various zoning districts", shall be amended to read as follows:

20.14.01.00 Parking required in various zoning districts. In all districts except BD there shall be provided adequate off-street parking areas in accordance with the requirements of this chapter whenever there is an addition or enlargement of an existing building, change of use or number of employees, or increase in FAR. Such parking area shall be sufficient to meet the requirements for additional area or the net increase in the requirement due to change of use.

20.14.01.01 In all zones, parking for any residential structures, single dwelling or multiple dwelling, shall be provided in accordance with requirements in these tables, on the same site as the residential structure.

20.14.01.02 In BD zones off-street parking is not required.

20.14.01.03 Parking for any business shall be in a business (B) zoning district; parking for any industrial use shall be in an industrial (M) district; parking for any medical or institutional district use shall be in the same district as the principal use or in a business (B) district, unless provided to serve a permitted non-residential use. Except as provided above, no commercial parking may be permitted in any residential district. All required parking shall be provided on the same site as the principal use or within 200 feet of such site, and within the same block as the principal use and shall not be across an arterial street.

20.14.01.04 When the parking requirements specified under these regulations for any new structure proposed for business use shall be less than three spaces per one thousand square feet of gross floor area, then an undeveloped landscaped land area shall be provided which is equal to the difference between the required parking and the area which would be required for parking at three spaces per one thousand square feet of floor area.

SECTION XIX. Section 20.14.02.00, "Table of required parking-, is amended to read as follows:

20.14.02.00 Table of Required Parking

Uses	Basic Spaces	Requirement Per
Auto Salvage Yard	10.0	1,000 sq. ft. floor area
Auto, Truck Repair	4.0	1,000 sq. ft. service area
Auto Sales	1.25	1,000 sq. ft. land & building
Banks & Branch Offices	5.0	1,000 sq. ft. gross floor area
Business & Professional Offices	3.0	1,000 sq. ft. gross floot area
Barber/Beauty Shop	3.0	Chair
Boardinghouse/Roominghouse	1.0	Each guest
Bowling Alleys	5.0	Alley
Churches	1.0	Four seats or 50 sq. ft. where removable seats are used
Mortuaries	1.0	Four seats when fixed or when removable per 32 sq. ft. of parlor space and assembly rooms
Coin Laundry/Dry Cleaner	5.0	1,000 sq. ft. floor area
Car Wash - Coin	4.0	Wash bay
Car Wash - Conveyor	20.0	20 spaces per bay
Commercial Trade School	4.0	Each ten students
Country Club	2.0	Each ten members
Dormitories	1.0	Each three residents
Dry Cleaning Collection Station	3.0	1,000 sq. ft. floor area
Dwellings, Single	2.0	Dwelling unit
Dwellings, other than single	1.5	Dwelling unit plus 0.5 per bedroom for each bedroom over one

Uses	Basic Spaces	Requirement Per
Restaurant/Bar/Tavern	8.0	1,000 sq. ft. gross floor area plus one space per five customer seats outside principal structure
Furniture/Appliance	2.0	1,000 sq. ft. display area
Gasoline Station	5.0	1,000 sq. ft. floor/ser. area
Hospitals	1.0	Each two beds
Industrial Establishment	1.0	Each two employees (combined w/two largest shifts)
Library	2.0	1,000 sq. ft. gross floor area
Medical Offices & Clinics	10.0	Per doctor
Dental Offices & Clinics & other health care practice having demonstrably lower patient per hour rate	5.0	Per dentist/practitioner
Mini Warehouse/Dead Storage	Loading space appropriate to site layout	
Motels/Hotels	1.0	Per room
Nursing Homes	1.0	Each two beds
Retail Uses (heavy), generating heavier auto traffic including, but not limited to supermarkets, other food stores, ice cream parlors, bakeries, drugstores, dime stores	6.0	1,000 sq. ft. gross floor area
Retail Uses (light), generating lighter auto traffic including, but not limited to jewelry stores gifts, hardware, appliance stores and the like, personal service shops, household or equipment repair shops, clothing or shoe repair shops, interior decorating shops, and wearing apparel	3.0	1,000 sq. ft. gross floor area
Schools - Elementary & Jr. High	1.0	Each fifteen students
- High School	1.0	Each four students
- Kindergarten	1.0	Per teacher plus adequate on site drop-off/pick-up area
Shopping Center Complexes:		
up to 200,000 sq. ft.	5.5	1,000 sq. ft. leasable floor area
200,000 to 500,000 sq. ft.	5.25	1,000 sq. ft. leasable floor area
Over 500,000 sq. ft.	5.0	1,000 sq. ft. leasable floor area
Stadiums/Arenas	1.0	Each six seats
Swimming Pools	1.0	Thirty sq. ft. of water
Tennis Courts	4.0	Per court
Theaters/Auditoriums	1.0	Each three seats
Trailer/Marine Sales	.5	Per 1,000 sq. ft. of land & bldg.
Union Hall/Lodges/Clubs	1.0	Each three members
Wholesale Business	30.00	1,000 sq. ft. customer service area

Uses not Specified. For any commercial district use not specified above, the requirements for off-street parking for a specified use to which said use is most similar shall apply.

SECTION XX. Subsection 20.14.03.03 of Section 20.14.03.00, "General regulations", is amended to read as follows:

20.14.03.03 Every company car, truck, tractor, and trailer normally stored at a business site shall be provided with off-street parking space. Such space shall not be counted as meeting parking requirements of Chapter 20.14.

SECTION XXI. Subsection 20.14.04.03 of section 20.14.04.00, "Off-Street parking, lot layout, construction and maintenance", is amended to read as follows:

20.14.04.03 Parking Surface. All parking surfaces shall be constructed to meet the following standards:

(a) All areas devoted to off-street parking as required under this chapter shall be of a paved surface construction such as plant mix asphalt, penetrating asphalt or concrete paving.

(b) The parking lot shall be drained to eliminate surface water.
(c) Adequate means shall be provided, where appropriate, to insure vehicular or pedestrian safety and to discourage vehicular movement in other than designated drives and aisles.

SECTION XXII. Subsection 20.14.04.04 of Section 20.14.04.00, "Off-street parking, lot layout, construction and maintenance", is amended to read as follows:

20.14.04.04 Pedestrian Safety. In any parking lot where more than one aisle of parking stalls is to be provided a pedestrian system should be provided which accommodates concentration of pedestrian movement.

SECTION XXIII. Section 20.14.04.05, "Landscaping", subsection 20.14.05.02 of section 20.14.05.00, "Setback requirements", subsection 20.14.06.02 of Section 20.14.06.00, "Ingress and egress", and subsection 20.08.05.43 of 20.08.05.40, "Special Requirements", are deleted.

SECTION XXIV. Section 20.16.04.00, "Storm drainage", is amended to read as follows:

20.16.04.00 Storm drainage. A storm water drainage plan shall be submitted for review on all proposed planned developments or site plans. The storm water drainage plan shall conform to the following criteria:

20.16.04.01 The existing natural drainage system shall be utilized to the maximum extent possible.

20.16.04.02 Finished land grades shall be such that there is no ponding of water on the land and that all surface water will not cause serious erosion. This shall not be considered to prohibit storm water retention facilities.

20.16.04.03 The natural vegetation shall be utilized where possible to prevent the concentration of surface water run-off.

20.16.04.04 Any planned drainage construction shall be integrated into the drainage pattern of surrounding properties.

20.16.04.05 Except for swales used to carry drainage to storm sewer inlets, natural drainage ways, and storm water retention facilities, the construction of open ditches is prohibited.

20.16.04.06 The storm water drainage plan shall be designed to conform to standards established by the board of public works upon the recommendation of the city engineer.

SECTION XXV. Subsection (f) of section 20.07.02.00, "Determination in which zone a specific use is permitted", is amended to add:

(f) If "C" appears in the column, the use may be permitted by the plan commission as a conditional use as specified in section 20.07.08.01 and chapter 20.10 of this title.

SECTION XXVI. Sections 20.07.04.00 through 20.07.07.00, "Tabular Summary of land use regulations", and the accompanying notes for special conditions are amended to read as follows:

USES PERMITTED	CLASS OF USE	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SH
20.07.04.00 RESIDENTIAL															
A. AGRICULTURAL															
1. Crops		●											●		
2. Livestock		1											●		
3. Nurseries/Greenhouses		●							●						
4. Truck Garden		●	2	2	2	2							●		
B. RESIDENTIAL															
1. Single Dwelling Without Sewer		●													
2. Single Dwelling, Detached		●	●	●	●	●									●
3. Duplex			C	●	●	●	3								●
4. Townhouse				●	●	●	3								●
5. Fourplex				●	●	●	3								●
6. Apartments				●		●	3			4					
7. Rooming/Lodging Houses					●	●									
8. Fraternities & Sororities						●								●	
9. Mobile Homes				5		5									
10. Home Occupations		S	S	S	S	S	S								
11. Day Care Homes		●	●	●	●	●									
12. Planned Unit Developments			7	7		7									
13. Commercial Uses			7	7	7	7									

NOTES FOR SPECIAL CONDITIONS:

(1) Livestock permitted only on lots of five acres or greater.
(2) No structure for sale of produce permitted.
(3) Residential units are permitted subject to the following:

(a) Residential uses proposed in upper stories of structures may be permitted if the non-residential functions within the structure front on an arterial or major collector street.
(b) Principal access to a building complex including residential units shall be from an arterial street or major collector street.
(c) Bulk and density requirements of the entire development, both residential and non-residential, shall be as follows:

1. Where any lot within BL districts is adjacent to the BD district along more than ten percent of its perimeter boundary the bulk and density regulations applicable to the RM district shall apply to that lot.

2. Where a lot within a BL district is adjacent to the BD district along more than ten percent of its perimeter boundary the setbacks and lot coverage of the BL district shall apply to the building complex and in addition the lot area and open space requirements for residential units in the BD district shall apply.
3. In all other instances where residential units are provided in the BL district the height, bulk, density, and setback requirements as permitted in the RH zoning districts shall apply to those residential structures and the height, bulk, density, and setback requirements permitted in the BL districts shall apply to all non-residential uses.

(d) Off-street parking must meet the total parking required in Chapter 20.14 as the sum of residential and non-residential uses.
(e) Adequate access is provided to an arterial street or major collector and traffic is not required to travel through a residential district.

(4) Permitted alone or in conjunction with commercial facilities in the same building provided all area and density requirements in the Bulk, Height, and Density Table (20.08) are met.
(5) Subject to regulations for Mobile Home Parks contained in Planned Developments, Chapter 20.13.
(6) Subject to regulations governing Home Occupations in Chapter 20.11.
(7) Subject to Planned Development regulations (20.13).

USES PERMITTED	CLASS OF	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SS
20.07.05.00 BUSINESS															
A. COMMERCIAL, RETAIL															
1. Amusements, outdoor									●						
2. Amusements, indoor								●	●	●					
3. Antiques	A							●	●	●					
4. Apparel	A						9	●	●	●					
5. Appliance Stores, Small	A							●	●	●	●				
6. Arts and Crafts	A	6	6	6	6	6	9	●	●	●	●	●	●	●	●
7. Auto/Truck/Marine Sales	C								●		●				
8. Auto Parts/Supplies, New	A							●	●	●	●				
9. Bakery	B	S	S	S	S	S	8 9	8	8	8					
10. Bicycle Shops	A						9	●	●	●	●				
11. Books, Newsstands	A	S	S	S	S	S		●	●	●					
12. Camps and Resorts		●							●						
13. Dairy Products	B	S	S	S	S	S	9	●	●	●	●				
14. Department/Discount Stores								●	●	●					
15. Drugstore, Sundry	B	S	S	S	S	S	9	●	●	●	●				●
16. Farm Equipment	C	10							●		●				
17. Farm Produce		11							●						
18. Florist Shops	A	S	S	S	S	S	9	●	●	●					●
19. Furniture and Appliances								●	●	●					

(8) Retail sales of baked goods. Incidental baking of goods to be sold on premises is permitted.
(9) Limited to a maximum of 3,000 square feet of gross floor area.
(10) Permitted on major thoroughfare but not within 1,000 feet of existing platted residential subdivisions. One hundred foot landscaped buffer is required on setback from road and all adjacent residential land.
(11) Sales of produce grown on premises provided sales area does not exceed 100 square feet. Structures may not be permitted.

USES PERMITTED	CLASS OF	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SM
20. Gift Shop	A						9	O	O	O					O
21. Grocery & Meats	B	S	S	S	S	S	9	O	O	O	O				
22. Hardware	A						9	O	O	O	O				
23. Jewelry	A						9	O	O	O					
24. Liquor Store	B							O	O	O					
25. Mobile Home Sales	C								O		O				
26. Motorcycle Sales								O	O		O				
27. Pet Shop (Domestics)	A							O	O	O					
28. Sporting ~~Goods~~	A							O	O	O					
29. Used Merchandise								O	O	O	O				
30. Variety Store	B	S	S	S	S	S	9	O	O	O	O				
B. COMMERCIAL TRADE															
1. Appliance Repair (Small)	D						9	O	O	O	O				
2. Auto Repairs								12	12	12	12				
3. Auto Storage Yards											S	S			
4. Banks (Main)								O	O	O					
5. Banks (Branch)									O		O				
6. Bars or Taverns	F							O	O	O					
7. Business Service	E							O	O	O	O				

(12) All major overhaul, body and fender work, upholstering and welding shall be conducted within a completely enclosed building and all spray painting shall be conducted within an approved spray booth and provided further, that no outdoor storage of automobile part, discarded tires, or similar materials, or outdoor storage of more than three wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.

USES PERMITTED	CLASS	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SJ	SM
8. Business and Prof. Office		6	6	6	6	6	O	O	O	O	O				
9. Bus Terminal (Passenger)									O	O					
10. Candy, Confectionary							9	O	O	O	O				
11. Eating, Drinking (Rest.)	F							O	O	O	O				
12. Furniture Repair	D							O	O		O				
13. Funeral Service				20		20	C	O	O	O					
14. Gasoline Service Station								O	O		O				
15. Hotel/Motel									O	O					
16. Laundry and Dry Cleaning	E						9 14	O	14	14	O	O			
17. Personal Service	E	6	6	6	6	6	O	O	O	O	O				
18. Printing (Job, Service)	E							O	O	O					
19. Radio and TV Stations								O	O	O					
20. Recreation									O		O				
21. Schools (Trade & Business)								O	O	O	O				
22. Taxi Stands								O		O	O				
23. Telephone Exchanges								O	O	O					
24. Theaters (Not Drive-In)								O	O	O					
25. Tire Recapping								S			S	S			
26. Veterinary Service/Dog															
Kennel		O						O	O						
27. Auto Parking								O		O					
28. Gun Club/Skeet Range	O	S													
29. Theaters, Drive-In	O								S		S	S	S		
30. Building Trades Shops									O		O	O			
~~31. Warehouses~~											O	O			
32. Warehouses (mini)									O		O	O			

14. Pick-up stations or self-service facilities.
15. Wholesaling and warehousing and combined wholesale/retail sales, providing warehousing and storage does not exceed 5,000 square feet and is completely enclosed.

USES PERMITTED	CLASS	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SJ	SM
C. COMMERCIAL, WHOLESALE															
1. Building Material								15	●		●	●			
2. Farm Products									15		●	●			
3. Farm Supplies								●	●		●	●			
4. Food Products									15		●	●			
5. Household Goods									15		●	●			
20.07.06.00 INDUSTRIAL															
A. MANUFACTURING/PROCESSING															
1. Apparel	G										●	●			
2. Bakery, Dairy Products,	H										●	●			
Confectionary															
3. Beverage, Bottling									●		●	●			
4. Chemicals and Chemical	H										16	●			
Products															
5. Clock, Scientific Instr.	G							●			●	●			
6. Drugs and Pharmaceuticals	G											●			
7. Electronic Equipment	G											●			
8. Furniture	H										17	●			
9. Grain Mills	H											●			
10. Machinery, Tool and Die	H											●			

(16) Manufacture of products from already prepared chemical materials.
(17) Custom shops, upholstery shops and small furniture manufacturing may be permitted in the ML zone by the Plan Commission.

USES PERMITTED	CLASS OF USE	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SM
11. Meat, Poultry, Seafood											18	18			
12. Metal Fabrication	M											O			
13. Millwork, Veneer, Sawmills	M											O			
14. Musical Instruments	G										O	O			
15. Paper Products	M										O	O			
16. Paving and Concrete Block												O			
17. Printing /Newspapers	G							O			O	O			
18. Research Laboratories	G								O		O	O			
B. INDUSTRIAL, NON-PROCESSING															
1. Junk Yards												S			
2. Mining and Mineral															
Extraction													O		
3. Motor and Bus Terminals											O	O			
4. Railroad Yards												O			
5. Warehouse, Storage											O	O			
20.07.07.00 INSTITUTIONAL															
A. PUBLIC, QUASI-PUBLIC															
1. Airports														O	
2. Cemeteries (Mausoleums)		S	S	S	S	S			S					O	
3. Cultural Facilities							O	O	O	O				O	

(18) Processing or freezing of dressed meat and poultry permitted in all M zones. Slaughter or dressing must receive special permission of the Plan Commission and is permitted only in the MG zone.

USES PERMITTED	RE	RS	RL	RM	RH	BL	BG	BA	BD	ML	MG	MQ	SI	SM
4. Lodge Halls							●	●	●					
5. Public Assembly Halls							●	●	●				●	
6. Religious Organizations	C	C	C	C	C	C	C	C	C	C	C	C	C	
7. Schools, Parks,														
Playgrounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
8. Civic, Community Clubs	C	C	C	C	C	C	C	C	C	C	C	C		
9. Day-care Centers	S	S	S	S	S	S	S	S	S	S	S			
10. Correctional Facilities							S	S	S				S	S
B. UTILITIES														
1. Communication, Trans-	●						●	●	●	●	●			
mission														
2. Storage										●	●			
C. MEDICAL FACILITIES														
1. Clinics and Services							●	●	●					●
2. Doctor & Dentist Offices				19	19	9 20	●	●	●					●
3. Hospitals & Sanitariums														●
4. Nursing Homes			19	19	19		●							●
5. Rehabilitative Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S
6. Mental Health Facilities	S						S	S					S	S

19. May be permitted on any principal collector or arterial street, provided the design of the structure is compatible with the surrounding neighborhood.
20. Permitted when principal access to use is from an arterial street.

SECTION XXVII. Chapter 20.18, "Minimum Landscaping Requirements", is added to read as follows:

Chapter 20.18
MINIMUM LANDSCAPING REQUIREMENTS

Sections:

20.18.01.00 Landscaping required.
20.18.02.00 Yards and setbacks - Non-residential uses.
20.18.03.00 Yards and setbacks - Residential uses.
20.18.04.00 Street trees.
20.18.05.00 Screening of trash receptacles.
20.18.06.00 Preservation of existing features.
20.18.07.00 Ground cover.
20.18.08.00 Parking lots.
20.18.09.00 Modifications.
20.18.10.00 Maintenance.
20.18.11.00 Tables of recommended plant materials.

20.18.01.00 Landscaping required. Yard and parking areas shall be landscaped in accordance with the requirements of this chapter whenever there is an addition or enlargement of an existing building, change of use, or new construction, other than single-family residential construction.

20.18.02.00 Yards and setbacks - Non-residential uses. (a) In all commercial zones and those residential zones allowing commercial uses, yards and setbacks shall be landscaped with live vegetation.

(b) Concern should be given to the appropriateness of plant materials in each application. The tables of materials included in this chapter are intended as a guide for selecting plantings and as a means of establishing compliance with these regulations; the tables are not intended to limit plantings to those listed. A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials should be consulted to ensure that the plants proposed are appropriate and will survive.

(c) For the purpose of this chapter, yards are construed as the space between the building or parking lot and the property line. Whre front or rear yards overlap side yards, the yard shall be treated as part of the yard having the greater required density of landscaping.

20.18.02.01 Street setbacks shall be landscaped with plant materials selected from the Tables in section 20.18.11. The density of plant materials as defined in section 20.18.11 (value) must be equal to the width of the lot frontage, i.e., a 60 foot wide lot must have plant material with a total D value of 60. At least twenty-five percent of the materials must be evergreen.

20.18.02.02 Side and rear yard setbacks, where required, shall be landscaped with plant materials from the Tables in section 20.18.11. The plant materials within this strip must have a density value (D value) equal to or exceeding one and one half times the length of the adjacent lot line. At least fifty percent of the plant material must be shrubbery selected from Table C, and the remainder must be small trees (under thirty percent) selected from Table A or B. At least twenty-five percent of the materials must be evergreen.

20.18.02.03 Where the yard or street setback separates the public right-of-way from a parking lot, a masonry or wood wall or screen or a berm may be substituted for up to fifty percent of vegetative landscape requirements and may totally replace the requirement for evergreen plant materials. If a wall, screen, or berm, is utilitized, the following formula will be used to determine its density value: height of wall in feet times ten percent times length of wall equals D value of wall (up to five feet).

20.18.03.00 Yards and Setbacks -- Residential uses. Setbacks and other open space areas for developments of two or more dwelling units shall be landscaped with live vegetation.

20.18.03.01 Such landscaping shall include at least one shade or accent tree selected from Tables A or B per two dwelling units.

20.18.03.02 Parking lots serving two or more dwelling units shall be screened according to the standards set forth in section 20.18.02 wherever such lot abuts or faces across a public right-of-way property that is zoned for less intensive use.

20.18.04.00 Street Trees. In addition to on-site landscaping, landscaping shall include planting and maintenance of street trees and ground cover in that portion of the public right-of-way lying between the site and the public street or road, in all districts except the BA (Business Arterial) zone.

20.18.04.01 Street trees shall be selected from Table A and shall have a total D value equal to or greater than the linear frontage of the right-of-way planted in the tree plot between the sidewalk and the curb.

20.18.04.02 Grass or other vegetative ground cover is to be used in those portions of the right-of-way not occupied by trees or paved accessways.

20.18.04.03 If, at a particular location, there exists no planting strip between the sidewalk and the curb, or if the undeveloped right-of-way is so narrow as to prohibit the planting of trees, no street trees shall be required.

20.18.05.00 Screening of Trash Receptacles. Trash receptacles shall be situated so as to minimize view from adjacent property and from public rights-of-way and screened from such view by a six foot high solid screen of wood or masonry or by a solid hedge of evergreen plantings.

20.18.06.00 Preservation of Existing Features.

20.18.06.01 Trees and shrubs already existing on land subject to the provisions of this ordinance shall be incorporated into the proposed landscaping plan wherever possible. Criteria for judging the feasibility of retaining existing vegetation include:

(a) The condition of the vegetation with respect to continued vitality;
(b) The amount of healthy vegetation the area involved will support;
(c) The practical or economic possibility of designing the location and grades of proposed structures and pavements so as to preserve existing vegetation;
(d) The desirability or lack thereof of a particular tree or species by reason of its appearance, historic or ecological significance;
(e) The potential for disruption of pavement, or interference with utility services or with passage or visibility along roads or walkways;
(f) The possibility of preserving the vegetation while meeting the development needs through pruning rather than removal.

20.18.06.02 Additional credit for retaining existing vegetation will be given on the basis of caliper (trunk diameter) beyond the minimum standards for new landscaping materials herein specified. For example: a healthy ten-inch diameter tree to be preserved in the development would receive credit for four two and one-half inch diameter trees. Shrubbery will be evaluated in the same manner as new shrubbery based on the species. Such credit shall apply only to the required landscaping for the specific yard, setback, parking lot, or street tree plot in which the existing vegetation is located, and only for that part of any required side or rear yard in which the existing vegetation is located.

20.18.06.03 During construction, in order to protect existing vegetation intended for preservation, substantial barriers must be placed around the vegetation at or beyond the drip line of enclosed trees, and no machinery, tools, chemicals, or temporary soil deposits may be permitted within the barriers nor may any notice or other object be attached to protected trees. These barriers are to remain in place until after the completion of all heavy construction on the site, and no burning may take place within a reasonable distance of preserved vegetation. Significant changes in grading or water flow which would adversely affect preserved vegetation must be avoided or mitigated through protective measures. The Plan Commission or its agents may substitute alternative means in lieu of the required barriers where appropriate to specialized circumstances.

20.18.07.00 Ground Cover. Grass and other vegetative ground cover is to be used in those portions of the setback areas and tree plots not occupied by other landscape materials. Gravel, crushed stone or riprap are considered inappropriate as ground cover or mulch in most areas. Only those areas subject to severe run-off, erosion or ponding should receive inert materials as ground cover. Where stone or other inert materials are to be used, they shall be specifically called out on the drawings submitted for site review. Any area not specifically designated shall be assumed to be grass or vegetative ground cover.

20.18.08.00 Parking Lots. Landscaped islands with concrete curbs shall be provided within parking lots in proportion to the area of the parking lot. At least one island of one hundred square feet per twelve stalls, or an area equal to two percent of the total parking lot area shall be devoted to landscaping. This may be accomplished by landscape islands at the ends of rows; islands interspersed throughout the lot; planted strips between bays of cars; or otherwise distributed in the parking lot. Islands shall be utilized where needed to control vehicular circulation and define or separate major drives. The density value of each island shall equal one-half of its area in square feet.

20.18.09.00 Modifications.

20.18.09.01 The planning department may approve any landscape proposal which it deems to be equivalent the foregoing minimum requirements. No such approval shall have the effect of reducing the setbacks as provided below. The density value of the plant material listed in the tables is based upon the mature crown diameter of trees and the mature spread of shrubs. Any material proposed as an alternative to those listed in the tables shall be assigned a D-Value on the basis of mature crown or spread, using standard reference sources or nurserymen's catalogues. Modifications may include non-vegetative features such as fences, sculpture, earth berms, etc.

20.18.09.02 Where compliance is required as a result of change in use or expansion of an existing building and where:

(a) Compliance with this section will necessitate removal of existing pavement; or
(b) Where compliance with parking area setback or other minimum planting area requirements will preclude the provision of the required number of off-street parking spaces.

The planning department may approve a reduction of parking lot setbacks and other minimum planting areas provided that proposed plantings, screens, and other landscape features that are the equivalent to the foregoing minimum requirements and are sufficient to meet the intent of these regulations.

20.18.10.00 Maintenance. Landscaped areas required herein shall be maintained so as to meet these minimum requirements. Deceased or damaged material shall be replaced at the first appropriate seasonal planting opportunity.

20.18.11.00 Tables of Recommended Plant Materials. The following Tables list the plant materials recommended for specific applications. Divisions were created to represent certain characteristics of the plant materials - height, spread, maintenance, durability, etc. The quality of plant materials shall be graded stock as defined by National Nurserymen's Standards.

20.18.11.01 Minimum dimensions for each plant type are as follows:

Street or shade trees	2" - 2½" caliper
Accent trees	1½" - 2" caliper
Shrubs	2' - 2½' height or spread

These dimensions are for the plant materials at installation.

TABLE A

TREES SUITABLE FOR PLANTING ALONG PUBLIC STREETS AND HIGHWAYS AND IN LOCATIONS WHERE LOW-MAINTENANCE, HARDY SPECIMENS WITH HIGH CANOPIES ARE REQUIRED.

COMMON NAME	SCIENTIFIC NAME	"D" VALUE
SMALL TREES (UNDER 25')		20
REDBUD		
Eastern Redbud	Cercis Canadensis	
White Redbud	Cercis Canadensis "Alba"	
HAWTHORNE		
Lavelle Hawthorne	Crataegus Lavellei	
Washin gton Hawthorne	Crataegus Phaenopyrum	
HARDY RUBBER TREE	Eucommia Ulmoides	
GOLDEN RAIN TREE	Koelreuteria Paniculata	
CRABAPPLE		
Zumi Crabapple	Malus "Zumi"	
Snowdrift Crabapple	Malus "Snowdrift"	
PEAR		
Bradford Pear	Pyrus Calleryana "Bradford"	
Chanticleer Pear	Pyrus Calleryana "Chanticleer"	
Faurier Pear	Pyrus Calleryana "Faurieri"	
MEDIUM TREES (25-40')		25
HEDGE MAPLE	Acer Campestre	
HORNBEAM		
American Hornbeam	Carpinus Caroliniana	
Upright European Hornbeam	Carpinus Betulas "Fastigiata"	
AMUR CORK TREE	Phellodendran Amurense	
HOP HORNBEAM	Ostria Virginiana	
SASSAFRASS TREE	Sassafrass Albidum	
MOUNTAIN ASH		
Densehead Mt. Ash	Sorbus "Alnifolia"	
White Beam Mt. Ash	Sorbus "Aria"	
European Mt. Ash	Sorbus "Aucuparia"	
LARGE TREES (40' and Over)		35
MAPLES		
Armstrong Red Maple	Acer Rubrum "Armstrongi"	
Autumn Flame Red Maple	Acer Rubrum "Autumn Flame"	
Red Sunset Red Maple	Acer Rubrum "Red Sunset"	
Tilford Red Maple	Acer Rubrum "Tilford"	
Cleveland Norway Maple	Acer Platanoides "Cleveland	
Columnar Norway Maple	Acer Platanoides "Columnare"	
Crimson King Norway Maple	Acer Platanoides "Crimson King"	
Royal Red Norway Maple	Acer Platanoides "Royal Red"	
Summershade Norway Maple	Acer Platanoides "Summbershade"	
EUROPEAN BLACK ALBER	Alnus Glutinosa	
GINKGO		
Fairmount Ginkgo	Ginkgo Biloba "Fairmount"	
Autumn Gold Ginkgo	Ginkgo Biloba "Autumn Gold"	
Sentry Ginkgo	Ginkgo Biloba "Sentry"	
Upright Ginkgo	Ginkgo Biloba "Upright"	

TABLE A CONT'D

COMMON NAME	SCIENTIFIC NAME	"D" VALUE
LARGE TREES (40' and Over)		35
HONEYLOCUST		
Majestic Honeylocust	Gleditzia Triacanthos Inermis "Majestic"	
Moraine Honeylocust	Gleditzia Triacanthos Inermis "Moraine"	
Shademaster Honeylocust	Gleditzia Triacanthos Inermis "Shademaster"	
Skyline Honeylocust	Gleditzia Triacanthos Inermis "Skyline"	
Sunburst Honeylocust	Gleditzia Trizcanthos Inermis "Sunburst"	
ASH		
Hesse European Ash	Fraxinus Excelsior "Hessci"	
Marshall's Seedless Ash	Fraxinus Excelsior "Marshall's Seedless"	
SWEET GUM		
Festival Sweet Gum	Liquidambar Styraciflua "Festival"	
Moraine Sweet Gum	Liquidambar Styraciflua "Morraine"	
BLOOD GOOD LONDON PLANE TREE	Platanus Acerifolia "Bloodgood"	
OAK		
Red Oak	Quercus Borealis	
Pin Oak	Quercus Palustris	
Willow Oak	Quercus Phellos	
English Oak	Quercus Robur	
Scarlet Oak	Quercus Velutina	
REGENT'S JAPANESE PAGODA	Saphora Japonica "Regent"	
LINDEN		
Greenspir Linden	Tilia Cordata "Greenspire"	
XP-100 Linden	Tilia Cordata "XP-100"	
Rancho Linden	Tilia Cordata "Rancho"	
Chancellor Linden	Tilia Cordata "Chancellor"	
Swedish Upright Linden	Tilia Cordata "Swedish Upright"	
Silver Linden	Tilia Cordata "Tomentosa"	
VILLAGE GREEN ZELKOVA	Zelkova Serrata "Village Green	

TABLE B

ORNAMENTAL, SHADE AND ACCENT TREES ACCEPTABLE FOR USE WITHIN THE INTERIOR OF A SITE.

COMMON NAME	SCIENTIFIC NAME	"D" VALUE
TREES (25' AND UNDER)		20
MAPLES		
Paperbark Maple	Acer Griseum	
Japanese Maple	Acer Palmatum	
Amur Maple	Acer Ginnalla	
JUNEBERRY	Amelanchier Canadensis	
FLOWERING DOGWOOD	Cornus Species	
SMOKE TREE	Cotinus Coggygria	
HAWTHORNE	Crataegus Species	
RUSSIAN OLIVE	Elaeagnus Angustifolia	
COMMON WITCHAZEL	Hammamelis Virginana	
MAGNOLIA	Magnolia Species	
FLOWERING CRABAPPLE	Malus Species	
FLOWERING CHERRY	Prunus Species	
TREES (25' AND OVER)		30
CASTOR ARALIA	Acanthopanax Sieboldiana	
SUGAR MAPLE	Acer Saccharum	
RIVER BIRCH	Betula Nigra	
KATSURA TREE	Cercidyphyllum Japonica	
ASH	Fraxinus Species	
TULIP TREE	Liriodendron Tulipifera	
SPRUCE	Picea Species	
PINE	Pinus Species	
OAK		
Shingle Oak	Quercus Imbricaria	
Burr Oak	Quercus Macrocarpa	
AMERICAN LINDEN	Tilia Americana	

TABLE C

UPRIGHT SHURBS RANGING IN HEIGHT FROM 4 TO 12 FEET AT MATURITY, SUITABLE FOR SCREENING, HEDGES, AND SPECIMEN PLANTING.

COMMON NAME	SCIENTIFIC NAME	"D" VALUE
SHRUBS (4'-12')		5
JAPANESE BARBERRY	Berberis Thunbergi	
BOXWOOD	Buxus Species	
SWEET SHRUB	Calcanthus Floridus	
FLOWERING QUINCE	Chaenomeles Species	
DOGWOOD (SHRUB FORM)	Cornus Species	
COTONEASTER		
Cotoneaster	Cotoneaster Lactea	
Spreading Cotoneaster	Cotoneaster Divaricata	
OLIVE		
Olive	Elaeagnus Pungens	
Autumn Olive	Elaeagnus Umbellata	
BURNING BUSH		
Burning Bush	Euonymus Alatus	
Dwarf Burning Bush	Euonymus Alatus "Compacta"	
FORSYTHIA		
Forsythia	Forsythia Suspensa	
Spectabilus Forsythia	Forsythia Spectabilis	
Lynwood Gold Forsythia	Forsythia Lynwood Gold	
HONEYSUCKLE	Lonicera Species	
MOCKORANGE	Philadelphus Species	
CISTENA PLUM	Prunus Cistena	
FIRETHORN	Pyracantha Coccinea	
BUCKTHORN TALLHEDGE	Rhamnus Frangula Columnaris	
RHODODENDRON	Rhododendron Species	
BRIDAL WREATH	Spirea Species	
LILAC	Syringa Species	
JUNIPERS		
Pfitzer Juniper	Juniperus Chinensis Pfitzeriana	
Hetz Juniper	Juniperus Chinensis Hetzi	
PRIVET		
Border Privet	Ligustrum Obtusifolium	
Amur Privet	Ligustrum Amurense	
Common Privet	Ligustrum Vulgare	
Golden Vicary Privet	Ligustrum "Golden Vicary"	
VERNAL WITCHAZEL	Hammamelis Vernalis	
ROSE OF SHARON	Hibiscus Syriacus	
JAPANESE HOLLY	Illex Crenata	
YEWS		
Upright Yew	Taxus Cuspidata Capitata	
Hick's Yew	Taxus "Hicksi"	
ARBORVITAE	Thuga Pyramidalis	
CANADIAN HEMLOCK	Tsuga Canadensis	
VIBURNUM	Viburnum Species	
CARDINAL SHRUB	Wegelia Vaniceki	

TABLE D

SPREADING SHRUBS RANGING IN HEIGHT TO 3 FEET AT MATURITY, SUITABLE FOR LOW BORDERS, PARKING LOT ISLANDS, GROUND COVER, ETC.

COMMON NAME	SCIENTIFIC NAME	"D" VALUE
SHRUBS (3' AND UNDER)		3
BARBERRY		
Barberry	Beberis Candidula	
Mentor Barberry	Beberis Mentorensis	
Barberry	Beberis Verruculosa	
BOXWOOD	Buxus Sempervirens	
COTONEASTER		
Cranberry Cotoneaster	Cotoneaster Apiculata	
Rockspray Cotoneaster	Cotoneaster Horizontalis	
DUETZIA		
Slender Duetzia	Duetzia Ciracilis	
Lemoine Duetzia	Duetzia Lemoine	
SARCOXIE EUONYMUS	Euonymus "Sarcoxie"	
ARNOLD'S DWARF FORSYTHIA	Forsythia "Arnolds Dwarf"	
SAINT JOHN'S WORT		
Saint John's Wort	Hypericum Patulum	
Kalm Saint John's Wort	Hypericum Kalmainum	
SPREADING JUNIPER	Juniperus (Spreading Variety)	
HIDCOTE LAVENDER	Lavandula Nana Hidcote	
OREGON GRAPE HOLLY	Mahonia Aquifolium	
BUSH CINQEFOIL	Potentilla Species	
LOWBOY FIRETHORNE	Pyracantha Coccinea Lowboy	
SPREADING YEW	Taxus Species (Spreading Variety)	
MUGHO PINE	Pinus Mugho	
GLOBE ARBORVITAE	Thuga Occidentalis	

SECTION XXVIII. Section 20.14.05.01 of section 20.14.05.00, "Setback requirements", is amended as follows:

20.14.05.01 All parking facilities except for single dwelling residences shall set back from all public rights-of-way lines in accordance with setback requirements of the applicable zone. Parking provided to the side or rear of a structure shall be set back from all lot lines a distance of at least one half of the side or rear yard requirement.

SECTION XXIX. Section 20.13.01.10, "Application for approval of development plan," is amended to add Subsection (k) to read as follows:

(k) Landscape plan. The landscape regulations of chapter 20.18 shall serve as guidelines for all planned developments; however, the commission may require more than those minimum standards where deemed appropriate to serve the purposes of this chapter.

SECTION XXX. Section 20.05.06.02, "Planned commercial developments," is amended to read as follows:

20.05.06.02 Planned commercial developments. Planned commercial developments may be established by the council for predominantly commercial purposes such as shopping centers, office parks, commercial parks or similar planned commercial developments. Such planned commercial areas may be designated within existing business (B) zones or industrial (ML or MG) zones or on land adjacent and contiguous to such zones.

SECTION XXXI. Section 20.05.06.03, "Planned mobile home parks and subdivisions", is amended as follows:

20.05.06.03 Planned mobile home parks and subdivisions. Planned mobile home parks and subdivisions may be established by the council for predominantly residential purposes. Such planned mobile home areas may be designated within existing residential RH and RL zones or on land immediately adjacent and contiguous to an existing residential (RH or RL) zone.

SECTION XXXII. Section 20.13.04.04, "Mobile homes in RL and RH zones," is amended to read as follows:

20.13.04.04 Zones in which permitted. Mobile home parks and subdivisions may be approved pursuant to this chapter within residential RH and RL zones or on land immediately adjacent and contiguous to an existing residential (RH or RL) zone; provided, however, that not more than twenty-five percent of any planned mobile home area shall be in any B (business) or M (industrial) zone.

SECTION XXXIII. Section 20.16.03.00, "Grading", is amended to read as follows:

20.16.03.00 Grading. No person shall do any mass grading, stripping, excavating or filling of land or create burrow pits, material processing facilities or any facility on any land area without having first obtained grading plan approval by the city engineer. Proposed plan approval for individual lots within a subdivision for which an overall grading plan has been approved will not be necessary.

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

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of November, 1980.

Tomilea Allison
Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora Connors
Nora M. Connors, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 7th day of November, 1980.

Nora Connors
Nora M. Connors, City Clerk

SIGNED and APPROVED by me upon this 10th day of November, 1980.

Francis X. McCloskey
Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

This ordinance will amend various sections of Title 20, "Zoning," and Title 12, "Streets, Sidewalks and Storm Sewers," of the Bloomington Municipal Code as part of the Plan Commission's biennial review of the zoning ordinance.

I HEREBY MOVE THAT XX ORDINANCE ____ APPROPRIATION

ORDINANCE # 80-85, ENTITLED TO AMEND TITLE 20, ENTITLED

ZONING, AND SECTION 12.04.004, ENTITLED "APPEAL OF

SIDEWALK REQUIREMENTS", OF THE BMC

BE INTRODUCED AND READ FOR FIRST READ BY TITLE ONLY

AT THE COUNCIL MEETING HELD ON OCTOBER 23, 1980.

Ray d W. Olcott

Signature