

139
April 1975

ORDINANCE OF THE CITY OF BLOOMINGTON
COUNTY OF MONROE, STATE OF INDIANA

ORDINANCE NO. 75-19

An Ordinance to Amend
Chapter 21.04 of the Bloomington Municipal Code
Entitled "Site Planning Regulations"

WHEREAS, The City of Bloomington adopted the ordinance known as "Site Planning Regulations" on February 22, 1973, which is included in the Bloomington Municipal Code as Chapter 21.04, and

WHEREAS, The City Planning Department which is responsible, in part, for the administration of said "Site Planning Regulations" has recommended to the City Plan Commission that the regulations governing Site Planning be amended to create special requirements for the entrance corridors to the City of Bloomington, and

WHEREAS, The City Plan Commission has duly considered said proposed amendments pursuant to the regulations contained in Section 20.05.60.10 Amendments, Procedure and the requirements of IC 18-7-5-1 et. seg. and has recommended that said proposed amendments do pass.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA:

Section 1. That Chapter 21.04 Site Planning Regulations be amended to add the following section as Section 21.04.130 Community's Entrance Corridors and to renumber the present Section 21.04.130 to 21.04.140 and present Section 21.04.140 to 21.04.150, to wit:

21.04.130 Community's Entrance Corridors

(a) Purpose

In order to enhance the appearance of the Bloomington Urban Area from the arterial approaches to the City, to improve the general welfare and economic well-being of the community, to maximize the safety of streets and roads by reducing competition for driver's attention, and to improve the image of the City, special site plan requirements shall be created for the entrance corridors to the City of Bloomington.

(b) Definition of Entrance Corridors

- (1) All streets and roads within the planning jurisdiction of the City of Bloomington which are designated as a State Highway route and bear such a route number.
- (2) Any other street or road within the City of Bloomington planning jurisdiction which is defined as an arterial street on the Bloomington Thoroughfare Plan may be designated as an entrance corridor after recommendation by the Plan Commission and adoption by the Common Council.

- (3) The depths the area affected by these special site plan regulations shall be the depths of any parcel of land having frontage on any designated entrance corridor.

(c) Applicability

- (1) Special entrance corridor regulations shall apply to all land as defined in 21.04.130 (b) above.
- (2) These regulations shall apply to all new buildings and structures and to any additions to buildings which add new floor area to the building.

(d) Off-Street Parking

- (1) Off street parking areas must provide safe and convenient access to streets and thoroughfares, must be convenient to building groups, and must allow for the adequate internal circulation of vehicles.
- (2) No parking shall be permitted in the front yard of any structure constructed on an individual lot unless such parking area is landscaped with trees, shrubs, and grass islands to prevent the appearance of open parking lot. All parking and loading requirements shall be in accordance with the regulations specified in Chapter 20.14.

(e) Storage

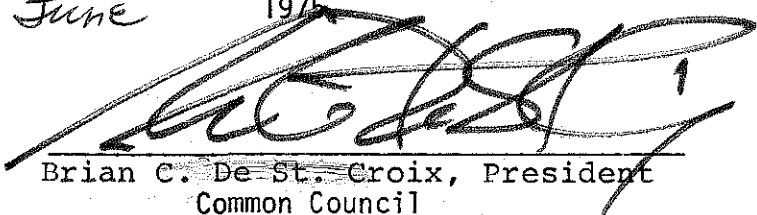
Outdoor storage shall be prohibited unless fully screened by an opaque ornamental screen or dense evergreen hedge so that it is not visible from the street right-of-way.

(f) Landscaping and Design


- (1) A landscape plan for the entire development shall be prepared and presented to the Plan Commission for approval. This plan shall show the type and location of plantings, locate and show the purpose of visual screens and establish a means to insure the implementation of the landscape plan and the continuing maintenance of the landscape materials.
- (2) Trees, ground cover, streams and woodland, and all other natural features must be preserved, so far as practicable. In addition, adequate landscaping areas must be provided which are appropriate to the commercial location, siting of buildings, type and configuration of materials used, and the maintenance they require. Adequate landscaping is required for all off-street parking areas.
- (3) Exposed Mechanical Equipment. Mechanical equipment (such as air conditioning units) not required for customer service shall not be visible from the street right-of-way.

Section 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed and adopted by the Common Council of the City of Bloomington, Indiana, on 19th day of June 1975


Brian C. De St. Croix, President
Common Council

ATTEST:

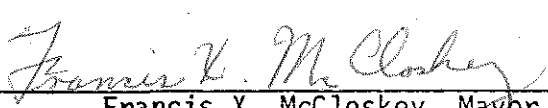

Karel Dolnick, City Clerk

ATTEST:

Presented by me to the Mayor of the City of Bloomington, Indiana, on the 20 day of June, 1975.


Karel Dolnick, City Clerk

This ordinance approved and signed by me on the 24th day of June, 1975, at the hour of _____ o'clock _____ m.


Francis X. McCloskey, Mayor
City of Bloomington, Indiana

ATTEST:


Karel Dolnick, City Clerk

I HEREBY MOVE THAT ORDINANCE 75-19

BE INTRODUCED AND READ AT FIRST READING AT THE

COUNCIL MEETING ON April 24, 1975

F. L. Lane

(Signature)