

ORDINANCE 20-06

**TO REPEAL AND REPLACE
THE OFFICIAL ZONING MAP WITHIN
TITLE 20 OF THE BLOOMINGTON MUNICIPAL CODE
ENTITLED, "UNIFIED DEVELOPMENT ORDINANCE"**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled "Unified Development Ordinance" ("UDO"); and

WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on March 9, 2020, the Plan Commission considered this case, ZO 03-20, and voted in favor of a proposal to adopt a zoning conversion map; and

WHEREAS, the Plan Commission certified the proposal to adopt a zoning conversion map to the Common Council with a favorable recommendation on March 11, 2020, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, in preparing and considering this zoning conversion map proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth; and

WHEREAS, in preparing and considering this proposal, a subsequent step will consider more comprehensive changes to zoning districts and boundaries in the form of a "New Zoning Map;"

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

SECTION I. The "Official Zoning Map" incorporated by reference into the UDO is repealed and replaced.

SECTION II. A replacement "Official Zoning Map," incorporated herein by reference, is hereby adopted. Said replacement consists of the following document which is attached hereto and incorporated herein:

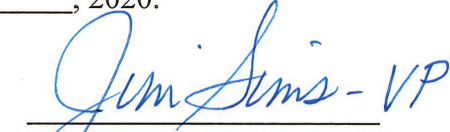
1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
(A) Conversion Zoning Map (released June 2019 and revised February 2020, (hereinafter "Attachment A"));

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. 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 V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 15th day of April, 2020.


~~STEPHEN VOLAN, President~~
Bloomington Common Council

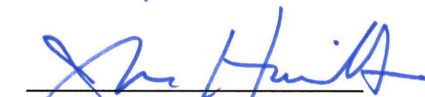
ATTEST:


NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this ___ day of 16th, 2020.


NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 18th day of April, 2020.

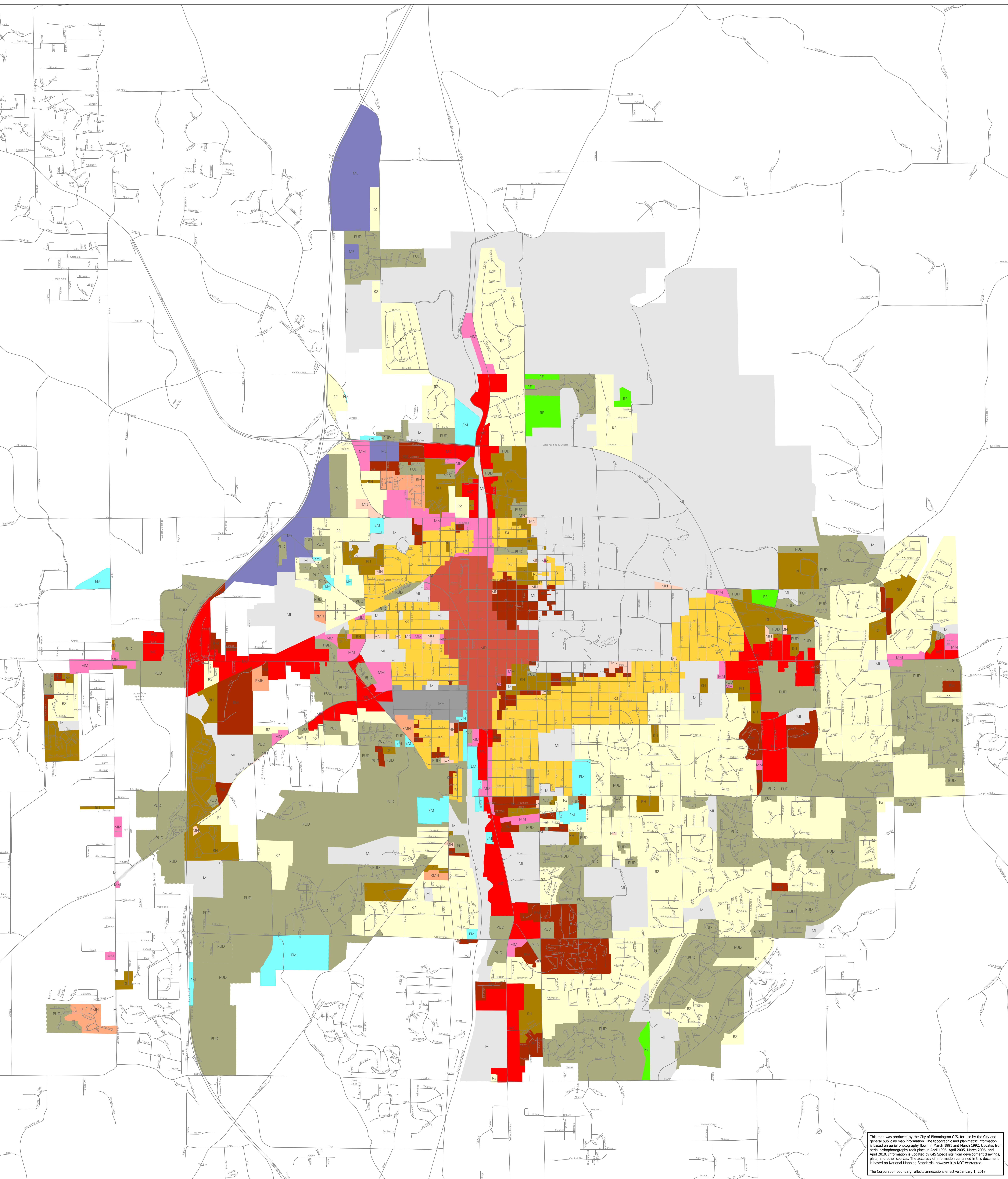
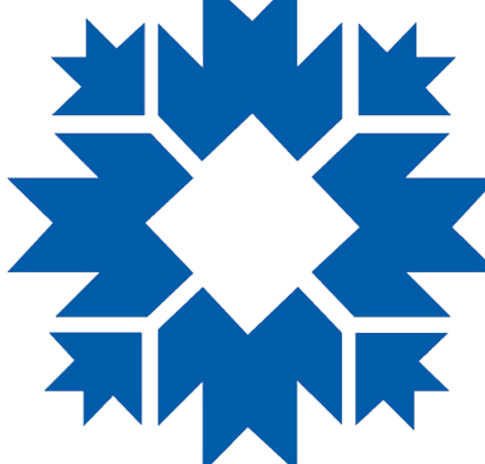

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance repeals the 2007 Official Zoning Map as referenced within Title 20 of the Bloomington Municipal Code, and adopts a 2020 Official Zoning Map (conversion map).

The 2020 Official Zoning Map will consist of a Conversion Zoning Map. The Conversion Zoning Map will only replace the names of the 2007 Official Zoning Map (existing) districts with new district names as detailed in Table 2-1: Summary of Zoning Districts, of the newly adopted UDO. The effective date of the adopted UDO will be the same date as the effective date of this Conversion Zoning Map. Following adoption of the Official Zoning Map, the Plan Commission and Common Council will consider a more comprehensive update to zoning district boundaries and may consider other changes to the UDO.

Distributed to Clerk, Controller, Council Attorney, Legal, Mayor and Planning & Transportation Department.



This map was produced by the City of Bloomington GIS, for use by the City and general public as map information. The topographic and planimetric information is based on aerial photography flown in March 1991 and March 1992. Updates from aerial orthorectification took place in April 1996, April 2005, March 2006, and April 2010. Information is updated by GIS Specialists from development drawings, plans, and other sources. The accuracy of information contained in this document is based on National Mapping Standards, however it is NOT warranted.
 The Corporation boundary reflects annexations effective January 1, 2018.

Map Legend

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|----|--|-----|---|-----|--|-----|---|
| RE | Residential Estate | RHD | Residential High-Density Multifamily | MUC | Mixed-Use Corridor (Commercial Arterial) | MCH | Mixed-Use Healthcare (Medical) |
| R2 | Residential Medium Lot (Residential Single-Family) | RMH | Manufactured/Mobile Home Park | MUE | Mixed-Use Employment (Business Park) | EM | Employment (Industrial General, Quarry) |
| R3 | Residential Small Lot (Residential Care) | MNS | Mixed-Use Neighborhood-Scale (Commercial Limited) | MI | Mixed-Use Institutional (Institutional) | PUD | Planned Unit Development |
| RM | Residential Multifamily | MMS | Mixed-Use Medium-Scale (Commercial General) | MID | Mixed-Use Downtown (Commercial Downtown) | | |

