BLOOMINGTON
INDIANA
UDO DIAGNOSIS AND ANNOTATED OUTLINE
Summary

- Project Overview
- Key Recommendations of the Diagnosis and Annotated Outline
- Questions & Discussion
PROJECT OVERVIEW
The Work Plan

• Task 1: UDO Project Kickoff and Public Engagement

• Task 2: UDO Assessment and Annotated Outline *(current step)*

• Task 3: Module 1 – Zone Districts and Permitted Uses

• Task 4: Module 2 – Dimensional and Development Standards

• Task 5: Module 3 – Procedures and Administration

• Task 6: UDO Adoption Draft

• Task 7: UDO Adoption Proceedings
<table>
<thead>
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<th>Tasks</th>
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- **Discussion/Drafting/Review**
- **Adoption**
- **PR = Public Review**
Project Goals

- Implement the Comprehensive Plan Vision
- Make development review straightforward, predictable and efficient
- Improve design and form standards for Downtown Bloomington
- Re-evaluate how to incentivize preferred development
- Reorganize and improve the user-friendliness of the UDO
PART 1: DIAGNOSIS OF CURRENT REGULATIONS
Diagnosis of Current Regulations

- Detailed review of each chapter of the current UDO
- Recommendations on revisions and structural changes moving forward
- General comments and themes that will be implemented throughout the updated UDO
## Reorganization of Chapters

### Current UDO Structure vs. Proposed UDO Structure

<table>
<thead>
<tr>
<th>Current UDO Structure</th>
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Zoning District Recommendations

- Re-organize the uses allowed in each zoning district into a permitted use table
- Define uses more broadly
- Re-evaluate conditional uses vs. uses that are permitted but subject to specific conditions
- Revise use specific regulations as necessary to clarify or better regulate specific uses
Overlay District Recommendations

- Improve the usability and enforcement of these regulations by making them more objective and predictable.
- Better integrate this chapter with the rest of the UDO – it should not act as a standalone section, but should be seamlessly integrated into the base zoning standards as much as possible.
- Clarify “shall” and “should” language.
- Enhance and elevate design standards to align with the vision for Downtown established in the Comprehensive Plan.
Development Standards Recommendations

- Revise multifamily residential accessory structure regulations
- Expand the available incentives for affordable housing development and green development projects, and make them more objective
- Modernize alternative transportation regulations
- Enhance and expand existing citywide architectural standards
- Revise parking regulations to better address parking demands and preferences in specific areas of the City
- Update additional sections as necessary, including landscaping, signage, lighting, loading, height, floodplain, and drainage regulations
Process Recommendations

- Revise and clarify development review and approval procedures – especially in downtown – to reduce uncertainty
- Update conditional use permit review criteria and make them more objective
- Evaluate the merits of an architectural review board
- Consider the removal of the use variance process
- Clarify the role of the Hearing Officer
PART 2: ANNOTATED OUTLINE
Proposed Structure

1. Ordinance Foundation
2. Zoning Districts
3. Use Regulations
4. Development Standards
5. Subdivision Standards
6. Zoning and Subdivision Procedures
7. Definitions
Zoning Districts

- Establish zoning districts
- Zoning map
- Overlay districts
- PUD districts
Use Regulations

- Permitted use table
- Use-specific regulations

Sample permitted use table from another community

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Development Standards

- Dimensional standards
- Access and connectivity
- Parking and loading
- Landscaping, buffering, and fences
- Site and building design
- Drainage and floodplain
- Environment and sustainability standards
- Lighting
- Signs
- Maintenance and Operation
Zoning and Subdivision Procedures

- Review and decision-making bodies
- Summary table of review bodies
- Common review requirements
- Specific provisions
- Pre-existing development and nonconformities
- Enforcement and penalties

Sample flowchart from another community
Conclusion

Addressing the weaknesses in the City of Bloomington’s UDO as outlined in Part 1, and organizing the updated regulations as shown in Part 2, would make the regulations more user-friendly, improve consistency, and help achieve the goals of the Comprehensive Plan.
QUESTIONS & DISCUSSION