



#Bloomington200

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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

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																

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	Proposed UDO Structure
Chapter 20.01: Ordinance Foundation	Chapter 20.01: Ordinance Foundation
Chapter 20.02: Zoning Districts	Chapter 20.02: Zoning Districts
Chapter 20.03: Overlay Districts	Chapter 20.03: Use Regulations
Chapter 20.04: Planned Unit Development Districts	Chapter 20.04: Development Standards
Chapter 20.05: Development Standards	Chapter 20.05: Subdivision Standards
Chapter 20.06: Subdivision Regulations	Chapter 20.06: Zoning and Subdivision Procedures
Chapter 20.07: Design Standards	Chapter 20.07: Definitions
Chapter 20.08: Nonconforming Lots, Sites, Structures, and Uses	
Chapter 20.09: Processes, Permits, and Fees	
Chapter 20.10: Enforcement and Penalties	
Chapter 20.11: Definitions	



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



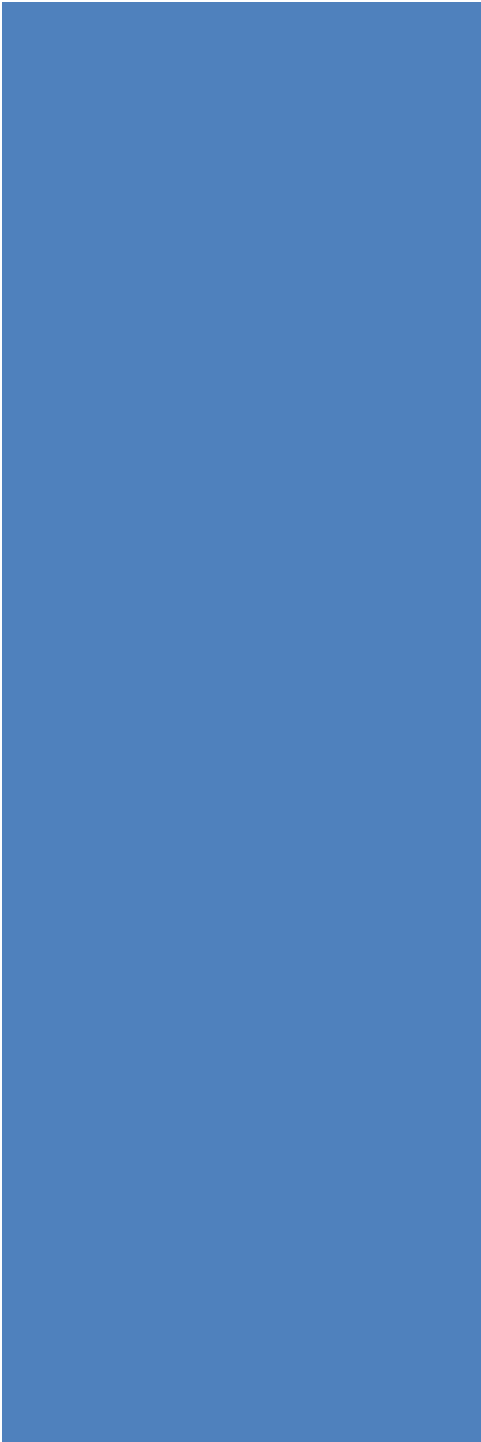
Development Standards Recommendations

- 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

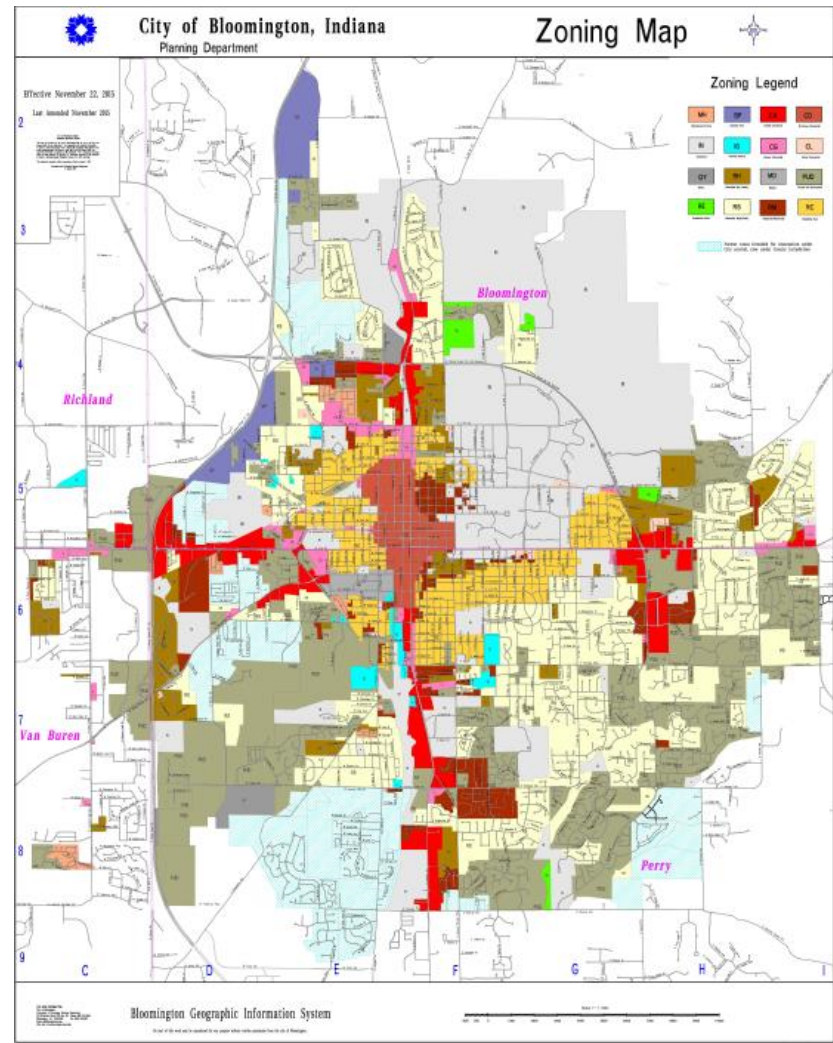


Proposed Structure

- 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

TABLE 1204-3: PRINCIPALLY PERMITTED USES														
P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED														
USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION														
Agriculture – Raising of Crops	P	P					PS	PS			P	P	P	1204.04(A)(1)
Agriculture – Raising of Livestock	PS	PS												1204.04(A)(2)
Greenhouses and Nurseries								P						
Stables, Private	P	P												
RESIDENTIAL USE CLASSIFICATION														
Adult Family Homes or Small Residential Facilities	P	P	P	P	P									
Adult Group Homes or Large Residential Facilities						C								1204.04(B)(1)
Apartments on Upper Floors									PS					1204.04(B)(2)
Conservation Subdivisions	PS	PS		PS										1204.04(B)(3)
Multi-Family Dwellings						PS			C					1204.04(B)(4)

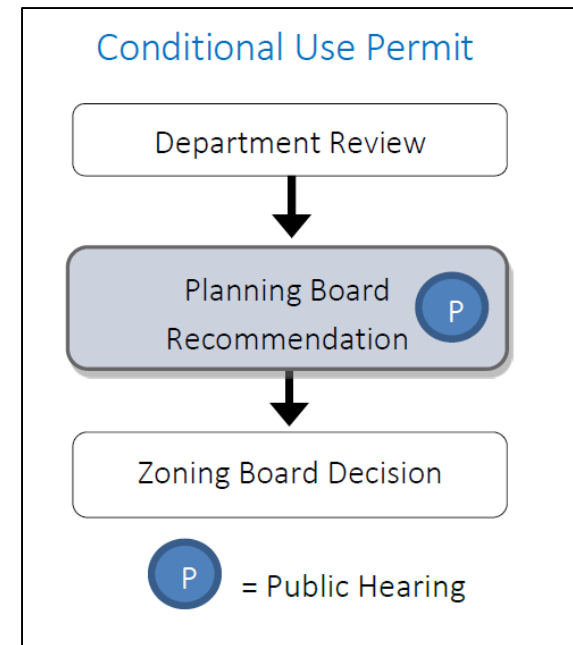


Development Standards

- 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