

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

ORDINANCE NO. 74 - 109

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 the regulations governing the Minimum Off-Street Parking Requirements be amended, 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 20.14 Minimum Off-Street Parking Requirements be amended as follows, to-wit:

A. That Section 20.14.01.04 be deleted in its entirety, and the following Section 20.14.01.04 be substituted therefor, to wit:

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. 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 two hundred (200) feet of such site, and within the same block as the principal use.

B. That Section 20.14.02.00, the Table of Required Parking, be amended changing the basic parking spaces required for the uses indicated below to read as follows:

Uses	Basic Spaces	Requirement Per
Banks and Branch Banks	5.0	1,000 sq. ft. gross floor area
Business and Professional Offices	3.0	1,000 sq. ft. gross floor area
Restaurant/Bar/Tavern	8.0	1,000 sq. ft. gross floor area plus one (1) space per five (5) customer seats outside the principal structure
Library	2.0	1,000 sq. ft. gross floor area
Retail Uses (Heavy), generating heavier auto traffic including, but not limited to supermarkets, other food stores, ice cream parlors, bakeries, drug stores, 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
Dwelling - Residential Apartments	1.5	dwelling unit plus 0.5 per bedroom for each bedroom over one (1)

C. That Section 20.14.04.02 be amended by changing the colon to a period and adding the following sentence:

For purposes of measurement, drives with parking on one side only shall be considered as one-way drives.

D. That Section 20.14.04.04 be deleted in its entirety, and the following Section 20.14.04.04 be substituted therefor, to-wit:

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 separates pedestrian movement from vehicular circulation.

E. That Section 20.14.04.05 be added to read as follows:

Landscaping. In order to achieve better traffic control, eliminate glare, decrease excessive temperature, decrease runoff, and alter the impressions created by continuously paved surface, landscape areas shall be provided within all parking lots. Such landscaping shall be in addition to areas planned for setbacks or buffers.

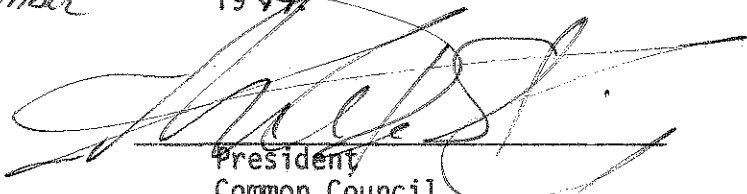
- 1) A landscape area may be in the form of strip planted with trees, or shrubs and grass including a pedestrian walk between parking aisles or may be appropriately spaced raised, curbed, planted islands.
- 2) When provided landscape islands shall be provided at a ratio of one island for each eight parking stalls and should be spaced at approximately equal intervals.
- 3) Landscape islands shall be provided at the end of each row of parking stalls. All other drives shall be defined by landscape islands separating the parking area from the principal drive.

F. That Section 20.14.06.02 be added to read as follows:

Drives contiguous to the front of commercial structures shall provide an eight (8) foot painted fire lane, two (2)-twelve (12) foot traffic lanes and be separated from parking areas by landscaped aisles or islands a minimum of ten (10) feet in width.

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 ~~20th~~ 19th day of December 1974


 President
 Common Council

ATTEST:


 Grace Johnson, City Clerk

ATTEST:

Presented by me to the Mayor of the City of Bloomington, Indiana, on the 20th day of December, 1974.


 Grace Johnson, City Clerk

This ordinance approved and signed by me on the 20th day of December, 1974, at the hour of 5 o'clock p.m.


 Francis X. McCloskey, Mayor
 City of Bloomington, Indiana

ATTEST:


 Grace Johnson, City Clerk

I HEREBY MOVE THAT ORDINANCE 74-109

BE INTRODUCED AND READ AT FIRST READING AT THE

COUNCIL MEETING ON December 5, 1974



(Signature)

20.14 MINIMUM OFF-STREET PARKING REQUIREMENTS

20.14.01.00 Parking Required in Various Zoning Districts. In all districts there shall be provided adequate off-street parking areas in accordance with the following requirements.

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 adequate parking may be either provided by the business or may be commercial parking. Such parking shall be in accordance with the parking plan for the Central Business District.

20.14.01.03 Because of its close proximity to the normal retail market, parking required for commercial facilities in the BI district shall be one half (½) that specified in the table of required parking.

20.14.01.04 Parking in all other zones shall be on site of the building or within 200 feet of such site and shall be in accordance with the table of required parking.

A. That Section 20.14.01.04 be deleted in its entirety, and the following Section 20.14.01.04 be substituted therefor, to wit:

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. 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 two hundred (200) feet of such site, and within the same block as the principal use.

PRESENT

20.14.02.00 Table of Required Parking

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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
Branch Banks and Offices	7.0	1,000 sq. ft. usable space
Business & Professional Offices	4.0	1,000 sq. ft. usable space
Barber/Beauty Shop	3.0	Chair
Boarding & Rooming House	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	1.0	Five feet of tunnel
Commercial Trade School	4.0	Each ten (10) students
Country Club	2.0	Each ten (10) members
Dormitories	1.0	Each three (3) residents
Dry Cleaning Collection Station	3.0	1,000 sq. ft. floor area
Dwellings	2.0	Dwelling
Restaurant/Bar/Tavern	12.0	1,000 sq. ft. floor area
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
Hotel	1.0	Each two rooms
Industrial Establishment	1.0	Each two (2) employees (combined two largest shifts)
Library	2.5	1,000 sq. ft. floor area
Medical Offices & Clinics	10.0	Per doctor
Dental Offices & Clinics	5.0	Per dentist
Motels	1.0	Per room
Retail Stores generating heavier auto traffic including, but not limited to Supermarkets, other food stores, ice cream parlors, bakeries, drug stores, dime stores	8.0	1,000 sq. ft. of sales space
Retail Stores 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	4.0	1,000 sq. ft. of sales area
Schools - Elementary and Junior High	1.0	Each fifteen (15) students
- High School	1.0	Each four (4) students
- Kindergarten	1.0	Per teacher

PROPOSED

B. That Section 20.14.02.00, the Table of Required Parking, be amended changing the basic parking spaces required for the uses indicated below to read as follows:

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Dwelling - Residential Apartments	1.5	dwelling unit plus 0.5 per bedroom for each bedroom over one (1)

Angle of Parking	Stall Width	Stall Length	Two-way Drive Width	One-Way Drive Width
61 thru 90 degrees	9 ft.	20 ft.	25 ft.	20 ft.
46 thru 60 degrees	9 ft.	20 ft.	20 ft.	20 ft.
31 thru 45 degrees	8½ ft.	20 ft.	X	15 ft.
30 or less	8½ ft.	20 ft.	X	12 ft.

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 section 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.

20.14.04.04 Spacing between parking aisles. In any parking lot where more than one aisle of parking stalls is to be provided, aisles of parking stalls should be separated by a walkway or landscaped area at least five (5) feet in width. Such landscaped areas are required to control traffic circulation, to provide the separation of pedestrian and vehicular traffic and to alter the impression created by unbroken continuous paved surface.

20.14.05.00 Setback Requirements

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. Any parking provided abutting a more restrictive zone shall have the same setback as the more restrictive zone. Parking provided to the side or rear of a structure shall set back from all lot lines a distance at least one half of the side or rear yard requirement.

20.14.05.02 All setback areas shall be landscaped and wheel stops shall be provided to prohibit the overhand of vehicles into the setback areas. Setback areas separating parking areas from more restrictive zones shall be planted with trees or shrubs of sufficient height to provide a visual screen of the parking area.

D. That Section 20.14.04.04 be deleted in its entirety, and the following Section 20.14.04.04 be substituted therefor, to-wit:

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 separates pedestrian movement from vehicular circulation.

E. That Section 20.14.04.05 be added to read as follows:

Landscaping. In order to achieve better traffic control, eliminate glare, decrease excessive temperature, decrease runoff, and alter the impressions created by continuously paved surface, landscape areas shall be provided within all parking lots. Such landscaping shall be in addition to areas planned for setbacks or buffers.

- 1) A landscape area may be in the form of strip planted with trees, or shrubs and grass including a pedestrian walk between parking aisles or may be appropriately spaced raised, curbed, planted islands.
- 2) When provided landscape islands shall be provided at a ratio of one island for each eight parking stalls and should be spaced at approximately equal intervals.
- 3) Landscape islands shall be provided at the end of each row of parking stalls. All other drives shall be defined by landscape islands separating the parking area from the principal drive.

20.14.06.00 Ingress and Egress

20.14.06.01 Clearly defined driveways shall be provided for ingress and egress. Driveways shall be located and constructed subject to the following criteria or such standards as established by the Indiana State Highway Department or City Engineer whichever shall be more restrictive.

Driveway Standard	Residential Property	Truck Terminal and Service Station	Other Non-Residential
Maximum width at property line	25 ft.	40 ft.	35 ft.
Minimum distance from interior lot line	5 ft.	11½ ft.	12½ ft.
Minimum distance from street intersection	30 ft.	30 ft.	30 ft.
Space between two drives/ same property	25 ft.	25 ft.	25 ft.
Radius of curb return:			
Minimum	5 ft.	5 ft.	5 ft.
Maximum	15 ft.	20 ft.	20 ft.

F. That Section 20.14.06.02 be added to read as follows:

Drives contiguous to the front of commercial structures shall provide an eight (8) foot painted fire lane, two (2)-twelve (12) foot traffic lanes and be separated from parking areas by landscaped aisles or islands a minimum of ten (10) feet in width.

20.14.07.00 The number of traffic access points for establishments fronting on major and secondary arterial streets shall not exceed one (1) per six hundred (600) feet.

For establishments with frontage on a major or secondary arterial road, a service road shall be provided of not less than two (2) lanes in width or a combined service road and parking area, parallel with and adjacent to, the street upon which the establishments front.

20.14.07.01 In the event the establishments front on more than one street, such service roads may be required on more than one (1) street frontage.

20.14.07.02 Access to the required service road must be assured for planned future construction of connecting service roads.

20.14.07.03 The service road or roads required by this section shall be effectively separated from the main road-way by a minimum of a five (5) foot wide planting strip or other suitable delineation, and shall be designed and arranged so as to provide the principal means of access to abutting business establishments.