



# City of Bloomington Common Council

## Legislative Packet – Addendum

(Issued on Wednesday, 28 April 2021)

Wednesday, 28 April 2021

Committee of the Whole – 6:30 pm

*For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).*

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

**Ordinance #:** 21-23  
**Amendment #:** Am 02  
**Submitted By:** Cms. Piedmont-Smith, Sims  
**Date:** April 28, 2021  
**Proposed Amendment:** (additions are shown in **bold** and deletions in ~~strikethrough~~)

1. The proposal forwarded to the Common Council by the Plan Commission and attached to Ordinance 21-23 as “Attachment A” (ZO-09-21) shall be amended as follows (only affected portions of the proposal are shown below):

**20.03.020 Allowed Use Table**

**Table 03-1: Allowed Use Table**

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an \*= use-specific standards apply  
 Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

| Use                     | Residential             |                         |                         |    |    |    |     | Mixed-Use |    |    |    |    |    |    | Non-Residential |    | Use-Specific Standards |                 |
|-------------------------|-------------------------|-------------------------|-------------------------|----|----|----|-----|-----------|----|----|----|----|----|----|-----------------|----|------------------------|-----------------|
|                         | R1                      | R2                      | R3                      | R4 | RM | RH | RMH | MS        | MN | MM | MC | ME | MI | MD | MH              | EM |                        | PO              |
| <b>RESIDENTIAL USES</b> |                         |                         |                         |    |    |    |     |           |    |    |    |    |    |    |                 |    |                        |                 |
| <b>Household Living</b> |                         |                         |                         |    |    |    |     |           |    |    |    |    |    |    |                 |    |                        |                 |
| Dwelling, duplex        | <del>P*</del> <b>C*</b> | <del>P*</del> <b>C*</b> | <del>P*</del> <b>C*</b> | P* | P* | P* |     | P*        | P* | P* | C* |    |    | P* |                 |    |                        | 20.03.030(b)(3) |
| Dwelling, triplex       |                         |                         |                         | C* | P* | P* |     | P*        | P* | P* | C* |    |    | P* |                 |    |                        | 20.03.030(b)(4) |
| Dwelling, fourplex      |                         |                         |                         | C* | P* | P* |     | P*        | P* | P* | P* |    |    | P* |                 |    |                        | 20.03.030(b)(4) |

**20.06.050 Development Permits and Procedures**

**(b) Conditional Use Permit**

**(3) Conditional Use Permit Review Process**

**(A) Pre-Submittal Activities**

- iii. For petitions subject to review and decision by the zoning board of appeals, a Development Review Committee meeting and pre-submittal neighborhood meeting may be required by the Planning and Transportation Director, in accordance with Section 20.06.040(b)(2) (Development Review Committee (DRC) Meeting) and Section 20.06.040(b)(3) (Pre-Submittal Neighborhood Meeting). **The requirements of Section 20.06.050(b)(3)(D) and 20.06.050(b)(3)(E)(v) apply to conditional use permit petitions for the “Dwelling, Duplex” use in the R1, R2, or R3 zoning districts.**

## (D) Scheduling and Notice of Public Hearings

The conditional use permit petition shall be scheduled for a public hearing before the Board of Zoning Appeals or Hearing Officer and noticed in accordance with 20.06.040(e) (Scheduling and Notice of Public Hearings).

Conditional use permit petitions for the “Dwelling, Duplex” use in the R1, R2 or R3 zoning districts shall be scheduled for a public hearing before the Board of Zoning Appeals and noticed in accordance with 20.06.040(e)

## (E) Review and Decision

[A new Section 20.06.050(b)(3)(E)(v) shall be inserted and subsequent subsections shall be renumbered accordingly.]

### v. Dwelling, Duplex in R1, R2, or R3 Zoning Districts

Conditional use permit petitions for the “Dwelling, Duplex use in the R1, R2, or R3 zoning districts shall require a pre-submittal neighborhood meeting in accordance with Section 20.06.040(b)(3) (Pre-Submittal Neighborhood Meeting).

## Synopsis and Reason for Amendment

This amendment is sponsored by Councilmembers Piedmont-Smith and Sims. It presents a compromise by allowing some carefully reviewed duplexes in residential neighborhoods. The text amends the allowed use table to allow “Dwelling, duplex” as a conditional use in the R1, R2, and R3 zoning districts. It also makes changes to the conditional use permit process to require that conditional use permit petitions for the “Dwelling, duplex” use in the R1, R2, or R3 zones include a pre-submittal neighborhood meeting and are reviewed by the Board of Zoning Appeals.

Allowing duplexes in R1, R2, and R3 zones through careful review of each unique case is supported by the following policies in the Comprehensive Plan:

- **Policy 5.1.3:** Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.
- **Policy 5.4.1:** Promote and maintain housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of homeownership and rental opportunities exist...

This amendment is also supported by the following goal of the Bloomington Housing Study (2020):

- Maintain neighborhood character while adding housing options to existing neighborhoods

**Committee Recommendation:**  
**Regular Session Action:**

**Pending**  
**Pending**