



CITY OF BLOOMINGTON

July 2018

BLOOMINGTON

UNIFIED DEVELOPMENT ORDINANCE

REVIEW OF MODULE 1 – DISTRICTS AND USES

CLARION

TODAY'S AGENDA

- Project overview
- Review module 1 draft
 - Zoning Districts
 - Use Regulations
- Next steps
- Discussion and Q&A

BLOOMINGTON
INDIANA

UNIFIED DEVELOPMENT ORDINANCE
MODULE 1: ZONING DISTRICTS & USES

CLARION

JUNE 2018
PUBLIC DRAFT



CITY OF BLOOMINGTON



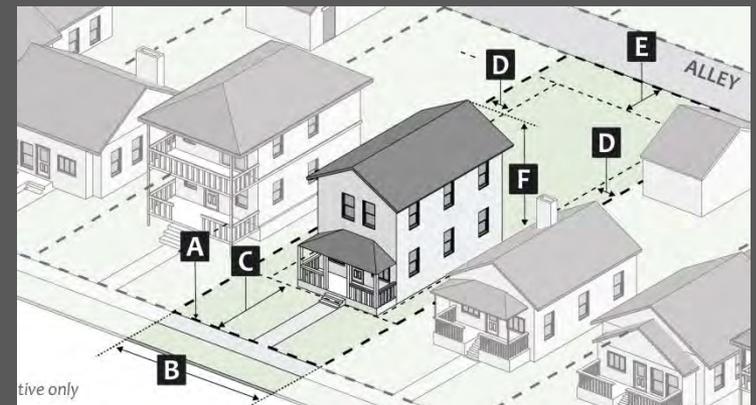
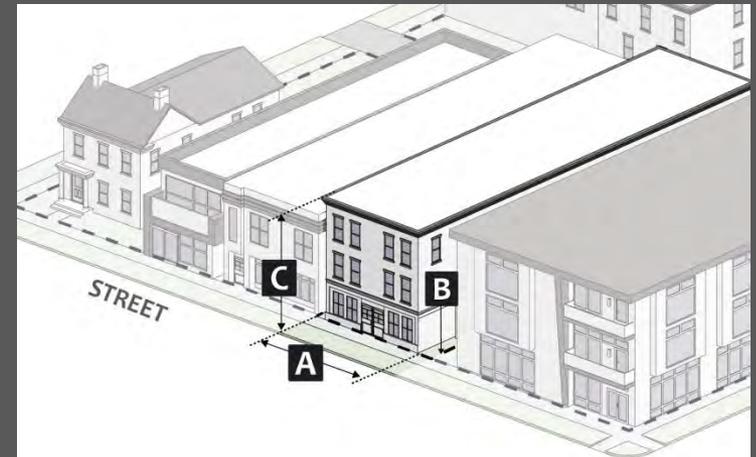
Project Overview: **GOALS & SCOPE OF WORK**

CLARION

WHAT IS THE UDO?

The Bloomington Unified Development Ordinance (or “UDO”) contains the regulations for development in Bloomington.

- Location and size of buildings
- Allowable land uses
- Quality and layout of development
- Procedures for evaluating applications – and for subdividing land



PROJECT GOALS

Update the UDO to:

- Implement the Comprehensive Plan
- Streamline the development review procedures
- Improve and simplify design and form standards
- Re-evaluate how to incentivize preferred development
- Create a more user-friendly code



2018 Comprehensive Plan
City of Bloomington



UDO DRAFTING PROCESS



FOOTNOTES

- Explain where standards came from (new or existing)
- Explain how current standards are different from what is being proposed
- Are for reference only, will be removed prior to adoption

⁷⁴ New.

⁷⁵ New.

⁷⁶ New.

⁷⁷ From current 20.03. The names of use types has been updated to reflect the new terminology, consolidations, and deletions in the Allowed Use Table. Several uses currently listed as prohibited in 20.03.180 have been collapsed into more broad categories to reflect the revised list of uses and definitions (i.e. retail sales, personal services, recreation, office, etc.). This list of prohibited uses for specific character areas may be revised.

⁷⁸ Replaces current 20.03.120(e); 20.03.190(e); 20.030.260(e); 20.03.330(e). The current standards do not reflect realistic levels of market demand and require the construction of too much nonresidential space, which often remains or becomes vacant. The revised standards focus nonresidential development to a one-block perimeter around Courthouse Square and in University Village along Kirkwood and 4th Streets.

UDO ORGANIZATION

Chapter 20.01 – Ordinance Foundation

Chapter 20.02 – Zoning Districts

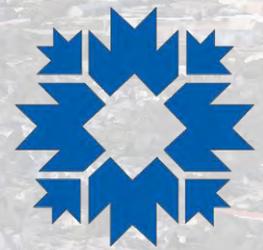
Chapter 20.03 – Use Regulations

Chapter 20.04 – Development Standards and Incentives

Chapter 20.05 – Subdivisions

Chapter 20.06 – Zoning and Subdivision Procedures

Chapter 20.07 – Definitions



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Chapter 20.02: ZONING DISTRICTS

CLARION

ZONING DISTRICTS - CONTENTS

20.02.10 - Zoning Districts Established

20.02.20 - Residential Zoning Districts

20.02.30 - Mixed-Use Zoning Districts

20.02.40 - Nonresidential Zoning Districts

20.02.50 - Planned Unit Development Districts

20.02.60 - Overlay Districts

NEW FORMAT & ORGANIZATION

(d) R3: Residential Small Lot ¹⁰

(1) Purpose¹¹

The R3 district is intended to enhance the medium to high-density residential development on moderately-sized lots in predominantly single-family neighborhoods, plus a limited number of related civic uses, while ensuring compatibility with surrounding patterns of development.

Figure 7: Illustrative Scale and Character



(2) Other Applicable UDO Sections

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

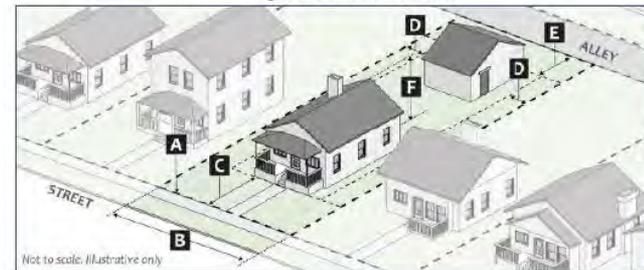
Table 2-8: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹⁰ Renamed from "RC – Residential Core"
¹¹ Revised purpose statement.

(3) Dimensional Standards

Figure 8: R3 Dimensional Standards



Not to scale. Illustrative only

Table 2-9: R3 District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RC District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)	
A Lot area	7,200 square feet
B Lot width	55 feet
Building Setbacks (Minimum)	
C General front building setback (applies to each street frontage)	15 feet [1]
Front setback for attached front-loading garage or carport	25 feet [2]
D Side building setback	6 feet, plus 4 feet for each story above the ground floor [3][4]
E Rear building setback	25 feet [5]
Other Standards	
Impervious surface coverage (maximum)	45 percent of the lot area
Number of primary structures (maximum)	1
F Primary structure height (maximum)	35 feet
Accessory structure height (maximum)	20 feet

Notes:

- [1] From the proposed right-of-way indicated on the thoroughfare plan; or the block face average setback of the existing primary structures on the same block face, whichever is less. Additions to existing structures may utilize the existing front setback.
- [2] Measured from the proposed right-of-way indicated on the thoroughfare plan.
- [3] Lots of record that are less than 60 feet in width may reduce the required setback, up to 2 feet.
- [4] Additions to existing structures may utilize the existing side setbacks, provided that the gross floor area of the existing structure is not increased by more than 40%. In no case shall the setback be less than 10 feet.
- [5] Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 50%. In no case shall the setback be less than 10 feet.

(4) Additional R-3 District Standards
(Placeholder)

RESIDENTIAL ZONING DISTRICTS

Current	Proposed
RE - Residential Estate	RE - Residential Estate
---	R1 - Residential Large Lot [New]
RS - Residential Single-Family	R2 - Residential Medium Lot
RC - Residential Core	R3 - Residential Small Lot
---	R4 - Residential Urban [New]
RM - Residential Multifamily	RM - Residential Multifamily
RH - Residential High-Density Multifamily	RH - Residential High-Density Multifamily
MH - Manufactured/Mobile Home Park	RMH - Manufactured/Mobile Home Park

MIXED-USE ZONING DISTRICTS

Current	Proposed
CL - Commercial Limited	MN - Mixed-Use Neighborhood-Scale
CG - Commercial General	MM - Mixed-Use Medium-Scale
CA - Commercial Arterial	MC - Mixed-Use Corridor
BP - Business Park	ME - Mixed-Use Employment
IN - Institutional	MI - Mixed-Use Institutional
CD - Commercial Downtown	MD - Mixed-Use Downtown
MD - Medical	MH - Mixed-Use Healthcare

OTHER ZONING DISTRICTS

Current	Proposed
IG - Industrial General	IN - Industrial
QY - Quarry	
---	PO – Parks and Open Space [New]
PUD - Planned Unit Development	PUD – Planned Unit Development
CSO - Courthouse Square	DCO - Downtown Character Overlay
DCO - Downtown Core Overlay	
UVO - University Village Overlay	
DEO - Downtown Edges Overlay	
DGO - Downtown Gateway Overlay	
STPO - Showers Technology Park Overlay	

KEY CHANGES

- New district names:
 - R and M designators show basic nature of uses allowed
 - Organizes R and M districts by increasing intensity/scale
 - Helps ensure that future districts are organized logically
- New R1 district: Fill gap between RE (108,900 square foot minimum) and RS (8,400 square foot minimum)
- New R4 district: Intended to allow small urban-scale lot development (4,500 square foot minimum)
- New Parks and Open Space (PO) district: Intended to protect city-owned parks and open space
- Simplified Downtown Character Overlay: Remove minor differences between overlays for more consistency



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Chapter 20.04: USE REGULATIONS

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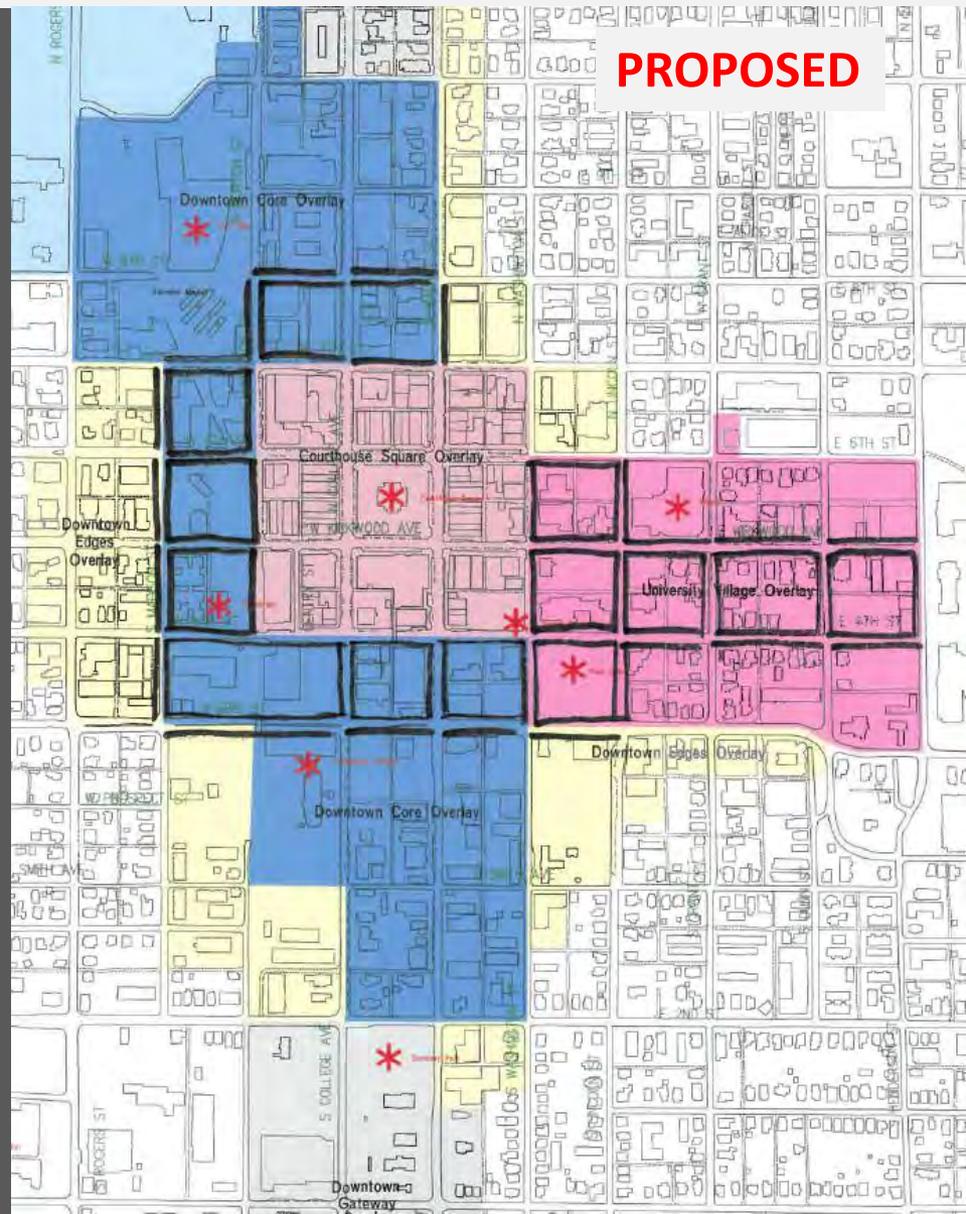
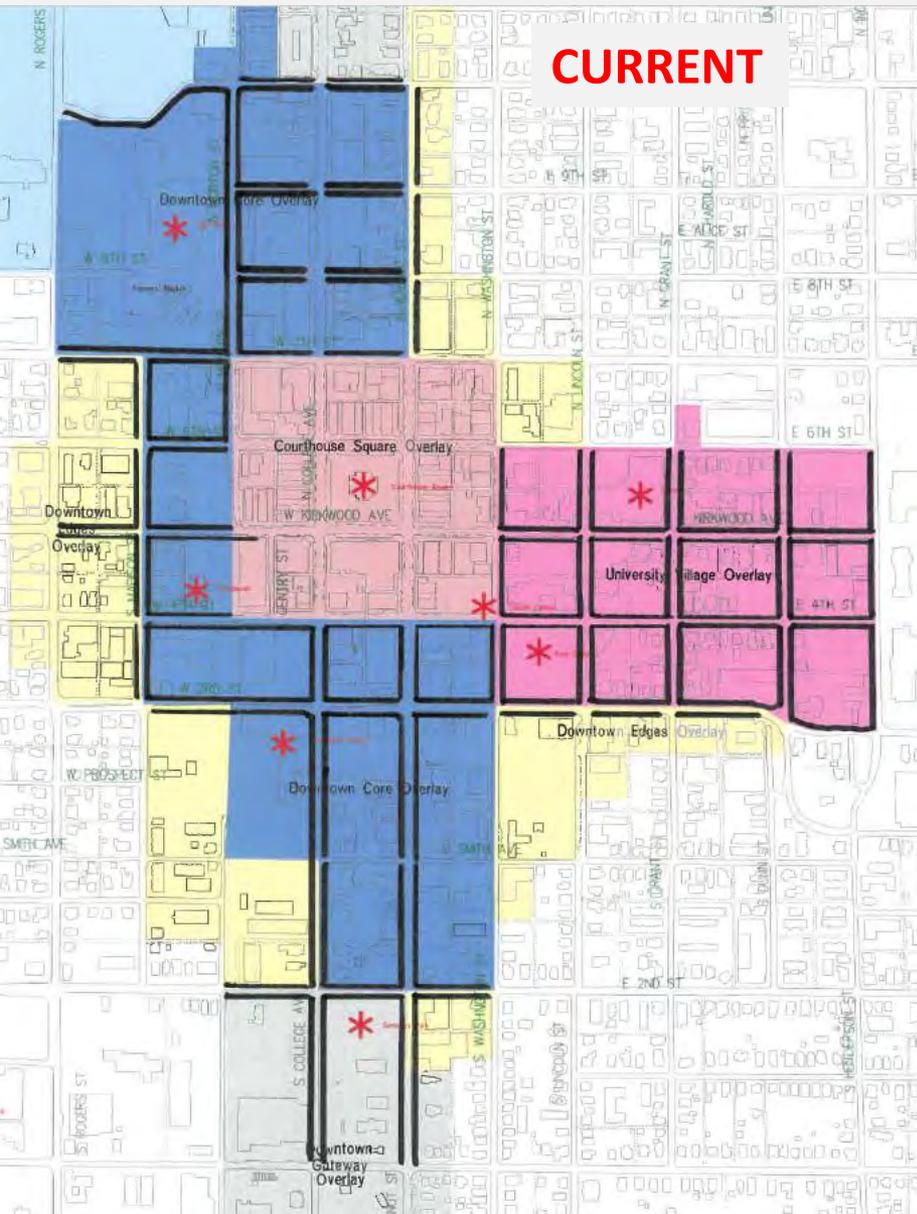
USE REGULATIONS - CONTENTS

20.03.10 - General

20.03.20 - Table of Allowed Uses

20.03.30 - Use-Specific Standards

DOWNTOWN GROUND FLOOR REQUIREMENTS



OUR APPROACH TO USES

- **Update** the use list to reflect Bloomington's needs.
- **Implement** the Comprehensive Plan.
- **Simplify** by consolidating like uses.
- **Reorganize** by grouping uses more logically
- **De-Clutter** by removing obsolete use types.

CONSOLIDATE LIKE USES

- antique sales
- apparel and shoe sales
- arts/crafts/hobby store
- auto parts sales
- bicycle sales/repair
- book store
- cellular phone/pager services
- computer sales
- convenience store (without gas)
- department store
- drugstore
- florist
- furniture store
- garden shop
- gift shop/boutique
- hardware store
- home electronics/appliance sales
- jewelry shop
- music/media sales
- office supply sales
- pet store
- print shop
- retail, low intensity
- sporting goods sales
- video rental

SIMPLIFY & CONSOLIDATE

25 use types



4 use types

Retail Sales:

- Small - less than 2,500 square feet
- Medium - 2,501 to 10,000 square feet
- Large - 10,001 to 60,000 square feet
- Big Box - more than 60,000 square feet

USE-SPECIFIC STANDARDS

Additional standards specific to a land use or group of land uses:

- Size and scale of use (compatibility)
- Special design standards
- Special permitting/licensing requirements
- Specific operational standards
- Other standards to mitigate negative impacts

USE-SPECIFIC STANDARDS

(10) Retail Sales²¹⁹

All uses in the Retail Sales category in Table 3-1 shall comply with the following standards

- (A) All outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (B) Any outdoor display area shall not block handicapped parking areas, parking lot access aisles, or sidewalk areas, shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

²¹⁶ Replaced CL, CG and CA with MN, MM, and MC zoning districts.

²¹⁷ Replaced CD zoning district with MD zoning district.

²¹⁸ From current 20.05.101 and definition of “Restaurant, Limited Service.”

²¹⁹ From current 20.05.101(b) and 20.05.068(a). Prohibition of occupying more than 5% of parking space was deleted as unnecessary since reduction below required minimum still applies. Standard requiring similar appearance was deleted as subjective and difficult to administer without individual project review; basic commercial building design standards to be drafted in Module 2 will apply.

²²⁰ From current 20.05.089 and 20.05.098.

²²¹ Replaced current CD, BP, CG and IG with MD, ME, MM, and IN zoning districts. Limit removed from MC district.

KEY CHANGES

- New organization and format
- Reduced number of frontages where downtown ground floor nonresidential is required
- New vacant building use procedure
- Revised menu of land use types
 - More residential dwelling use types to broaden housing choices and improve affordability
 - New student housing/dormitory use type
- Accessory and temporary uses included in Permitted Use Table

NEXT STEPS

- Submit comments via project website:
<https://bloomington.in.gov/planning/udo/update>
- Spread the word!
- Stay tuned for Module 2 – Development Standards -- coming in September



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DISCUSSION AND Q&A

CLARION