To Amend Chapter 20.08.03.00 of Title 20 of the Bloomington Municipal Code

WHEREAS, the Bloomington Plan Commission has considered and recommended that the Bloomington Municipal Code be changed:

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

SECTION I. Section 03 Height, Bulk and Density Table be amended to read as follows:

Zone	Mín. Lot Area	lst DU	Addn. Apt		Max. Ht.	Min. Width Lot		Yard Comb.		Additional Side Yard Each Story Over One	Max. Lot Coverage	Usabl Open Space Per D
RH	5,000	5,000	2,000	2,000(2)	80'	50'	6'(17)	15'	X(17)	FAR	FAR	800
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SECTION II. Severability. If any section, sentence or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end the provisions of this chapter are declared to be severable.

SECTION III. 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 <u>30</u> day of <u>July</u>, 1986.

earth ance JAMES REGESTER, President Bloomington Common Council

ATTEST:

regnerit ooger: Planning

Alla NO City Clerk PATRICIA WILLIAMS,

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 31 day of 9uhp, 1986.

PATRICIA WILLIAMS, Eity Clerk

SIGNED and APPROVED by me upon this 31 day of $4\mu h_{y}$

City of Bloomington

Jornilia allison, Mayor

1986

SYNOPSIS

Approval of this amendment to the City of Bloomington Municipal (ode would eliminate the footnote (1) in the Usable Open Space Per DU column for the RH zone in Chapter 20.08.03.00 (Height, Hulk and Density Table). The effect of this ordinance would be to require 800 square feet per unit for both apartments and townhouse units (1200 sq. ft. of open space per unit for townhouses was the previous requirement in the RH zone).

****ORDINANCE CERTIFICATION****

<pre>In accordance with IC 18-7-4-508, I hereby certify that the attached Ordinance Number</pre>		•	1				
Case NumberMP-19-86 which was given a recommendation of approval by a vote of6_Ayes,0Nays, andAbstentions by the Bloomington City Plan Commission at a public hearing help a	In acco	rdance with IC	L8-7-4-508	, I hereby c	ertify tha	t the attached	
by a vote of Nyes, Nays, and Abstentions by the Bloomington. City Plan Commission at a public hearing held The Applin 7 A 1986 Planting Director Plant Secretary Plan Commission Received by the Common Council Office this day of Patricia Williams, City Clerk Patricia Williams, City Clerk Papropriation Council Office this day of Papropriation Council Office this day of Papropriation Council Office this Resolution# Type of legislation: Appropriation End of Program Const Approval Salary Change Donding Cont Approval Salary Change Donding Short-Term Borrowing New Fees Annexation Other Municipal Code Amendment If the legislation directly affects City funds, the following must be complete by the City Controller: Cause of Request: Pund(s) Affected Pund Salance as of January 1 Revement to Date Revement to Date Revement or Date Endof Proposed Legislation(+/-) Projected Balance S Signature of Controller Will the legislation have a major impact on existing City appropriations, fiact liability or revenues? Yes	Ordinan	ce Number	, is a tru	e and comple	te copy of	Plan Commissi	on
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MP-19-86 STAFF REPORT April 7, 1986 Code Amendment Regarding

Open Space Requirements in the RH zone.

In the course of the recent Varsity Villas townhouse condominium site plan review, the Commission became concerned about the fact that the RH zone open space requirements create a dis-incentive for townhouse developments.

As you can see in the attached Height, Bulk, & Density Table, the RL zone provides for both a density and open space incentive for townhouse development. The RM zone provides a density incentive for townhouses and the open space requirements are the same for both apartments and townhouses.

The RH zone, however, provides no density incentive and actually provides an open space dis-incentive. The RH zone requires 800 sq. ft. of open space per apartment unit and 1,200 sq. ft. of open space per townhouse unit.

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Staff recommends that the open space requirement in the RH zone be changed to require 800 sq. ft. per unit for both apartments and townhouse units.

20.08.04.00

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20.08.04.00 Special conditions for bulk, density, height, area, and aesthetic requirements. (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 condi-

tions in Chapter 20.07.

(4) If side yard is provided, it shall be at least six feet. If across a street from or abutting a residential zone, side yard shall be ten feet and shall be a landscaped buffer.

(5) No rear yard is required where lots abut a public alley in a B or M zone. Where lot is abutting an R zone, the rear, yard shall be twenty-five feet and shall be a landscaped buffer strip.

(6) In any zone except BD, MQ, or SI where the average setback of all structures on a block on which fifty percent or more of the lots are improved with buildings is less than one-half the required setback or is ten feet or more greater than the required setback, then the setback required shall be gequal to the average setback already established, but in no case less than ten feet or greater than one hundred feet.

(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.

(8) No minimum required for units in existing building space other than main floors; 1000 square feet of lot area per unit required for new construction of more than one unit.

(9) No side yard required by commercial use or for residential use of existing building space. Any residential portions of any new building must be set back at least six feet from the side lot line but in no case closer than twenty feet from any adjacent building wall.

(10) Any main or accessory building shall not be located closer than one hundred feet to any residentially zoned property. At least twenty-five feet adjacent to such residential property shall be a landscaped buffer.

(11) Except as covered in note (10), no rear yard shall be required when an industrial lot is served by a rail siding at the rear.

(12) Duplexes permitted as a conditional use in the RS
 zone shall have a minimum lot area of 8,500 square feet.
 (13) All use bulk and density regulations are subject

to the institutional plan for the area.

(14) No quarry pit or mechanical operation shall be per mitted within two hundred feet of any residentially zoned lot.
 (15) No alley, street or railroad right-of-way shall

be considered in determining whether a business or manufacturing property abuts a residential zone.

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(Bloomington 1/85)

Exhibit B

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LOT AREA PER DU:						YARD BEQUIREMENT:							Setbacks from Canterline (18)							Setback fr R.O.W. U			
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