

Bloomington Common Council Regular Session Packet Addendum #1

Wednesday, September 16, 2026, at 6:30 p.m.

Council Chambers, City Hall, 401 North Morton Street, Bloomington, IN
47404

The meeting may also be accessed [remotely via Zoom](#)¹.

1. Proposed Amendment 5 for Ordinance 2026-20

Bloomington City Council meetings can be watched on the following websites:

- [Community Access Television Services \(CATS\)](#)²
- [City's YouTube Channel](#)³

[Materials for this meeting](#)⁴ are available on Council's website.

¹<https://bloomington.zoom.us/j/88232457224?pwd=8sV9kGj6bO5Kp4MboMuKlj7jnoavt7.1>

Meeting ID: 882 3245 7224 Passcode: 602627

² <https://catstv.net/>

³ <https://www.youtube.com/@citybloomington>

⁴ <https://bloomington.in.gov/council/meetings/2026>

Posted: September 16, 2026

****Amendment Form****

Ordinance #: 2026-20
Amendment #: Am. 05
Submitted by: Cm. Piedmont-Smith
Date: September 16, 2026

Proposed Amendment:

This amendment revises language in Attachment "A" to Ordinance 2026-20 regarding BMC 20.05.050(e)(3)(C) as shown below (~~text in red~~ exists in current Attachment A, ~~text in blue~~ is the revision):

20.05.050 Subdivision design standards.

(e) Lots.

(1) Generally.

- (A) The shape, location and orientation of all lots within a development shall be appropriate for the uses proposed and be in accordance with the zoning districts.
- (B) Residential lots shall have side lot lines that are within fifteen degrees of a right angle to the street, ~~and~~ right-of-way, ~~or the side of the lot that access is gained by.~~
- (C) Except as permitted by this UDO, lots shall not be permitted to be through lots.

(2) Intersection Radii.

- (A) At intersections of streets and alleys, property line corners shall be rounded by arcs of at least twenty feet in radius, or by chords of such arcs.
- (B) At intersections of streets, the property line corners shall be rounded by arcs with radii of not less than twenty-five feet, or by chords of such arcs.
- (C) At intersections of alleys, the property line corners shall be rounded by arcs with radii of not less than ten feet, or by the chord of such arcs.

(3) Design.

- (A) Commercial developments (e.g., multi-tenant centers, commercial areas, and office parks) shall be designed as a single project no matter how many lots are created. All areas of the parent tract shall be shown as they are intended to be laid out and used.

~~(B) All lots shall be designed with a depth to width ratio not to exceed four to one.~~

(BE) The minimum lot width of all lots shall be measured at the required front building setback line.

(CE) All new single-family, duplex, triplex, and fourplex residential lots shall meet one of the following access requirements from a public street:

- i. ~~Have~~ frontage on a public street right-of-way and meet the minimum lot width of the district; or
- ii. ~~or shall be~~ part of a cottage home development with frontage on a public street right-of-way; or
- iii. ~~Be accessed from an existing lot of record with a 6-foot no-build easement from the new lot to the street.~~ For access through an existing lot of record: Be accessed through a 6-foot-wide no-build easement from the street to the new structure. This 6-foot-wide easement shall be the maximum width of the new lot along the street frontage. A note must be placed on the plat that no part of any structure built on the new lot created hereunder may be more than 150 feet from the street or as approved in writing by the City of Bloomington Fire Department. ~~The new lot shall not be wider than 6 feet along the frontage street.~~ The Parent Tract must have frontage on an existing public street and shall comply with driveway number standards per Section 20.04.050(c)(1). Only one additional lot that does not meet the minimum required lot width of the district can be created under from the Parent Tract through this section ~~is allowed~~; or
- iv. Be accessed through a 20-foot-wide access easement (through the Parent Tract) and fire access road constructed to State Fire Code requirements. The new lot shall not be wider than 5 feet along the street. The Parent Tract must have frontage on an existing public street and shall comply with driveway number standards per Section 20.04.050(c)(1). Only one additional lot that does not have frontage on a public street can be created from the Parent Tract through this section.

(E) The Plan Commission may modify lot and setback standards in order to create a common area development plat. This approval is subject to the following standards:

- i. A petitioner shall request a common area development designation with the primary plat;
- ii. All individual units shall be placed on an individual lot;
- iii. All units shall have individual utility service;
- iv. Lot lines shall not extend more than ten feet from any structure; and
- v. All areas outside of individual lots shall be placed within common area.

- (F) The Plan Commission may approve alternative setback standards in order to create a zero-lot line development plat, subject to the following standards:
 - i. The petitioner shall request a zero-lot line development designation with the primary plat;
 - ii. All individual units shall be placed on an individual lot; and
 - iii. All units shall have individual utility service.

Synopsis:

This amendment, sponsored by Councilmember Piedmont-Smith, clarifies language in Attachment A of the ordinance regarding subdivision design requirements, specifically those related to access of buildings to public streets (frontage).

9/16/2026 Regular Session Action: Pending