

City of Bloomington Common Council

Legislative Packet - Addendum

Posted on February 4, 2026

Containing legislation and materials related
to:

Wednesday, February 4, 2026

Regular Session at 6:30pm

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City of Bloomington, Indiana Common Council Amendment Form

- Ordinance: 2026-01
- Amendment: Amendment 01
- Submitted by: Councilmembers Rollo and Ruff
- Date: February 4, 2026

Proposed Amendment:

1. Amend Attachment B of Ordinance 2026-01 (as shown in Amended Attachment B) such that the maximum impervious surface incentives are as follows:
 - 40% for the R1 zoning district.
 - 50% for the R2 zoning district.
 - 60% for the R3 zoning district.
 - 65% for the R4 zoning district.

Synopsis

This amendment, sponsored by Councilmembers Rollo and Ruff, revises the impervious surface incentives in the R1, R2, R3 and R4 zoning districts.

02/04/2026 Regular Session Action: Pending

20.04.110 – Incentives.

(c) Affordable Housing.

(5) Affordable Housing Incentives.

(A) Reduced Bulk Requirements. The following dimensional standards shall apply to single-family (detached) and duplex residential lots in the R1, R2, and R3 zoning districts that are also intended for owner-occupancy that meet either of the two criteria in subsection (2) above:

- i. The minimum lot area for subdivision may be reduced up to fifty percent.
- ii. The minimum lot width for subdivision may be reduced up to forty percent.
- iii. The side building setbacks may be reduced to five feet regardless of the number of stories.
- iv. The rear building setback may be reduced to fifteen feet.

v. The maximum impervious surface coverage may be increased to 80 percent as follows:

- a. 40% for the R1 zoning district.
- b. 50% for the R2 zoning district.
- c. 60% for the R3 zoning district.
- d. 65% for the R4 zoning district.

v. Where these standards conflict with the neighborhood transition standards established in Section 20.04.070(d)(5) (Neighborhood Transition Standards), the neighborhood transition standards shall govern.

(B) Primary Structure Height.

i. Eligibility. In addition to the eligibility criteria in Section 20.04.110(c)(2) (Eligibility), affordable housing projects seeking increased maximum primary structure height shall comply with the following criteria:

1. The building shall contain six or more dwelling units; and
2. Unit size and bedroom mix for deed-restricted units shall be comparable to those for market-rate units.

ii. Tier 1 Projects. Projects that meet the tier 1 affordability standards may increase the primary structure height by one floor of building height, not to exceed twelve feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

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iii. Tier 2 Projects. Projects that meet the tier 2 affordability standards may increase the primary structure height by two floors of building height, not to exceed twenty-four feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).

Projects that meet the Tier 2 affordability standards may increase the maximum impervious surface coverage allowance by 10 percent, and may decrease the landscape area by 10 percent.

iv. Sustainable Development Bonus.

1. Tier 1 Projects. Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed twelve feet.

2. Tier 2 Projects. Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height not to exceed twelve feet. The additional floor of building height granted under this subsection (iv)(2) shall be limited to fifty percent of the building footprint area of the primary structure, and that additional floor shall be set back at least ten feet further than the lower floors of the building.

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(7) Payment-in-Lieu.

(A) ~~AThe dollar amount provided as a payment-in-lieu of providing housing that meets the tier 1 or tier 2 affordability criteria must be based on the minimum percentage of eligible units as described in the Administrative Manual. A payment-in-lieu option is only available in petitions for projects that contain more than 30 dwelling units.~~ may be authorized by an agreement with the city, and all payments will be deposited into the housing development fund.

(B) The provisions of this Section 20.04.110(c)(7) (Payment-in-Lieu) shall become effective no later than the effective date of the UDO, by which time administrative procedures for calculating, collecting, accounting for, and spending payments-in-lieu in compliance with all applicable law shall be adopted and publicly available in the administrative manual within the Planning and Transportation Department. The procedures used for calculating, collecting, accounting for, and spending shall be reviewed frequently and updated as local housing market conditions change. The calculations may use or be based upon one or more of the following methods:

- i. Housing and urban development (HUD) annual rents based on area median income;
- ii. Area median income (per person, income bracket, etc.);
- iii. Rental rates per unit or per bedroom;

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- iv. Utility rates allowances per unit;
- v. Tiered rental rates based on percentages above and/or below AMI; and
- vi. Payment contribution rates.