

*Corrected per
Title Pro Title Entry*

ORDINANCE 17-45
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE
Re: Amending Chapter 20.03 “Overlay Districts” To Provide Clear Guidance on Downtown
Overlay Development and Architectural Standards

WHEREAS, on December 20, 2006, the Common Council passed Ordinance 06-24, which created the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code (“UDO”); and

WHEREAS, the UDO regulates development and architectural standards within the City of Bloomington; and

WHEREAS, the UDO contains a number of overlay districts (“Overlay Districts”) that prescribe additional development and architectural standards for the Commercial Downtown (CD) district: the Courthouse Square Overlay (CSO), the Downtown Core Overlay (DCO), the University Village Overlay (UVO), the Downtown Edges Overlay (DEO), the Downtown Gateway Overlay (DGO), and the Showers Technology Park Overlay (STPO); and

WHEREAS, an expressed intent of each of these downtown Overlay Districts is to “ensure that new development is compatible in mass and scale with historic structures in the [Overlay District] character area;” and

WHEREAS, the City of Bloomington wishes to amend the UDO to provide clearer guidance on the review, development, and architectural standards that align with this expressed intent; and

WHEREAS, on December 11, 2017, the Plan Commission considered ZO-42-17, and made a positive recommendation in favor of the amendments to the UDO described herein;

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

SECTION 1. Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards shall be deleted and replaced with the following:

20.03.030 Courthouse square overlay (CSO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.070, Courthouse square overlay (CSO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community’s affordable housing challenge.

SECTION 2. Subsections 20.03.050 (a) and 20.03.050 (b) of Courthouse square overlay (CSO)—Development standards, shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.

(1) Minimum structure height: twenty-five feet.

(2) Maximum structure height: thirty feet.

SECTION 3. Subpart (c)(1) of Section 20.03.060 - Courthouse square overlay (CSO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form:

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 4. 20.03.100 - Downtown core overlay (DCO)—Review standards shall be deleted and replaced with the following:

20.03.100 Downtown core overlay (DCO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.140, Downtown core overlay—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 5. Subsections 20.03.120(a) and 20.03.120(b) - Downtown core overlay (DCO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: thirty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.

(1) Minimum structure height: thirty-five feet

(2) Maximum structure height: forty feet

SECTION 6. Subpart (c)(1) of Section 20.03.130 - Downtown core overlay (DCO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum facade width interval of twenty-five feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 7. 20.03.170 - University village overlay (UVO)—Review standards shall be deleted and replaced with the following:

20.03.170 University village overlay (UVO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.210, University village overlay (UVO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 8. Subsections 20.03.190(a) and 20.03.190(b) - University village overlay (UVO)—
Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling Unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage:

(A) General: eighty-five percent;

(B) Kirkwood Corridor: one hundred percent.

(b) Height Standards.

(1) General:

(A) Minimum structure height: twenty-five feet.

(B) Maximum structure height: thirty feet.

(2) Restaurant row:

(A) Minimum structure height: twenty feet.

(B) Maximum structure height: twenty-five feet.

SECTION 9. Subpart (c)(1) of Section 20.03.200 - University village overlay (UVO)—
Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 10. 20.03.240 - Downtown edges overlay (DEO)—Review standards shall be deleted and replaced with the following:

20.03.240 Downtown edges overlay (DEO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.280, Downtown edges overlay (DEO)—Design guidelines.

- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 11. Subsections 20.03.260(a) and 20.03.260(b) - Downtown edges overlay (DEO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: fifteen units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy percent.

(b) Height Standards.

(1) Minimum structure height: twenty feet.

(2) Maximum structure height: twenty-five feet.

SECTION 12. Subpart (c)(1) of Section 20.03.270 - Downtown edges overlay (DEO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades along each street shall utilize a maximum facade width interval of forty-five feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 13. 20.03.310 - Downtown gateway overlay (DGO) — Review Standards shall be deleted and replaced with the following:

20.03.310 Downtown gateway overlay (DGO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and complies with all review standards of Section 20.09.120, Downtown gateway overlay (DGO)—Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.350, Downtown gateway overlay (DGO)—Design guidelines.

- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 14. Subsections 20.03.330(a) and 20.03.330(b) - Downtown gateway overlay (DGO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy-five percent.

(b) Height Standards.

(1) Minimum structure height: twenty-five feet.

(2) Maximum structure height: thirty feet.

SECTION 15. Subpart (c)(1) of Section 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum facade width interval of twenty-five feet for a facade module.

(B) Building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 16. 20.03.380 - Showers Technology Park overlay (STPO)—Review standards shall be deleted and replaced with the following:

20.03.380 Showers Technology Park overlay (STPO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.420, Showers Technology Park overlay (STPO)—Design guidelines.

- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 17. Subsection 20.03.400(b) - Showers Technology Park overlay (STPO)—
Development standards, Height standards shall be deleted and replaced with the following:

(b) Height Standards.

- (1) Minimum structure height: twenty-five feet.
- (2) Maximum structure height: thirty-five feet.

SECTION 18. Subpart (c)(1) of Section 20.03.410 - Showers Technology Park overlay (STPO)—
Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

- (1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
 - (A) Building facades along each street and the B-line trail shall utilize a maximum facade width interval of one hundred feet and a minimum facade width interval of twenty-five feet for a facade module.
 - (B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 19. Duration:

This Amendment to Chapter 20.03 "Overlay Districts" shall be in effect for a period of time not to exceed twelve (12) months after the adoption of this ordinance. If not repealed, replaced, or modified, this amendment shall expire and the previous wording of 20.03 shall be reinstated.


SECTION 20. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 21. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.


PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20 day of December, 2017.


SUSAN SANDBERG, President
Bloomington Common Council

ATTEST:

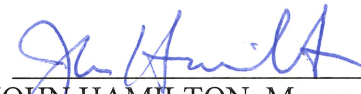

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of December, 2017.


NICOLE BOLDEN, Clerk
City of Bloomington

Pursuant to the attached Nunc Pro Tunc Entry, which retroactively corrected Ordinance 17-45, this corrected ordinance was presented by me to the Mayor of the City of Bloomington, Indiana upon this 3rd day of May, 2018.

SIGNED and APPROVED by me upon this _____ day of _____, 2017.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code. The proposed amendments decrease the densities and heights of, and set forth additional guidelines for, new construction in the downtown overlay districts. The policies of the 2002 Growth Policies Plan, the 2005 Downtown Vision and Infill Strategy Plan and the subsequent UDO were successful in spurring downtown development, and approximately 1,000 new downtown housing units have been built since 2007, with more under construction or recently approved. However, current community sentiment, as it will be embodied in the revised Comprehensive Plan presently under review, is that the existing UDO standards are not sufficient to preserve the integrity, uniqueness, and diversity of the overlay neighborhoods. The intent of these proposed amendments is to ensure that new development in the Overlay Districts is appropriately sized, scaled, and compatible with existing buildings so as to preserve and enhance the distinct character of the Overlay Districts until a broader revision of the UDO can be undertaken after adoption of the new Comprehensive Plan. In the event that the new UDO is not in effect, the proposed amendments are set to expire twelve months after the adoption of this ordinance.

The ordinance amends Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards, Sections 20.03.050 - Courthouse square overlay (CSO)—Development Standards, 20.03.060 - Courthouse square overlay (CSO)—Architectural standards, 20.03.100 - Downtown core overlay (DCO)—Review standards, 20.03.120 - Downtown core overlay (DCO)—Development standards, 20.03.130 - Downtown core overlay (DCO)—Architectural standards, 20.03.170 - University village overlay (UVO)—Review standards, 20.03.190 - University village overlay (UVO)—Development standards, 20.03.200 - University village overlay (UVO)—Architectural standards, 20.03.240 - Downtown edges overlay (DEO)—Review standards, 20.03.260 - Downtown edges overlay (DEO)—Development standards, 20.03.270 - Downtown edges overlay (DEO)—Architectural standards, 20.03.310 - Downtown gateway overlay (DGO) — Review Standards, 20.03.330 - Downtown gateway overlay (DGO)—Development standards, 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards, 20.03.380 - Showers Technology Park overlay (STPO)—Review standards, 20.03.400 - Showers technology park overlay (STPO)—Development standards, and 20.03.410 - Showers technology park overlay (STPO)—Architectural standards.

NUNC PRO TUNC ENTRY
**CORRECTING SIGNATURES ON ORDINANCE 17-45: TO AMEND TITLE 20
(UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL
CODE – RE: AMENDING CHAPTER 20.03 “OVERLAY DISTRICTS” TO PROVIDE
CLEAR GUIDANCE ON DOWNTOWN OVERLAY DEVELOPMENT AND
ARCHITECTURAL STANDARDS**

WHEREAS, on December 20, 2017, the Bloomington Common Council passed Ordinance 17-45, which had the effect of amending the Bloomington Municipal Code, Chapter 20.03 to provide clear guidance on Downtown Overlay development and architectural standards; and

WHEREAS, given the swift trajectory of this legislation, the legislation was issued in the Council’s legislative packet on December 8, 2017 before the Plan Commission acted; and

WHEREAS, the legislative packet made clear that the Plan Commission had not yet acted and that the version certified to the Council may be different than that issued in the legislative packet; and

WHEREAS, on December 11, 2017, the Plan Commission voted in favor of Ordinance 17-45, but added a sunset clause to the legislation, recounted in a new Section 19, making the entire ordinance sunset twelve months after its effective date; and

WHEREAS, on December 12, 2017, the Plan Commission certified this version of Ordinance 17-45 to the Council and such certification was signed by the City Clerk; and

WHEREAS, on December 12, 2017, Councilmembers were notified of the version certified for their consideration; and

WHEREAS, on December 20, 2017, copies of the version certified to the Council were distributed to Councilmembers and the public; and

WHEREAS, on December 20, 2017, the Council passed Ordinance 17-45, as certified to them by the Plan Commission; and

WHEREAS, it has been discovered that the version issued in the legislative packet, not that certified to the Council, was mistakenly signed by the Council President and the Mayor; and

WHEREAS, local legislative bodies may take steps to correct their own records to speak the truth (*State ex rel. Van Der Veer v. Butcher*, 205 Ind. 117 [1933]) and the City Clerk has the duty to keep accurate records of City Council action (*I.C. § 36-4-6-9*); and

WHEREAS, a nunc pro tunc entry is an appropriate means to correct an error in City Council records (*City of Logansport v. Crockett*, 64 Ind. 319 [1878]) and, upon proper written memorial, serves as “an entry made now of something which was actually previously done, to have effect as of the former date.” (*Elliott v. Dyck O’Neal, Inc.*, 46 N.E.3d 448, 456–57 [Ind. Ct. App. 2015]);

NOW THEREFORE,

1. In concert with this entry, the City Clerk has presented Ordinance 17-45, as certified by the Plan Commission (Correct Ordinance 17-45), to President of the Council and Mayor, who were in office as of the date of adoption of the ordinance, and has attested to their signatures on the Correct Ordinance 17-45.
2. The Correct Ordinance 17-45, hereby replaces the previous version of the ordinance as it was recorded by the City Clerk in the book of ordinances pursuant to IC § 36-4-6-17.
3. This nunc pro tunc entry serves as the written memorial for this correction and shall be placed alongside the Correct Ordinance 17-45 in the aforementioned book of ordinances and elsewhere as deemed appropriate by the City Clerk.

AS CITY CLERK OF THE CITY OF BLOOMINGTON, I MAKE THIS ENTRY:



NICOLE BOLDEN, Clerk
City of Bloomington

23 February 2018
Date


ACKNOWLEDGED AND APPROVED:




DOROTHY GRANGER, President (2018)
Bloomington Common Council

23 February 2018
Date

ATTEST:




NICOLE BOLDEN, Clerk
City of Bloomington



SUSAN SANDBERG, President (at time of
adoption of Ordinance 17-45)
Bloomington Common Council

February 23, 2018
Date

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

ORDINANCE 17-45
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE
Re: Amending Chapter 20.03 “Overlay Districts” To Provide Clear Guidance on
Downtown Overlay Development and Architectural Standards

WHEREAS, on December 20, 2006, the Common Council passed Ordinance 06-24, which created the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code (“UDO”); and

WHEREAS, the UDO regulates development and architectural standards within the City of Bloomington; and

WHEREAS, the UDO contains a number of overlay districts (“Overlay Districts”) that prescribe additional development and architectural standards for the Commercial Downtown (CD) district: the Courthouse Square Overlay (CSO), the Downtown Core Overlay (DCO), the University Village Overlay (UVO), the Downtown Edges Overlay (DEO), the Downtown Gateway Overlay (DGO), and the Showers Technology Park Overlay (STPO); and

WHEREAS, an expressed intent of each of these downtown Overlay Districts is to “ensure that new development is compatible in mass and scale with historic structures in the [Overlay District] character area;” and

WHEREAS, the City of Bloomington wishes to amend the UDO to provide clearer guidance on the review, development, and architectural standards that align with this expressed intent; and

WHEREAS, on December 11, 2017, the Plan Commission considered ZO-42-17, and made a positive recommendation in favor of the amendments to the UDO described herein;

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

SECTION 1. Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards shall be deleted and replaced with the following:

20.03.030 Courthouse square overlay (CSO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.050, Courthouse square overlay (CSO)—Development standards and Section 20.03.060, Courthouse square overlay (CSO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.070, Courthouse square overlay (CSO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community’s affordable housing challenge.

SECTION 2. Subsections 20.03.050 (a) and 20.03.050 (b) of Courthouse square overlay (CSO)—Development standards, shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.

(1) Minimum structure height: twenty-five feet.

(2) Maximum structure height: thirty feet.

SECTION 3. Subpart (c)(1) of Section 20.03.060 - Courthouse square overlay (CSO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form:

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 4. 20.03.100 - Downtown core overlay (DCO)—Review standards shall be deleted and replaced with the following:

20.03.100 Downtown core overlay (DCO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.120, Downtown core overlay—Development standards and Section 20.03.130, Downtown core overlay—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.140, Downtown core overlay—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 5. Subsections 20.03.120(a) and 20.03.120(b) - Downtown core overlay (DCO)—
Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: thirty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: one hundred percent.

(b) Height Standards.

(1) Minimum structure height: thirty-five feet

(2) Maximum structure height: forty feet

SECTION 6. Subpart (c)(1) of Section 20.03.130 - Downtown core overlay (DCO)—
Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum facade width interval of twenty-five feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 7. 20.03.170 - University village overlay (UVO)—Review standards shall be deleted and replaced with the following:

20.03.170 University village overlay (UVO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.190, University village overlay (UVO)—Development standards and Section 20.03.200, University village overlay (UVO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.210, University village overlay (UVO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 8. Subsections 20.03.190(a) and 20.03.190(b) - University village overlay (UVO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling Unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage:

(A) General: eighty-five percent;

(B) Kirkwood Corridor: one hundred percent.

(b) Height Standards.

(1) General:

(A) Minimum structure height: twenty-five feet.

(B) Maximum structure height: thirty feet.

(2) Restaurant row:

(A) Minimum structure height: twenty feet.

(B) Maximum structure height: twenty-five feet.

SECTION 9. Subpart (c)(1) of Section 20.03.200 - University village overlay (UVO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of fifty feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 10. 20.03.240 - Downtown edges overlay (DEO)—Review standards shall be deleted and replaced with the following:

20.03.240 Downtown edges overlay (DEO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.260, Downtown edges overlay (DEO)—Development standards and Section 20.03.270, Downtown edges overlay (DEO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.280, Downtown edges overlay (DEO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 11. Subsections 20.03.260(a) and 20.03.260(b) - Downtown edges overlay (DEO)—
Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: fifteen units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy percent.

(b) Height Standards.

(1) Minimum structure height: twenty feet.

(2) Maximum structure height: twenty-five feet.

SECTION 12. Subpart (c)(1) of Section 20.03.270 - Downtown edges overlay (DEO)—
Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades along each street shall utilize a maximum facade width interval of forty-five feet and a minimum facade width interval of twenty feet for a facade module.

(B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 13. 20.03.310 - Downtown gateway overlay (DGO) — Review Standards shall be deleted and replaced with the following:

20.03.310 Downtown gateway overlay (DGO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards; and complies with all review standards of Section 20.09.120, Downtown gateway overlay (DGO)—Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.330, Downtown gateway overlay (DGO)—Development standards and Section 20.03.340, Downtown gateway overlay (DGO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.350, Downtown gateway overlay (DGO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 14. Subsections 20.03.330(a) and 20.03.330(b) - Downtown gateway overlay (DGO)—Development standards shall be deleted and replaced with the following:

(a) Density and Intensity Standards.

(1) Maximum residential density: twenty units per acre.

(A) Dwelling unit equivalents:

Five-bedroom unit = two units;

Four-bedroom unit = one and one-half units;

Three-bedroom unit = one unit;

Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;

One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;

Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

(2) Maximum impervious surface coverage: seventy-five percent.

(b) Height Standards.

(1) Minimum structure height: twenty-five feet.

(2) Maximum structure height: thirty feet.

SECTION 15. Subpart (c)(1) of Section 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

(1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.

(A) Building facades with street frontage shall utilize a maximum facade width interval of sixty-five feet and a minimum facade width interval of twenty-five feet for a facade module.

(B) Building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

SECTION 16. 20.03.380 - Showers Technology Park overlay (STPO)—Review standards shall be deleted and replaced with the following:

20.03.380 Showers Technology Park overlay (STPO)—Review standards.

Staff Review:

Staff shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and
- Complies with all review standards of Section 20.09.120, Site plan review.

Plan Commission Review:

The plan commission shall approve any project that:

- Complies with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards; and complies with all review standards of Section 20.09.120, Site plan review.

The plan commission may approve any project that does not comply with all the standards of Section 20.03.400, Showers technology park overlay (STPO)—Development standards and Section 20.03.410, Showers technology park overlay (STPO)—Architectural standards if the commission finds that the project:

- Complies with all review standards of Section 20.09.120, Site plan review, and
- Satisfies the design guidelines set forth in Section 20.03.420, Showers Technology Park overlay (STPO)—Design guidelines.
- The Plan Commission is encouraged to consider projects that include a high degree of best practice sustainable development design features that are unique designs which are not incompatible with their surroundings, and that contribute to the diversification of downtown housing and/or contribute to addressing the community's affordable housing challenge.

SECTION 17. Subsection 20.03.400(b) - Showers Technology Park overlay (STPO)—
Development standards, Height standards shall be deleted and replaced with the following:

(b) Height Standards.

- (1) Minimum structure height: twenty-five feet.
- (2) Maximum structure height: thirty-five feet.

SECTION 18. Subpart (c)(1) of Section 20.03.410 - Showers Technology Park overlay
(STPO)— Architectural standards shall be deleted and replaced with the following:

(c) Mass, Scale and Form.

- (1) Building Facade Modulation. Facade modulation is required and shall be incorporated through recessing and through banding and/or articulation of exterior materials or change of materials by incorporating repeating patterns, textures and/or colors used on exterior facade materials.
 - (A) Building facades along each street and the B-line trail shall utilize a maximum facade width interval of one hundred feet and a minimum facade width interval of twenty-five feet for a facade module.
 - (B) The building facade module shall be offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.


SECTION 19. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 20. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor, and after any required waiting and/or notice periods under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of December, 2017.


SUSAN SANDBERG, President
Bloomington Common Council


ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of December, 2017.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 21st day of December, 2017.


JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code. The proposed amendments decrease the densities and heights of, and set forth additional guidelines for, new construction in the downtown overlay districts. The policies of the 2002 Growth Policies Plan, the 2005 Downtown Vision and Infill Strategy Plan and the subsequent UDO were successful in spurring downtown development, and approximately 1,000 new downtown housing units have been built since 2007, with more under construction or recently approved. However, current community sentiment, as it will be embodied in the revised Comprehensive Plan presently under review, is that the existing UDO standards are not sufficient to preserve the integrity, uniqueness, and diversity of the overlay neighborhoods. The intent of these proposed amendments is to ensure that new development in the Overlay Districts is appropriately sized, scaled, and compatible with existing buildings so as to preserve and enhance the distinct character of the Overlay Districts until a broader revision of the UDO can be undertaken after adoption of the new Comprehensive Plan.

The ordinance amends Section 20.03.030 - Courthouse Square overlay (CSO) — Review standards, Sections 20.03.050 - Courthouse square overlay (CSO)—Development Standards, 20.03.060 - Courthouse square overlay (CSO)—Architectural standards, 20.03.100 - Downtown core overlay (DCO)—Review standards, 20.03.120 - Downtown core overlay (DCO)—Development standards, 20.03.130 - Downtown core overlay (DCO)—Architectural standards, 20.03.170 - University village overlay (UVO)—Review standards, 20.03.190 - University village overlay (UVO)—Development standards, 20.03.200 - University village overlay (UVO)—Architectural standards, 20.03.240 - Downtown edges overlay (DEO)—Review standards, 20.03.260 - Downtown edges overlay (DEO)—Development standards, 20.03.270 - Downtown edges overlay (DEO)—Architectural standards, 20.03.310 - Downtown gateway overlay (DGO) — Review Standards, 20.03.330 - Downtown gateway overlay (DGO)—Development standards, 20.03.340 - Downtown gateway overlay (DGO)—Architectural standards, 20.03.380 - Showers Technology Park overlay (STPO)—Review standards, 20.03.400 - Showers technology park overlay (STPO)—Development standards, and 20.03.410 - Showers technology park overlay (STPO)—Architectural standards.

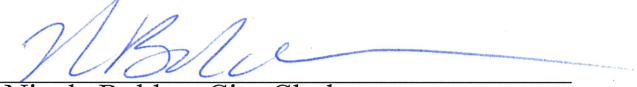
****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 17-45 is a true and complete copy of Plan Commission Case Number ZO-42-17 which was given a recommendation of approval by a vote of 7 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on December 11, 2017.

Date: December 12, 2017


 Terri Porter, Secretary
 Plan Commission

Received by the Common Council Office this 12th day of December, 2017.


 Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
---------------------------------	-------------------------------------------	--------------------

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)