



# City of Bloomington Common Council

## Legislative Packet – Addendum

Posted on Wednesday, 10 April 2024

Wednesday, 10 April 2024

Regular Session at 6:30 pm

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 2024-04  
**Amendment #:** Am 01  
**Submitted By:** Cm. Piedmont-Smith  
**Date:** April 10, 2024

**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 2024-04 as “Attachment A” (ZO-05-24) shall be amended as follows (only affected portions of the proposal are shown below):

1. **20.04.030(i) Tree and Forest Preservation**

**(7) Tree Protection During Construction**

A tree protection zone shall be installed per Section 20.04.080(c)(3) and inspected by the Planning and Transportation Department prior to any land-disturbing activities. The tree protection zone and the tree protection barrier shall remain undamaged, moved, or removed during the entire duration of construction. If a petitioner believes the conditions of a tree protection zone cannot be established, they shall contact the Planning and Transportation Department and the Urban ~~Forester~~ **Forester** in order to develop an individual plan for tree protection.

2. **20.04.060(i) Vehicle Parking Location and Design**

**(7) Surface Material**

(A) Except for dwelling, single-family (detached); ~~;~~ dwelling, single-family (attached); ~~;~~ dwelling, duplex; ~~;~~ dwelling, triplex; ~~;~~ and dwelling, fourplex residences or as stated in subsection (6) above, or an exception is provided elsewhere in this UDO, all areas used for parking shall be hard surface of concrete, asphalt, brick pavers, or other approved material. Where crushed stone parking surfaces are approved, they shall be contained within a raised, permanent border.

3. **Table 04-19: Required Buffer Yard Types**

Buffer Yard Treatment	Buffer Type		
	Type 1	Type 2	Type 3
Minimum width [1]	10 feet	15 feet	20 feet

Other

No requirement

No requirement

~~Or~~ **if** site constraints hinder the density required, one of the options below may be used: A 6-foot opaque fence; or A stone/brick wall; or A 5-foot tall undulating berm planted with shrubs

4. **20.04.100(g) Signs**

(F) **Illumination**

Sign lighting shall comply with the light trespass regulations in Section 20.04.090 (Outdoor Lighting) and also may not exceed one **footcandle** ~~footbandle~~ at a distance of 6' from the sign face.

5. **20.04.100(k) Signs**

**ii. Multi-tenant Centers**

The cumulative square footage of all wall signs for any individual use shall not exceed one square **foot feet** per lineal foot of the facade width associated with the use facing either a public or private street or facing a parking area if no street frontage is adjacent. For purposes of this section, only one facade of the building will be used to measure allowance with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

**Synopsis**

This amendment is sponsored by Councilmember Piedmont-Smith and corrects various typos in the ordinance.

**4/10/24 Regular Session Action:**

Pending

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 2024-04  
**Amendment #:** Am 02  
**Submitted By:** Councilmember Hopi Stosberg  
**Date:** April 10, 2024

**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 2024-04 as “Attachment A” (ZO-05-24) shall be amended as follows (only affected portions of the proposal are shown below):

1.

**20.04.080(c) Landscaping, Buffering, and Fences**

**(G) Ground Cover**

- i. Except in the PO zoning district, turf grass and other vegetative ground cover shall be used for all landscaped areas, except as listed below. Crushed rock or gravel is not allowed as ground cover.
  1. Parking lot bumpouts, islands, and endcaps smaller than 324 square feet may use ~~decorative~~ mulch.
  2. Areas within 24 inches of a building foundation and underneath staircases may use ~~decorative~~ mulch or **decorative** stone.
  3. For single-family, duplex, triplex, and fourplex uses, ~~gravel,~~ mulch, and decorative stone may only be used in defined landscape beds with raised borders.

**Synopsis**

This amendment is sponsored by Councilmember Stosberg and makes changes to the mulch requirements at the request of staff.

**4/10/24 Regular Session Action:** Pending

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 2024-04  
**Amendment #:** Am 03  
**Submitted By:** Councilmember Isabel Piedmont-Smith  
**Date:** April 10, 2024

**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 2024-04 as “Attachment A” (ZO-05-24) shall be amended as follows (only affected portions of the proposal are shown below):

1.

**20.04.060(n) Parking and Loading**

**(2) Storage of Vehicles or Equipment**

Vehicle parking spaces, including both required and excess parking spaces, shall not be used for storing vehicles that are not used in conjunction with the primary use of the lot. In addition, all outdoor parking of vehicles in all zoning districts shall comply with the following standards:

- i. Vehicles and trailers shall not be stored or parked on an unimproved surface.
- ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.
- iii. Stored or parked vehicles shall not be used for **other purposes, including, but not limited to, living quarters, or the** storage of materials.

**Synopsis and Rationale for Amendment:**

This amendment is sponsored by Councilmember Piedmont-Smith and deletes the prohibition on using parked vehicles for living quarters. While Bloomington is facing a housing crisis and the number of unhoused residents has grown in recent years, and while the number of beds in shelters has not increased proportionately, the city should not disallow individuals sleeping in their cars in any off-street parking.

**4/10/24 Regular Session Action:** Pending

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 2024-05  
**Amendment #:** Am 01  
**Submitted By:** Cm. Piedmont-Smith  
**Date:** April 10, 2024

**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 2024-05 as “Attachment A” (ZO-06-24) shall be amended as follows (only affected portions of the proposal are shown below):

1.

**20.03.030(b) Residential Uses**

**(12) Residential Rooming House**

In the RM, RH, and MN Districts, the owner of the property must occupy the **rooming house** ~~roominghouse~~ as their primary residence. No residential rooming house shall contain more than four bedrooms, not including the living space occupied by the residential rooming house owner.

2.

**20.07.010 Defined Words**

**Build-to Range**

The area measured from the property line parallel to the frontage to at least one of the primary structure’s front building walls.

**Government Service Facility**

A facility owned, operated, or occupied by any level of government to provide a governmental service, **but not including offices for the provision of governmental services or facilities for any government operation separately defined in this UDO.**

**Residential Rooming House**

A building that the owner of the property occupies as their primary residence, in which, lodging, with or without meals, is provided for compensation, including but not limited to: a building designed as a single-family dwelling, that is occupied by a group of persons, usually for periods of 30 days or longer, that do not meet the definition of “Family,” where the use does not meet the definition of “Bed and Breakfast,” “Fraternity or Sorority House,” “Student Housing or Dormitory,” “Residential Care Facility,” or “Hotel or Motel.”

**Tree Protection Zone (TPZ)**

A zone of protected space surrounding a tree ~~or~~ **or** group of trees extending from the topmost branch or leader downward to 36 inches below the surrounding ground surface level and includes the critical root zone.

**Vehicle Sales or Rental**

An establishment that specializes in the sale, lease, **or** rental, of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

**Synopsis**

This amendment would retain the existing definition of “Government Service Facility” and would insert the word “or” into the definition of “Vehicle Sales or Rental” to accurately reflect the recommendations of the Plan Commission for UDO text changes, which were inadvertently omitted from Attachment A to Ordinance 2024-05. It also makes various other grammatical corrections.

**04/10/24 Regular Session Action:**

Pending

**\*\*\* Amendment Form \*\*\***

**Ordinance #:** 2024-06  
**Amendment #:** Am 01  
**Submitted By:** Cm. Piedmont-Smith  
**Date:** April 10, 2024

**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 2024-06 as “Attachment A” (ZO-07-24) shall be amended as follows (only affected portions of the proposal are shown below):

1.

**20.06.050(a) Site Plan Review**

**(2)(B) Activities Exempt from Site Plan Review**

Site plan review is not required for the following activities, but such activities shall be subject to the standards of this UDO and building permit review:

- i. Construction of a single-family detached, duplex, triplex, or fourplex dwelling on a single lot, additions to such dwellings, an accessory dwelling unit, and structures accessory to such dwellings; and
- ii. Construction or erection of accessory buildings, fences, hedges, or walls; and
- iii. Interior tenant alterations or improvements that do not increase parking requirements or alter exterior building appearances.
- iv. Projects that fall below the thresholds for minor site plan review in Section 20.06.050(a)(2)(C)i).
- v. Activities that require a grading permit but do not require any site improvements.

**(2)(F) Post-Decision Actions and Limitations**

**ii. Expiration of Approval**

Approval of a major site plan shall be effective for a maximum period of one year unless, upon petition by the petitioner, the Plan Commission grants an extension during that one year period and pursuant to Section 20.06.040(h)(1) (Expiration of Approval). A site plan approval will be considered expired if no Grading Permit has been approved related to the site plan. Or, in the case where no Grading Permit is required, ~~no a~~ Certificate of Zoning Compliance for a building permit on the site plan has been approved related to the approval.

**Synopsis**

This amendment corrects two typographical errors in the ordinance.

**4/10/24 Regular Session Action:** Pending