



BLOOMINGTON, IN

UNIFIED DEVELOPMENT ORDINANCE

Consolidated Draft
March 2019

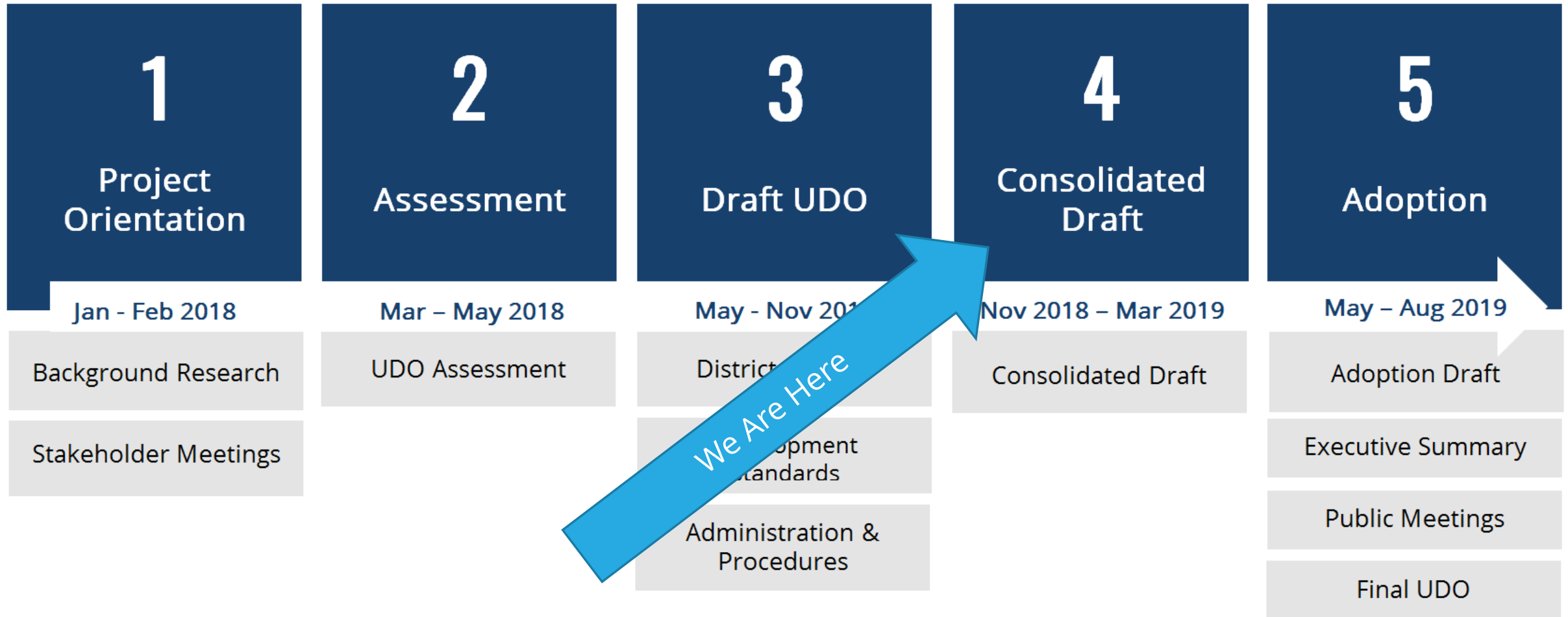
WHY UPDATE THE UDO?

- Help implement the Comprehensive Plan
- Promote affordable housing
- Reduce student housing pressures on neighborhoods
- Promote sustainable development
- Improve user-friendliness
- Allow for a more predictable and efficient development review process



2018 Comprehensive Plan
City of Bloomington

PROJECT SCOPE & TIMELINE



KEY CHANGES

- Reorganized into 7 chapters and graphics added for user-friendliness
- Four new zone districts to better reflect Comprehensive Plan
- Minimum lot sizes reduced in multi-family and mixed-use districts to allow more walkable and efficient development
- Building envelopes control dwelling density – not dwelling units per acre or conversion factors
- Availability of PUDs narrowed

Chapter 20.02: Zoning Districts
20.02.020 Residential Zoning Districts
(d) R3: Residential Small Lot

(1) Purpose
The R3 district is intended to protect and enhance established residential neighborhoods by increasing the viability of owner-occupied and affordable dwelling units through small-lot subdivisions, accessory dwelling units, and property improvements compatible with surrounding development patterns. The conversion of existing housing stock to more intense land uses is discouraged. This district may be used as a transition between medium-lot residential development and neighborhood-scale residential, commercial, and institutional development.




Figure 7: Illustrative Scale and Character

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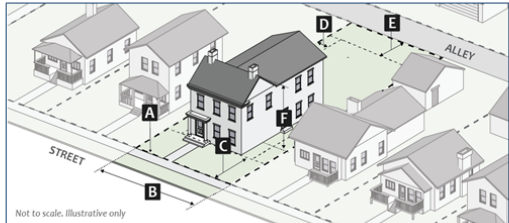
Chapter 20.02: Zoning Districts
20.02.020 Residential Zoning Districts
(d) R3: Residential Small Lot

(2) 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.

Table 2-5: R3 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)	
A	Lot area: 5,500 square feet (0.126 acres) (1)
B	Lot width: 50 feet (1)
Building Setbacks (Minimum)	
C	Front build-to line: 15 feet or The smallest front setback of abutting residential structures on the entire block face, whichever is less.
	Attached front-loading garage or carport: 10 feet behind the primary structures front building wall
D	Side: First floor: 6 feet
E	Rear: Two or more floors: 10 feet (1) (2)
	Rear: 25 feet (1)
Other Standards	
	Impervious surface coverage (maximum): 45%
F	Primary structure height (maximum): 35 feet
	Accessory structure height (maximum): 20 feet

Notes:
(1) See Section 20.04.110 (Incentives) for alternative standards.
(2) Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.



Not to scale, illustrative only

Figure 8: R3 Dimensional Standards

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[illegible]

STUDENT HOUSING

- New definition – any multi-family building with any 4 or 5 bedroom units, or more than 1/3 3 bedroom units, is a “Student Housing or Dormitory”:
- In all zone districts (except one), student Housing or Dormitories are subject to
 - Lower height limits
 - Maximum floorplate limits
 - 300 foot spacing
 - And sometimes conditional use approval
- The exception – a new Student Housing zoning district to allow larger/taller buildings with 4-5 bedrooms in locations where comprehensive plan says student housing is appropriate



AFFORDABLE HOUSING

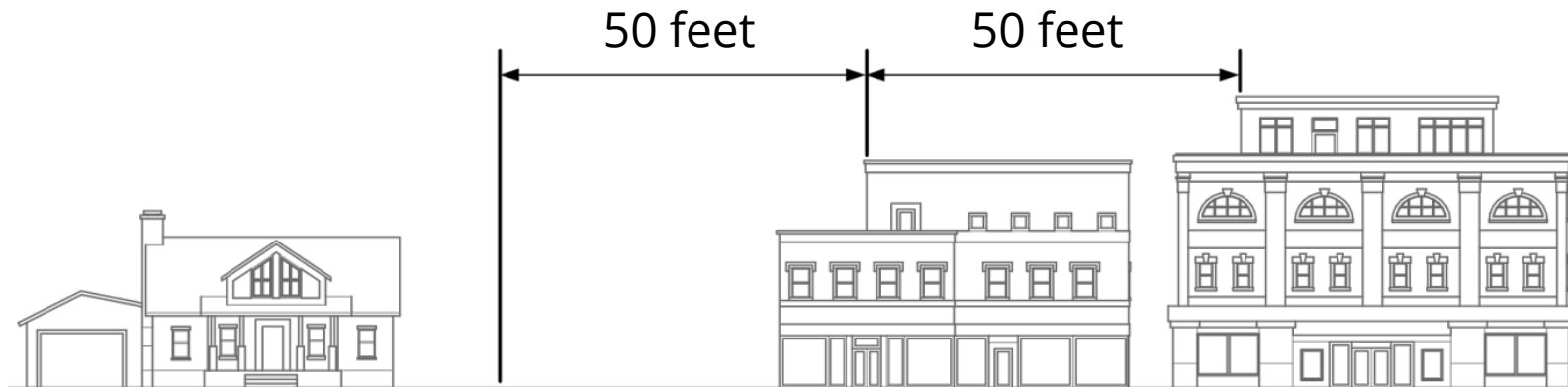
- New definition of student housing will relieve pressure on other forms of multi-family housing
- New R-4 district allows smaller lot sizes for new development and replats (4,200 sq. ft.)
- Reduced minimum lot sizes for new development in multi-family and mixed use districts to allow more efficient, walkable development
- Removed dwelling unit per acre density limits removed in multi-family and mixed use districts to allow building envelopes to
- Duplexes, tri-plexes, and four-plexes allowed on corner lots in current R-S and R-C (and other) subject to standards *
- Accessory dwelling units permitted without conditional use approval for any single-family dwelling units or duplexes, subject to standards *



NEIGHBORHOOD TRANSITIONS

Any new development adjacent to RE, R1, R2, R3, and R4:

- Adjacent residential district setbacks apply along shared boundaries
- Within 50 feet of property: maximum height equal to adjacent residential zoning district
- Between 50 and 100 feet: maximum height equal to adjacent residential zoning district plus one story (15 feet)



MORE OBJECTIVE INCENTIVES

Affordable Housing:

- At least 20% restricted < 120% AMI = 1 additional floor
- At least 10% restricted < 80% AMI and 10% < 120 AMI = 2 additional floors
- Not available to Student Housing or Dormitory
- Not available to exceed Neighborhood Transition Areas
- Administrative review for projects < 50 units not adjacent to R1, R2, R3, R4

Sustainable Development – 2 options

- Pick 5 of 7 sustainability actions = 1 additional floor OR
- Get designed for LEED or other certification system = 1 additional floor

Both?

- If you earn affordable housing incentive, earning a sustainability incentive = 1 additional floor up to half as big as the building floorplate

DISCUSSION TO DATE

- **Student Housing and Dormitory size and spacing restrictions**
- **Skepticism about whether City will map the new Student Housing zone anywhere**
- **Allowing duplexes, tri-plexes, and four-plexes on corner lots in the core neighborhoods**
- **Making accessory dwelling units more easily available**



NEXT STEPS

- Consolidated Draft is available for comments until April 30
- Conversion Map showing the new zone district changes to be posted in about a week
- Work with staff to incorporate changes into an Adoption Draft
- Begin public hearings before the Planning Commission

BLOOMINGTON INDIANA



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THANK YOU

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