

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL**

**SPECIAL SESSION  
FOR PROPOSED AMENDMENTS TO ORDINANCE 19-24  
WHICH REPEALS AND RE-ENACTS THE TEXT OF TITLE 20  
(UNIFIED DEVELOPMENT ORDINANCE [UDO])**

**6:00 P.M., TUESDAY, 03 DECEMBER 2019  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

- I. ROLL CALL**
- II. AGENDA SUMMATION**
- III. CONTINUED CONSIDERATION OF AMENDMENTS TO ORDINANCE 19-24 - TO REPEAL AND REPLACE TITLE 20 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED, “UNIFIED DEVELOPMENT ORDINANCE” \***

**Presentation on Unanswered Questions from Previous Discussions**

**Conduct of Deliberations – Time Limits**

**CONSENT AGENDA**

*Amendments for consideration which may be adopted by one, roll-call vote.*

*Please note that Council members are reviewing the new amendments and may recommend some for quick consideration here. Please also note that any Council member may request that amendments on the Consent Agenda be moved to their ordinary order of deliberation later on in the agenda.*

**REGULAR AGENDA**

**Other First Round Amendments (Listed in the Order Amendments Affect the Ordinance)**

**20.02 - ZONING DISTRICTS**

- 1. Am 40 (Cm. Sturbaum) - Affects 20.02.020(c) and 20.04.020(c) – Reduces the maximum height of R2 buildings from 40 feet to 35 feet.**
- 2. Am 41 (Cm. Sandberg & staff) - Affects 20.02.060(a)(5) – Provides clarification on upper floor façade setbacks and the relationship to a public street rather than setbacks along the building side or rear.**

**20.03 – USE REGULATIONS**

- 3. Am 42 (Cm. Sturbaum) – Affects 20.03.020 and Table 3-1: Allowed Use Table – Changes the approval of fourplexes, multifamily dwellings and live/work dwellings in a Residential Multifamily (RM) district from a permitted use to a conditional use.**
- 4. Am 43 (Cm. Sandberg & staff) – Affects 20.03.030(b)(10) – Reduces the spacing standard for group care homes from 500 to 300 feet to reflect a typical block length.**

**20.04 – DEVELOPMENT STANDARDS & INCENTIVES**

- 5. Am 44 (Cm. Sandberg & staff) – Affects 20.04.020(f)(1)(B) – Provides a new graphical illustration to better show how building height is measured.**
- 6. Am 59 (Cm. Piedmont-Smith) – Affects 20.04.030(g)(3) – Clarifies how to measure the buffer area from a compound sinkhole.**
- 7. Am 45 (Cm. Volan) – Affects 20.04.060(e) and (h) – Replaces the term “requirement” with the term “allowance” or “limit” to better characterize the maximum allowed amounts of parking for listed land uses; standardizes (by way of new default parking allowances) and reduces parking allowances for certain residential and nonresidential land uses; and adds a default parking allowance chart, which reduces the default parking allowances by specified amounts each year for 20 years.**

8. **Am 46 (Cm. Sandberg & staff) – Affects 20.04.070(c) and 20.05.050(j)(10)(D)** – Relocates MD District standards for street lighting to better align with the Downtown Vision and Infill Strategy Plan.
9. **Am 47 (Cm. Sturbaum) – Affects 20.04.070(d)** – Inserts a preface to 20.04.070(d) to give architects more creative freedom when designing mixed-use and nonresidential buildings.
10. **Am 48 (Cm. Sandberg & staff) – Affects 20.04.070 and 20.05.050** – Adds new subsections requiring inclusion of at least two elements of “universal design” in certain multifamily residential buildings, student housing, and dormitory buildings.
11. **Am 49 (Cm. Sandberg & staff) – Affects 20.04.080(c)(2)** – Provides clarification on plant species identification requirements.
12. **Am 50 (Cm. Sandberg & staff) – Affects 20.04.080(d) and (e)** – Makes changes to the landscaping lists to identify evergreens, to remove poor quality/invasive species, or to add new species.
13. **Am 51 (Cm. Sturbaum) – Affects 20.04.080(n)** – Allows fences with a maximum height of eight feet along the frontage of the secondary front building wall in R3 districts to be built to the property line, except under certain circumstances.
14. **Am 52 (Cm. Sandberg & staff) – Affects 20.04.100(i)(4); 20.06.020(c), (d), and (g); 20.06.080(b); and 20.07.010** – Removes the reference to the use variance process in the affected sections.
15. **Am 53 (Cm. Sturbaum) – Affects 20.04.120(e)** – Specifies that machinery such as HVAC equipment, ventilation and generators, and engines that service buildings and other structures are subject to noise control regulations contained in BMC Chapter 14.09.

## 20.05 – SUBDIVISION STANDARDS

16. **Am 54 (Cm. Sandberg & staff) – Affects 20.05.050(k)** – Gives authority to the Fire Chief to locate fire hydrant locations other than every 600 feet.

## 20.06 – ADMINISTRATION AND PROCEDURES

17. **Am 55 (Cm. Sturbaum) – Affects 20.06.030, Table 6-1: Summary Table of Review Procedures, and 20.06.050(b)(3)** – Requires a neighborhood meeting as part of the conditional use approval process.
18. **Am 56 (Cm. Sandberg & staff) – Affects 20.06.090(f)(2)(B)(ii)** – Clarifies that the use standards for corner lots and the respective setbacks are based on the highest classified street.

## 20.07 - DEFINITIONS

19. **Am 57 (Cm. Sandberg & staff) – Affects 20.07.010** – Provides a revised definition for Fraternity or Sorority House.
20. **Am 58 (Cm. Sandberg & staff) – Affects 20.07.070** – Provides a revised definition for “Use, Change In” and increases the scope of the definition

## IV. COUNCIL SCHEDULE

### V. RECESS (Currently set for no later than 10:00 P.M.) \*

*Note: Upon recess tonight, the Council is scheduled to reconvene on Tuesday, December 10th to begin deliberations on Second Round amendments.*

*\* Items V and VI of this agenda are part of a series of meetings that comprise one, long hearing on the proposed Ordinance 19-24. For further information regarding the formal notice, meeting procedures (including public comment and written objections), any subsequent revisions to the schedule and procedure, and the substance of the UDO and any amendments, please visit the Council website at <https://bloomington.in.gov/council/plan-schedule>.*

### Written Objections Regarding Proposed Ordinance 19-24

*Persons who wish to file written objections to the proposed Ordinance 19-24 at this meeting should submit the record to the City Clerk or her staff, who will be seated at the table on south end of the Chambers. Please confirm with the Clerk or her staff that the written objection has been received before leaving this evening. **Written objections may also be filed at other times at the Office of City Clerk or Monroe County Auditor.** Please consult the Schedule (above) for the dates when those objections will be heard by the Council, the last date being Wednesday 18 December 2019.*