


September 2018  
**BLOOMINGTON**  
**UNIFIED DEVELOPMENT ORDINANCE**  
REVIEW OF MODULE 2 – DEVELOPMENT STANDARDS & INCENTIVES



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**TODAY'S AGENDA**

- Project overview
- Review draft
  - Development Standards & Incentives
  - Subdivision Standards
- Next steps
- Discussion and Q&A

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




photo credit: www.visitbloomington.com

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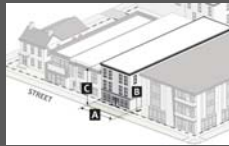
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## WHAT IS THE UDO?

The Bloomington Unified Development Ordinance (or "UDO") contains the regulations for development within the city.

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




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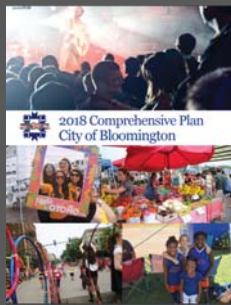
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## PROJECT GOALS

- Implement the Comprehensive Plan
- Streamline the development review procedures
- Improve and clarify design and form standards
- Re-evaluate UDO incentives to better align with Comprehensive Plan
- Create a more user-friendly code




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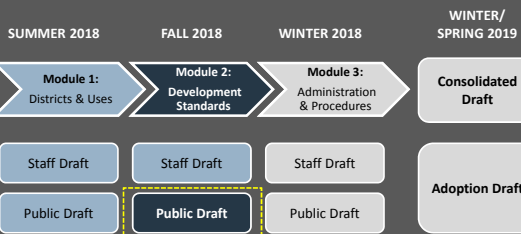
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## UDO DRAFTING PROCESS




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CITY OF BLOOMINGTON

**STUDENT HOUSING SUPPLEMENT**



CLARION

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**STUDENT HOUSING SUPPLEMENT**

- Revised levels of permission for "Commercial Rooming House" and "Residential Rooming House"
- Revised use-specific standard for multifamily housing
- New 300 foot separation requirement for in downtown.
- Revised definitions (commercial rooming house, multifamily dwelling, residential rooming house, and student housing or dormitory).

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CITY OF BLOOMINGTON

Chapter 20.04:  
**DEVELOPMENT STANDARDS & INCENTIVES**



CLARION

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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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DEVELOPMENT STANDARDS - CONTENTS	
20.04.010 – Applicability	
20.04.020 – Dimensional Standards	
20.04.030 – Environmental	
20.04.040 – Drainage and Floodplain	
20.04.050 – Access and Connectivity	
20.04.060 – Parking and Loading	
20.04.070 – Site and Building Design	
20.04.080 – Landscaping, Buffering, and Fences	
20.04.090 – Outdoor Lighting	
20.04.100 – Signs	
20.04.110 – Incentives	
20.04.120 – Operation and Maintenance	

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20.04.010 - APPLICABILITY	
• New development and expanding building 25% or more: <ul style="list-style-type: none"><li>– Entire development site needs to comply with all standards.</li></ul>	
• Expanding building by less than 25%, entire development site needs to comply with: <ul style="list-style-type: none"><li>– Dimensional standards</li><li>– Floodplain requirements</li><li>– Access and connectivity</li><li>– Parking and loading</li></ul>	

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### 20.04.020 – DIMENSIONAL STANDARDS

Neighborhood Compatibility:

- Increased side and rear setbacks for multifamily, mixed-use, and nonresidential buildings over 30 feet when adjacent to the RE, R1, R2, R3, or R4 zone districts.

Impervious Surface Coverage:

- Additional 10% of impervious coverage if pavers are used.

Downtown Build-To Line:

- Revised from a fixed number to a range for added flexibility.

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### 20.04.020 – DIMENSIONAL STANDARDS

Building Heights:

- Current height maximums remain for downtown student housing/dormitory projects.
- All other uses revert back to pre-December 2017 heights.
- Maximum height in MH zone reduced from 80 feet to 40 feet until planning efforts are complete.

Downtown Student Housing/Dormitory:

- Maximum building floor plate area of 18,000 sq. ft. (1/5 block) or 25,000 sq. ft. (1/4 block) depending on Character Overlay Area.

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### 20.04.040 – DRAINAGE & FLOODPLAIN

- Revised to reflect many (but not all) new floodplain management requirements in the IDNR state model floodplain ordinance.
- More specific design standards for development within floodplain areas.
- More specific applicability thresholds for other stormwater/drainage standards.
- Revisions clarify administration and procedures.
- Few other substantive changes.

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### 20.04.050 – ACCESS & CONNECTIVITY

- Consolidates all access and connectivity related content to this section.
  - Driveways and site access points
  - Pedestrian & bicycle circulation
  - Public transit facilities
- Helps implement lifetime living concepts.
- Current provisions for single-family homes now also apply to duplexes, triplexes, and fourplexes.

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### 20.04.060 – PARKING & LOADING

- Updated to reflect the list of uses from Module 1.
- Multifamily Development (minimum) was revised to calculate minimum parking per unit rather than per bedroom.
- Other revisions to improve administration (i.e. removing standards based on number of employees, which often changes).
- Maximum parking table includes side-by-side comparison of existing vs. proposed standard.

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### 20.04.060 – PARKING & LOADING

Table 4-9: Maximum Vehicle Parking Requirements

DU = dwelling unit sq. ft. = square feet

	Maximum (proposed)	Maximum (current)
<b>RESIDENTIAL USES</b>		
<b>Household Living</b>		
Dwelling, single-family (detached)	No requirement	No requirement
Dwelling, single-family (attached)		
Dwelling, duplex		--
Dwelling, triplex	2 spaces per DU	--
Dwelling, fourplex		--
Dwelling, multifamily	1 space per bedroom	1 space per bedroom
Dwelling, row/work	1 space per DU	--
Dwelling, cottage development	2 spaces per DU	2 spaces per dwelling unit
Dwelling, mobile home	2 spaces per DU	2 spaces per dwelling unit
Manufactured home park	2 spaces per DU, plus 1 visitor space per 2 DUs	2 spaces per unit plus 1 visitor space per 2 unit
<b>Group Living</b>		
Assisted living facility	1 space per 6 infirmary or nursing home beds; plus 1 space per 3 rooming units; plus 1 space per 3 DUs <sup>100</sup>	2 spaces per employee on the largest shift plus 1 space per 3 residential units
Continuing care retirement facility		--
Fraternity or sorority house	0.8 spaces per bedroom	0.8 spaces per bedroom

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### 20.04.060 – PARKING & LOADING

- Did not carry forward parking maximum requirements for land uses that are not likely to provide more parking than is needed (manufacturing, storage, distribution, kennel, orchard, etc.).
- New adjustments to minimum parking standards create incentives for walkability (proximity to transit, affordable and senior housing, on street parking) - implements lifetime living concepts.
- Simplified bicycle parking approach is based on the percent of vehicle parking provided on-site (minimum of six spaces required for all uses).

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### 20.04.070 – SITE & BUILDING DESIGN

- Consolidates building design elements (architecture, materials, entrances, etc.) into one section.
- Single-family residential design standards now apply to duplex, triplex, and fourplex housing.
- Design standards for projects adjacent to historic buildings now applies city-wide (not just downtown).
- Mixed-use and nonresidential design standards revised for clarity - but no major substantive changes proposed.



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### 20.04.080 – LANDSCAPING, BUFFERING, AND FENCES

- More flexibility with ground cover (decorative mulch or stone).
- New alternative landscape plan tool to provide more flexibility for unique circumstances (topography, lot size/configuration, infill development, utilities, etc.).



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**20.04.080 – LANDSCAPING, BUFFERING, AND FENCES**

Buffer Yard Requirements - revised to require buffer based on land use, not zone district.

Table 4-19: Required Buffer Yards

Developing Use	Adjacent Use			
	Single-family detached, duplex, triplex, and fourplex	Multifamily and single-family attached	Mixed-use, commercial, or institutional	Industrial
Single-family detached, duplex, triplex, and fourplex		1	3	3
Multifamily and single-family attached	1		2	3
Mixed-use, commercial, or institutional	3	2		1
Industrial	3	3	2	

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**20.04.080 – LANDSCAPING, BUFFERING, AND FENCES**

Parking Lot Landscaping

- New eight foot wide requirement along parking area perimeter.
- In the MD zone, a five foot wide buffer or 30 inch high decorative wall may be used.
- Parking lot swales (in lieu of islands) for stormwater management.
- Bumpouts, islands, and endcaps are required every 12 parking stalls (currently 16).




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**20.04.080 – LANDSCAPING, BUFFERING, AND FENCES**

- More specific screening requirements for:
  - Roof-mounted mechanical equipment
  - Ground-mounted mechanical equipment
  - Loading, service, and refuse areas
- Elevated design standards for downtown (no chain-link, designed to match materials of primary structure)




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### 20.04.110 – INCENTIVES

- Focus on housing affordability and sustainable development to implement the Comprehensive Plan.
- Objective standards that do not require negotiation.
- Generous building height and density bonuses based on a tiered system.
- Automatic fee waivers.



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### 20.04.110 – INCENTIVES

#### Affordable Housing:

- Available for multifamily projects with 10 or more units where at least 20% of units are restricted to 60% AMI for 30 years.
- Not available to student housing/dormitory projects.
- Reduced lot size/setbacks for single-family, duplex, triplex, and fourplex uses in R1, R2, and R3 districts.
- Height and density bonuses for multifamily projects with 10 or more units.

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### 20.04.110 – INCENTIVES

#### Sustainable Development

- Available to all projects.
- Tiered approach provides options and flexibility.
- Height and density bonuses for multifamily projects with 10 or more units.
- Criteria are based on the LEED v4 rating system.



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### NEXT STEPS

- Stay tuned for Module 3 – Administration and Procedures (coming in November).
- We need your feedback!!
- Visit the project website:  
<https://bloomington.in.gov/planning/udo/update>

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### DISCUSSION AND Q&A



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