

BLOOMINGTON, INDIANA

UNIFIED DEVELOPMENT ORDINANCE UPDATE

Project Summary

Background

The City of Bloomington, Indiana, has hired Clarion Associates to update the city's Unified Development Ordinance. These updates will:

1. **Implement the Comprehensive Plan recommendations.**
2. **Develop regulations for Downtown that are focused on the scale and form of development.**
3. **Modernize and streamline standards and processes.**
4. **Refresh and simplify permitted uses and regulations.**
5. **Improve the usability of the code by incorporating graphics, tables, and illustrations.**

Clarion Associates is a national land use consulting firm that has completed over 180 zoning and development code revision projects throughout the U.S. and Canada. The Clarion staff assigned to this project include Don Elliott, FAICP (planner-lawyer), Greg Dale, FAICP (planner), Jim Spung, AICP (planner), and Elizabeth Fields, AICP (planner). For more information about the firm, please visit:

www.clarionassociates.com.

General Work Plan

The purpose of this project is to update the city's Unified Development Ordinance (UDO) to reflect the recommendations of the new Comprehensive Plan, while improving the overall usability and clarity of the ordinance. This project is scheduled to take place between February 2018 and February 2019. The city will provide multiple opportunities and channels for public engagement throughout the process.

1

Task 1: UDO Project Kickoff and Public Engagement

The consultant team will thoroughly review all relevant documents and visit Bloomington in February 2018 to kick off the project and participate in meetings with staff, elected and appointed officials, and city stakeholders.

2

Task 2: UDO Assessment and Annotated Outline

The consultant team will prepare a detailed assessment of the city's current UDO, which will identify recommended development regulations that need to be added, deleted, or revised to better align the UDO with the Comprehensive Plan objectives.

3

Task 3: Module 1 - Zone Districts and Permitted Uses

The consultant team will draft the updated UDO in three phases or modules, each of which will be the subject of public meetings for review and comment. The first module will address the menu of districts needed to implement the Comprehensive Plan and the permitted/conditional/accessory/temporary uses for each zoning district.

4

Task 4: Module 2 - Dimensional and Development Standards

The second module will cover the dimensional standards (height, size, setbacks, and location of primary and accessory structures) and the development layout and quality standards (access/connectivity, parking, lighting, landscaping/buffering, signage, and maintenance standards).

5

Task 5: Module 3 - Procedures and Administration

The third, and final, module will address changes to the review and adoption procedures and criteria for both new development and redevelopment projects. It will also cover nonconformities, enforcement of the UDO, and updating of any definitions not addressed during earlier modules.

6

Task 6: UDO Adoption Draft

The consultant team will integrate all three modules into a consolidated Adoption Draft and include any changes needed based on public/stakeholder comments and approved by Bloomington staff. The resulting Adoption Draft will be ready for consideration by appointed and elected bodies.

7

Task 7: UDO Adoption Proceedings

The consultant team will attend and present the Adoption Draft of the revised UDO through the adoption process. Final edits will be made to reflect amendments made during the adoption process and a final product will be delivered to the city.

Project Schedule

Tasks	2018												2019			
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1. UDO Project Kickoff & Public Engagement																
2. UDO Assessment & Annotated Outline					PR											
3. Module 1							PR									
4. Module 2									PR							
5. Module 3											PR					
6. Revised Adoption Draft													PR			
7. UDO Adoption																
<div></div> Discussion/Drafting/Review <div></div> Adoption PR = Public Review																

Questions?

If you have questions or comments about any aspect of the Unified Development Ordinance update project, please do not hesitate to contact the city's Planning and Transportation Department at (812) 349-3423 or Planning@bloomington.in.gov.