

ORDINANCE 18-20

**AN ORDINANCE TO AMEND ORDINANCE 17-45
WHICH MADE CHANGES TO CHAPTER 20.03 “OVERLAY DISTRICTS” TO PROVIDE
CLEAR GUIDANCE ON DOWNTOWN OVERLAY
DEVELOPMENT AND ARCHITECTURAL STANDARDS**

**Re: Extending the Expiration Date from the End of December 2018 to the Earlier Date of
December 31, 2019 or the Adoption of a New Unified Development Ordinance**

- WHEREAS, the Unified Development Ordinance, Title 20 of the Bloomington Municipal Code (“UDO”) regulates development and architectural standards within the City of Bloomington; and
- WHEREAS, the UDO contains a number of overlay districts (“Overlay Districts”) in Chapter 20.03 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, on December 11, 2017, the Plan Commission considered ZO-42-17, and made a positive recommendation in favor of the amending the UDO to provide clearer guidance on the review, development, and architectural standards to the aforementioned overlay districts in the CD district; and
- WHEREAS, on December 11, 2017, the Plan Commission also attached a sunset clause to the overlay changes, providing that such changes shall be in effect for a period not to exceed twelve months after the date of adoption of the ordinance unless the ordinance is otherwise repealed, replaced, or modified; and
- WHEREAS, this sunset clause was added with the expectation that a revised UDO would be adopted before the twelve-month period expired; and
- WHEREAS, if not repealed and replaced by language of the new UDO, the sunset clause provides that CD overlay requirements will revert to the previous wording of 20.03; and
- WHEREAS, the Plan Commission certified the overlay changes with the sunset to the Council on December 12, 2017 as Ordinance 17-45; and
- WHEREAS, on December 20, 2017, the Common Council passed Ordinance 17-45 as certified by the Plan Commission (Exhibit A); and
- WHEREAS, the revisions to the UDO are still in development and will not be adopted before Ordinance 17-45’s expiration date; and
- WHEREAS, in order to stay consistent with the direction of the new Comprehensive Plan, the Planning and Transportation Department recommends extending the expiration date of Ordinance 17-45; and
- WHEREAS, on November 5, 2018, the Plan Commission considered ZO-31-18, and made a positive recommendation to extend the deadline of Ordinance 17-45 to December 31, 2019 or when the new UDO is adopted, whichever date occurs earliest;

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

SECTION 1. Section 19 of Ordinance 17-45 (Exhibit A) shall be amended to extend the expiration date of the ordinance to December 31, 2019 or to the date of the adoption of a new Unified Development Ordinance, whichever date is earliest. If Chapter 20.03 of the Unified Development Ordinance is not repealed, replaced, or modified by December 31, 2019, the provisions of Ordinance 17-45 shall expire and the wording of Chapter 20.03 prior to adoption of Ordinance 17-45 shall be reinstated.

SECTION 2. 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 3. 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.

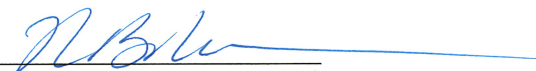
PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 05th day of December, 2018.


DOROTHY GRANGER, 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 6th day of December, 2018.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 6th day of December, 2018.


JOHN HAMILTON, Mayor
City of Bloomington

Mick Rennisen
Deputy Mayor

SYNOPSIS

This ordinance extends the expiration date of Ordinance 17-45 from the end of December 2018 to December 31, 2019 or to the date of the adoption of a revised UDO, whichever date occurs earlier. The initial expiration date was identified with the expectation that a new UDO would be adopted in 2018. As the adoption of the UDO will not occur until 2019, this ordinance extends the expiration date to the end of 2019. Ordinance 17-45 made a number of interim changes to overlay districts in the Commercial Downtown (CD) district.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 18-20 is a true and complete copy of Plan Commission Case Number ZO-31-18 which was given a recommendation of approval by a vote of 6 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 5, 2018.

Date: November 7, 2018



Terri Porter, Secretary
Plan Commission

Received by the Common Council Office this 7th day of November, 2018.



Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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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.)

*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:

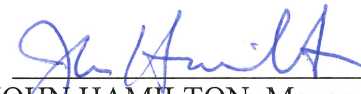

NICOLE BOLDEN, Clerk
City of Bloomington

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.

****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 # _____
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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.)