

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

ORDINANCE NO. 74 - 108

An Ordinance to Amend
The Zoning Ordinance of
the City of Bloomington, Indiana

WHEREAS, the City of Bloomington, Indiana, adopted on June 22, 1973, a new City Zoning Ordinance incorporated in the Bloomington Municipal Code as Title 20, and

WHEREAS, the City Planning Department which is responsible in part, for the administration of said Zoning Ordinance, has recommended to the City Plan Commission that regulations establishing special performance standards for entrance corridors to the City of Bloomington be enacted, and whereas the City Planning Commission has duly considered said additions 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 the following additions to Title 20 of the Bloomington Municipal Code be enacted:

20.12 Special Performance Districts

20.12.01 Entrance Corridors to the City of Bloomington

20.12.01.01 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 drivers' attention, and to improve the image of the City, special zoning classification shall be created for the entrance corridors to the City of Bloomington.

20.12.01.02 Definition of Entrance Corridors

- a) Highway 37 north of Bloomington from the north edge of the planning jurisdiction to the intersection of Walnut Street or College Street and 17th Street.
- b) State route 46 east from Indiana 37 Bypass east to 3rd Street.
- c) Third Street from the east edge of Bloomington planning jurisdiction west to Clariz Blvd.
- d) Indiana State route 37 from south edge of planning jurisdiction north to Miller Drive.
- e) Bloomfield Road from outer edge of planning jurisdiction east to Adams Street.
- f) Whitehall Pike from outer edge of planning jurisdiction east to Kirkwood Avenue.
- g) Ellettsville Road from outer edge of planning jurisdiction following Ellettsville Road, Arlington Road, and 17th Street to College Avenue.
- h) All of the Indiana route 37 Bypass within the planning jurisdiction.
- i) State route 446 from State route 46 south to edge of planning jurisdiction.
- k) State road 45 from outer edge of planning jurisdiction west to Fee Lane.

20.12.01.03 Zone Description

- a) Entrance corridor zones shall be established along the streets and roads delineated in Section 20.12.01.02 and shall include all land to a depth of 400 feet from the right of way of such street or road.
- b) Entrance corridor zone provisions shall be in addition to the requirements of the mapped use district or shall replace such requirements whenever the entrance corridor zone requirements are more restrictive.
- c) All land within the entrance corridor zone shall retain the use district classification as designated on the zoning maps for the City of Bloomington's planning jurisdiction.

20.12.01.04 Permitted Uses

All uses permitted in the mapped zoning use district within the entrance corridor zone shall be permitted.

20.12.01.05 Special Provisions

- a) Parking: Commercial parking shall be prohibited in the front yard of any building or structure except that parking may be permitted provided an evergreen screen along the edge of the right of way is provided to screen completely both building and parking area. Such screen shall be of appropriate evergreen trees not less than six (6) feet tall.
- b) Landscaping: All developments within the entrance corridor shall have a landscape plan.
- c) Screening: All parking areas shall be screened from view from the road.
- d) Signs: Sign regulations for entrance corridors are treated in the Sign Ordinance section of the Bloomington Municipal Code.
- e) Architecture:
 - 1. Exposed mechanical equipment shall be prohibited.
 - 2. Building facades along street right of way or building entrances shall have architectural facing material.
- f) Storage: No visible outdoor storage shall be permitted.
- g) Scenic Views: All structures shall be prohibited in line of site of designated scenic views. Yard variances may be permitted to allow the siting of buildings in a manner which will not obscure designated scenic views.

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 _____ day of _____, 19__.

President, Common Council

ATTEST:

Grace Johnson, City Clerk

ATTEST:

Presented by me to the Mayor of the City of Bloomington, Indiana, on the _____ day of _____, 19__.

Grace Johnson, City Clerk

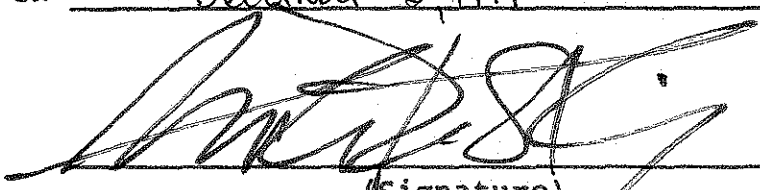
This ordinance approved and signed by me on the _____ day of _____, 19__, at the hour of _____ o'clock _____ m.

Francis X. McCloskey, Mayor
City of Bloomington, Indiana

ATTEST:

Grace Johnson, City Clerk

I HEREBY MOVE THAT ORDINANCE 74-108
BE INTRODUCED AND READ AT FIRST READING AT THE
COUNCIL MEETING ON December 5, 1974


(Signature)