



# BLOOMINGTON, IN

## UNIFIED DEVELOPMENT ORDINANCE

Consolidated Draft  
March 2019

# TODAY'S AGENDA

- Project overview
- Highlight key changes
- Next steps
- Q&A





# PROJECT OVERVIEW



# WHAT IS THE UDO?

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

- Location and size of buildings
- Allowable land uses
- Creation of new lots for development
- Quality and layout of development
- Procedures for zoning and subdivision review



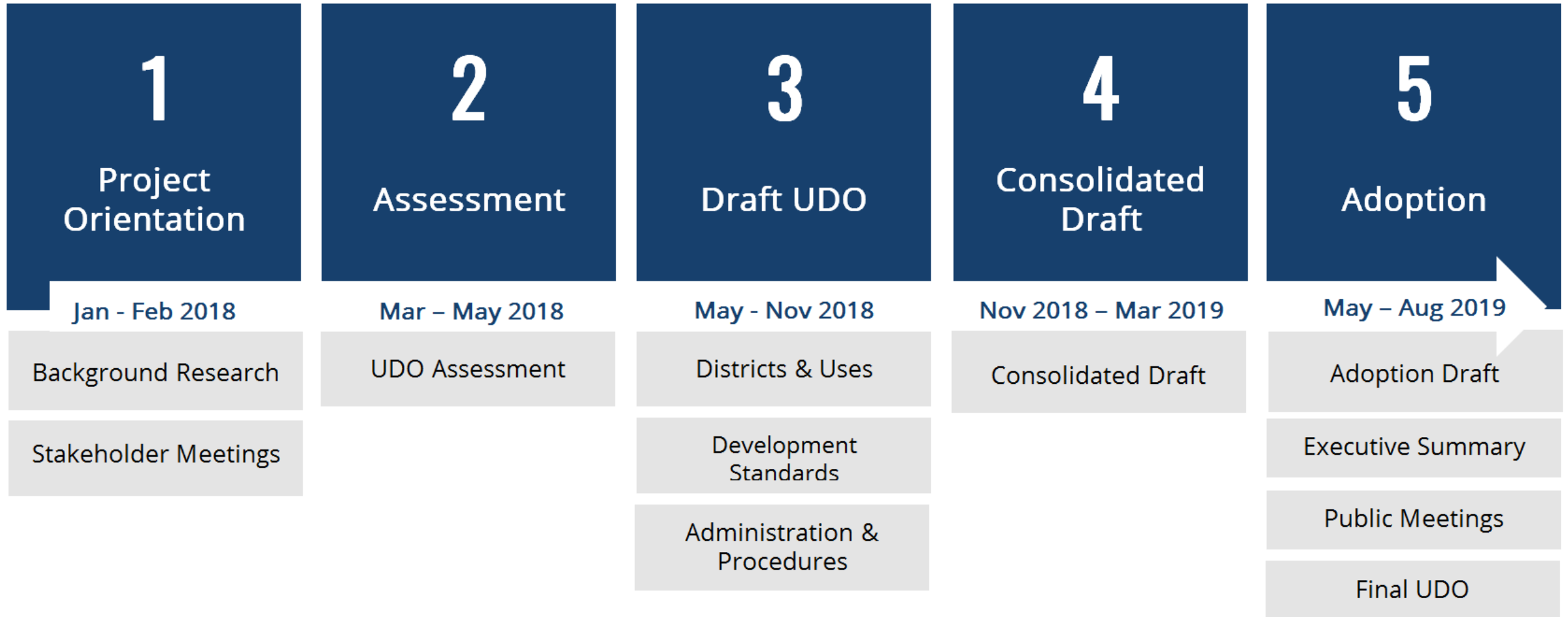
# WHY UPDATE THE UDO?

- Help implement the Comprehensive Plan
- Allow for a more predictable and efficient development review process
- Improve and clarify design and form standards for the downtown
- Set clear minimum quality standards for new development
- Improve user-friendliness



2018 Comprehensive Plan  
City of Bloomington

# PROJECT SCOPE & TIMELINE



# BLOOMINGTON.IN.GOV/PLANNING/UDO/UPDATE

## Unified Development Ordinance (UDO) Update

Share:   

The City of Bloomington is updating its Unified Development Ordinance (UDO). The UDO contains all of the land use and development regulations that apply to construction in the City. A consulting firm, Clarion Associates, will be assisting the City with this project. This website will provide information about the update process, public meetings, and other project materials. Information will be updated as the process continues. Please bookmark this page and check back frequently.

### Consolidated UDO Draft

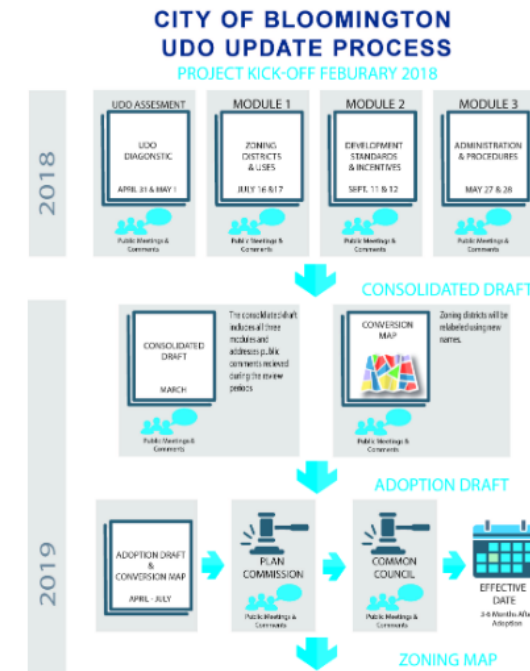
**March 19-20, 2019**

The consultant team will integrate all three modules into a Consolidated Draft. This draft includes changes based on prior public/stakeholder comments and are also clearly footnoted. This step provides an opportunity to highlight key changes made and seek additional public/stakeholder comments. This step will help prepare an adoption draft for consideration by the Plan Commission and City Common Council (next step).

1. [UDO Consolidated Draft \(now available 3/12/2019\)](#)
2. [UDO Consolidated Draft Summary Memo](#)
3. [Process Infographic](#)
4. Presentation Handout (available after March 19th)
5. Frequently Asked Questions (available after March 19th)
6. [Public Notice and Meeting Schedule - March 19th and 20th, 2019](#)

**Public Review #5: [Public Comment Form Open through 4/30/2019](#)**

### Public Comment and Email Notifications





# KEY CHANGES



# REVISED UDO STRUCTURE

- 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 – Administration and Procedures
- Chapter 20.07 – Definitions

# CH. 01 – ORDINANCE FOUNDATION

- Establishes legal framework for adopting and administering development regulations
- Largely carried forward from various sections the current UDO
- Revised purpose statement to include references to ecosystem services, natural disasters, and affordable housing

# CH. 02 – ZONING DISTRICTS

- Revised menu of zoning districts
  - Current zoning districts are renamed for internal consistency
  - Four new districts created – but not to be mapped at this time
- New user-friendly format and organization
- Updated lot and building dimensional standards
- New PUD qualifying criteria

Current District		Proposed District	
Residential			
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			
---		MS - Mixed-Use Student Housing <sup>32</sup>	
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	



# REVISED MENU OF DISTRICTS

Current District	Proposed District
<b>Nonresidential</b>	
IG - Industrial General	EM - Employment <sup>33</sup>
QY - Quarry	
---	PO – Parks and Open Space [New]
<b>Planned Development District</b>	
PUD - Planned Unit Development	PUD – Planned Unit Development
<b>Overlay Zoning Districts</b>	
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	

# FORMAT & ORGANIZATION - CURRENT

## Residential Core (RC) District

Chapter  
20.02

### 20.02.090 Residential Core (RC); District Intent

The RC (Residential Core) District is intended to be used as follows:

- Protect and enhance the core residential areas with emphasis on discouraging the conversion of dwellings to multifamily or commercial uses.
- Increase the viability of owner-occupied and affordable dwelling units through the use of small-lot subdivisions, accessory dwelling units, and compatible property improvements.

**Plan Commission/Board of Zoning Appeals Guidance:**

- Explore multifamily redevelopment opportunities along designated arterial streets, in transition areas between the downtown and existing single-family residential areas, and when supported by adjoining land use patterns.
- Neighborhood-serving commercial and office uses may be appropriate at the edge of Core Residential areas that front arterial streets.

### 20.02.100 Residential Core (RC); Permitted Uses

\* Additional requirements refer to Chapter 20.05; §5C: Special Conditions Standards.

- accessory chicken flocks\*
- artist studio\*
- community garden\*
- dwelling, single-family (detached)
- group care home for developmentally disabled\*
- group care home for mentally ill\*
- group/residential care home\*
- park
- urban agriculture
- utility substation and transmission facility\*

### 20.02.110 Residential Core (RC); Conditional Uses

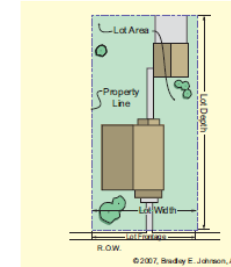
\* Additional requirements refer to Chapter 20.05; §5C: Conditional Use Standards.

- accessory dwelling units\*
- bed and breakfast\*
- community center
- historic adaptive reuse\*
- museum
- place of worship
- pocket neighborhood\*
- police, fire or rescue station
- recreation center\*
- school, preschool
- school, primary/secondary

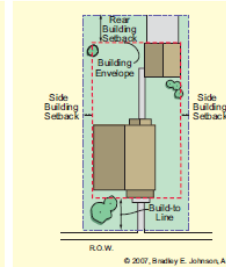
## Residential Core (RC) District

Chapter  
20.02

### 20.02.120 Residential Core (RC); Development Standards

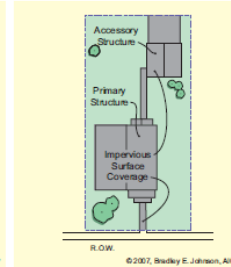


- Minimum Lot Area for Subdivision:  
• 7,200 square feet
- Minimum Lot Width:  
• 55 feet

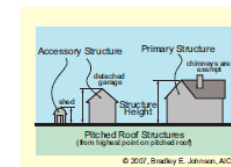


- **Build-to-Line:**  
• 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is less. Additions to existing structures may utilize the existing front setback.
- Attached front-loading garage or carport, 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan.

- **Minimum Side Building Setback:**  
• 6 feet, plus 4 feet for each story above the ground floor



- **Minimum Rear Building Setback:**  
• 25 feet
- 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 40%. In no case shall the setback be less than 10 feet.
- **Maximum Impervious Surface Coverage:**  
• 45% of the Lot Area
- **Maximum Number of Primary Structures:**  
• One (1)



- **Maximum Structure Height:**  
• Primary Structure: 35 feet
- Accessory Structure: 20 feet

### Additional Development Standards that Apply

<ul style="list-style-type: none"> <li>• Accessory Structure (AS) • AS-01 Page 5-6</li> <li>• AS-02 Page 5-6</li> <li>• Affordable Housing (AH) • AH-01 Page 5-8</li> <li>• Alternative Transportation (AT) • AT-01 Page 5-9</li> <li>• AT-02 Page 5-12</li> <li>• Architectural (AG) • AG-02 Page 5-15</li> <li>• AG-03 Page 5-15</li> <li>• AG-05 Page 5-16</li> <li>• Communication Facilities (CF) • CF-01 Page 5-20</li> <li>• Conditional Use (CU) • CU-01 Page 5-21</li> <li>• CU-02 Page 5-21</li> <li>• CU-03 Page 5-22</li> <li>• CU-04 Page 5-22</li> <li>• Drainage Standards (DS) • DS-01 Page 5-25</li> <li>• Entrances/Drives (ED) • ED-02 Page 5-27</li> <li>• Environmental (EN) • EN-01 Page 5-28</li> <li>• EN-02 Page 5-28</li> <li>• EN-03 Page 5-29</li> <li>• EN-04 Page 5-31</li> <li>• EN-05 Page 5-31</li> <li>• EN-06 Page 5-34</li> <li>• EN-07 Page 5-34</li> <li>• EN-08 Page 5-35</li> <li>• Fence and Wall (FW) • FW-01 Page 5-36</li> <li>• FW-02 Page 5-36</li> <li>• Floodplain (FP) • FP-01 Page 5-37</li> <li>• Green Development (GD) • GD-01 Page 5-40</li> <li>• Height (HT) • HT-01 Page 5-43</li> <li>• Home Occupation (HO) • HO-01 Page 5-44</li> <li>• Landscaping (LA) • LA-01 Page 5-46</li> <li>• Lighting (LG) • LG-01 Page 5-60</li> <li>• Municipal Services (MS) • MS-01 Page 5-65</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor Storage (OT) • OT-01 Page 5-66</li> <li>• OT-02 Page 5-66</li> <li>• Parking (PK) • PK-01 Page 5-67</li> <li>• PK-02 Page 5-71</li> <li>• Public Improvement (PI) • PI-01 Page 5-77</li> <li>• PI-02 Page 5-77</li> <li>• SB-01 Page 5-78</li> <li>• SB-02 Page 5-78</li> <li>• SB-03 Page 5-81</li> <li>• SB-04 Page 5-81</li> <li>• SB-05 Page 5-85</li> <li>• Special Conditions (SC) • SC-05 Page 5-91</li> <li>• SC-07 Page 5-91</li> <li>• SC-15 Page 5-93</li> <li>• SC-19 Page 5-94</li> <li>• SC-22 Page 5-94</li> <li>• Temporary Use and Structure (TU) • TU-01 Page 5-95</li> <li>• VC-01 Page 5-97</li> </ul>
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# FORMAT & ORGANIZATION - NEW

## (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

## (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 structure's front building wall
D Side	First floor: 8 feet Two or more floors: 10 feet (1) (2)
E 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.

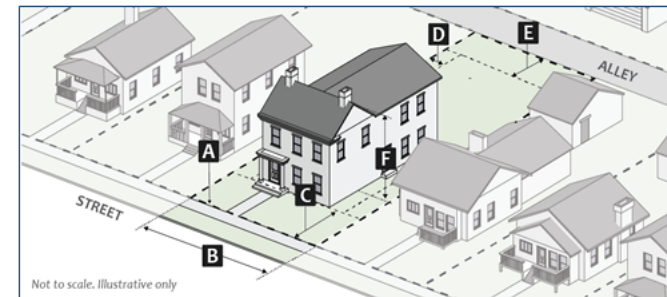


Figure 8: R3 Dimensional Standards

# STUDENT HOUSING DISTRICT (MS)

- New zoning district
- Provides opportunities and locations for the growing student housing demand
- Reduces market pressure in other areas of the City
- Not intended to concentrate students in one area, but to limit large student housing projects to key areas:
  - Adjacent to campus
  - Along underdeveloped commercial corridors
  - In areas well served by transit
- District not being mapped at this stage



# STUDENT HOUSING OR DORMITORY

A student housing or dormitory is...  
any residential or mixed-use building  
(except a single-family house) in  
which:

- Any dwelling unit has more than three bedrooms and/or
- More than 1/3 of the total units have three bedrooms and/or
- A common hallway is needed to access shared bathroom or cooking areas



# STUDENT HOUSING OR DORMITORY

**Table 3-1: Allowed Use Table**

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use,

Uses with an \*= use-specific standards apply

NOTE: Additional uses may be permitted, prohibited, or require conditional use approval in some MD Character Areas pursuant to Section 20.03.060.

Proposed Name	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Current Name	RE	--	RS	RC	--	RM	RH	MH	--	CL	CG	CA	BP	IN	CD	MD	IG	QY	--
<b>RESIDENTIAL USES</b>																			
<b>Group Living</b>																			
Student housing or dormitory <sup>320</sup>						C*	P*		P	C*	P*	P*		P*	C*				20.03.030(b)(12)

# SIZE AND SPACING STANDARDS

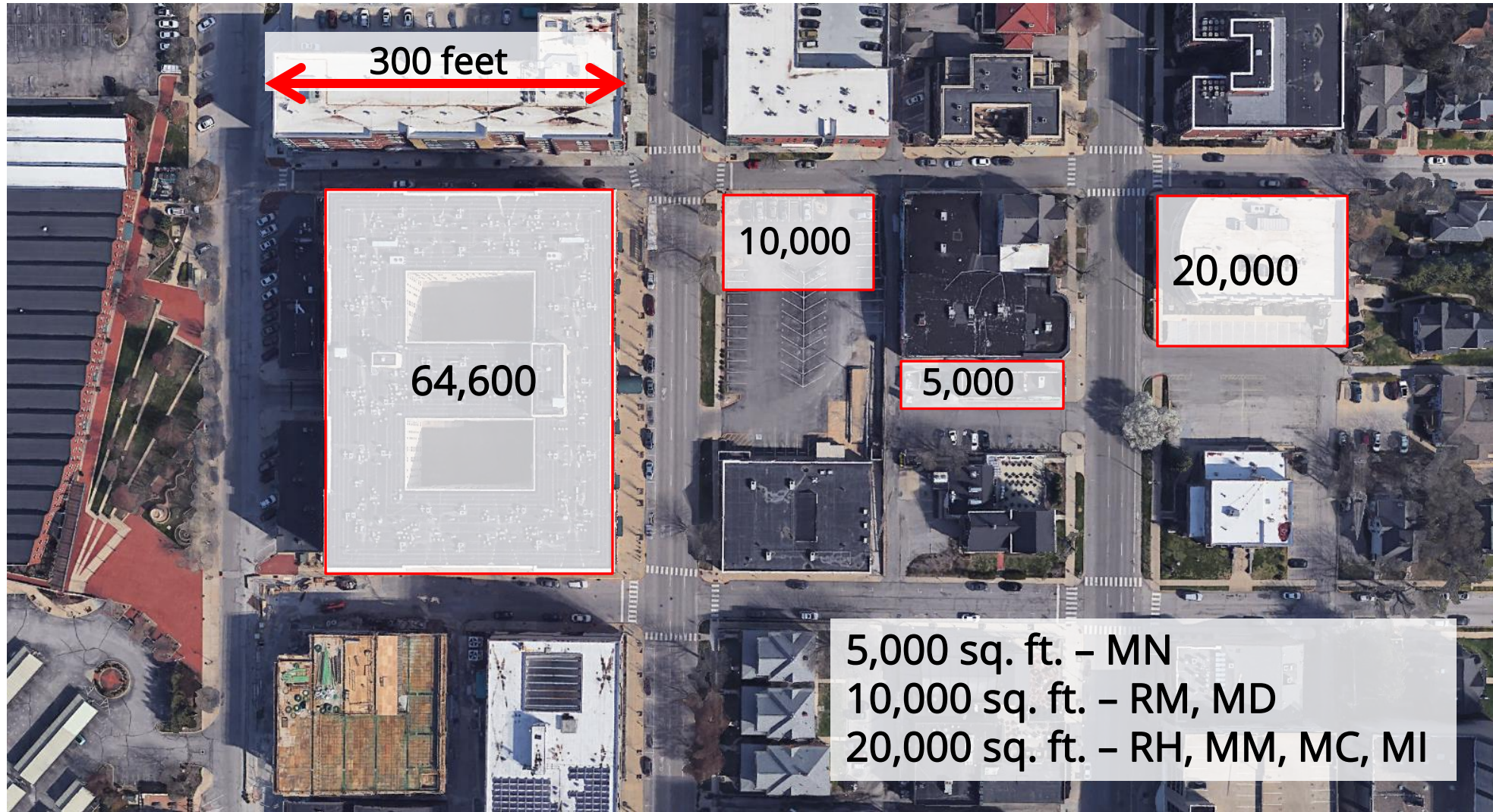
## Maximum floorplate limits

Zoning District	Maximum Floorplate	Maximum Height
RM	10,000 sq. ft.	40 feet (3 stories)
RH	20,000 sq. ft.	50 feet (4 stories)
MS	none	75 feet (6 stories)
MN	5,000 sq. ft.	40 feet (3 stories)
MM	20,000 sq. ft.	50 feet (4 stories)
MC	20,000 sq. ft.	50 feet (4 stories)
MI	20,000 sq. ft.	50 feet (4 stories)
MD	10,000 sq. ft.	30 feet (40 feet in MD-DC)

AND Minimum 300 foot spacing requirement (except in MS zoning district)



# BUILDING FOOTPRINT EXAMPLES





# HEIGHT LIMITS

Student Housing or Dormitory projects are subject to special height limits:

- 30 feet (2 stories) – Downtown (all except MD-DC)
- 40 feet (3 stories) - RM, MN, MD-DC
- 50 feet (4 stories) - RH, MM, MC, MI
- 75 feet (6 stories) - MS

2-3 stories



4 stories



6 stories





# UPDATE DIMENSIONAL STANDARDS

RM Zone - Current  
Minimum Area: 21,780 sq. ft.  
Impervious Coverage: 40%  
Minimum Width: 85 feet

- Current width would require a 250 ft. deep lot to achieve minimum area – not practical
- Creates an artificial barrier for new small-scale development
- Reduced lot width and area in several districts to allow small-scale growth

24,000 sq. ft.

120 feet

200 feet



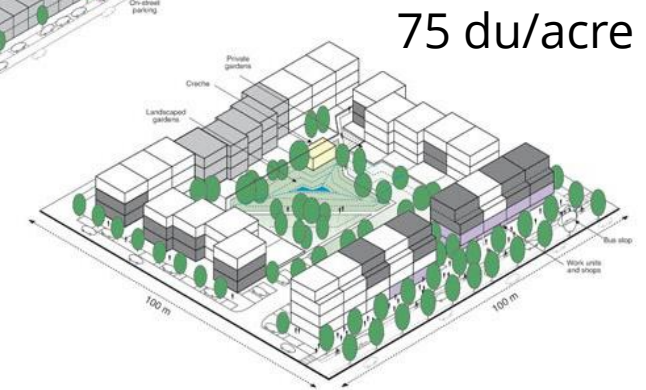
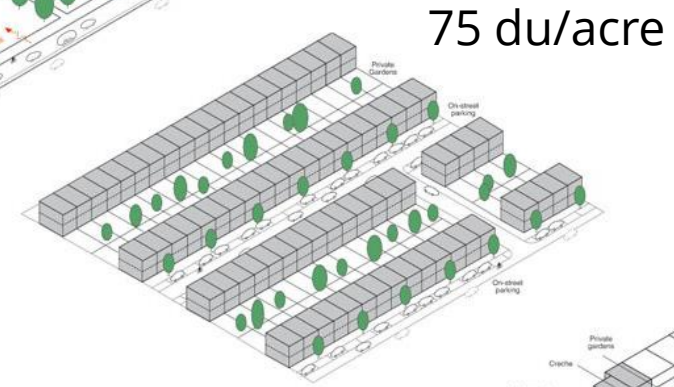
# UPDATE DIMENSIONAL STANDARDS





# DWELLING UNITS PER ACRE

- Building size and scale are more important than the number of units inside
- Density is difficult to visualize, making it ineffective in predicting “how big” something is
- Current du/acre maximums are not calibrated with other standards
- Removing artificial barriers allows for increased housing affordability



# UPDATED PUD CRITERIA

- Minimum of five acres of land
- Land is under single ownership
- Not located in MD zoning district
- Less than 50 percent of land will be for single-family dwellings
- Unable to develop using conventional zoning districts
- Proposed development includes several highly valued design features (e.g., affordable housing, well-connected, centralized gathering/recreation space, sustainable development practices, protection of natural environment)



# CH. 03: USE REGULATIONS

- New user-friendly allowed use table
- Revised use list to include missing middle housing products
- Allowed urban agriculture city-wide, new use-specific standards
- Updated accessory dwelling unit (ADU) standards

# NEW ALLOWED USE TABLE

**Table 3-1: Allowed Use Table**

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use,

Uses with an \* = use-specific standards apply

NOTE: Additional uses may be permitted, prohibited, or require conditional use approval in some MD Character Areas pursuant to Section 20.03.060.

Proposed Name Current Name	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
	RE	--	RS	RC	--	RM	RH	MH	--	CL	CG	CA	BP	IN	CD	MD	IG	QY	--
<b>RESIDENTIAL USES</b>																			
<b>Household Living<sup>302</sup></b>																			
Dwelling, single-family (detached) <sup>303</sup>	P	P	P	P	P	P*	P*	P	P	P	P*	P*	P*			P*			20.03.030(b)(1)
Dwelling, single-family (attached) <sup>304</sup>			P*	P*	P*	P*	P*		P*	P*	P*				P*				20.03.030(b)(2)
Dwelling, duplex <sup>305</sup>	P	P*	P*	P*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, triplex <sup>306</sup>		P*	P*	C*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, fourplex <sup>307</sup>				C*	P*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(3)
Dwelling, multifamily <sup>308</sup>					C*	P	P		P	P*	P*	P	P*	C	P*				20.03.030(b)(5)
Dwelling, live/work <sup>309</sup>					C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
Dwelling, cottage development <sup>310</sup>		C*	C*	C*	C*	C*	C*	C*		C*									20.03.030(b)(7)
Dwelling, mobile home								P*											20.03.030(b)(8)
Manufactured home park <sup>311</sup>								P*											20.03.030(b)(9)

# MISSING MIDDLE HOUSING

- Duplexes, triplexes, fourplexes, small-scale multifamily, townhouses, live/work units
- Diversifies housing stock to accommodate a wide spectrum of residents
- Helps to increase housing supply and reduce costs



# DUPLEX, TRIPLEX, FOURPLEX STANDARDS

In R1, R2, and R3 zoning districts:

- Only permitted on corner lots
- Must have separate utility meters for each unit
- Primary entrance of each duplex unit must front on two different streets to retain a single-family dwelling appearance
- Limited to three bedrooms per unit to reduce the likelihood that they will be built for or occupied by students





# ACCESSORY DWELLING UNITS

- Allowed by-right city-wide when accessory to a owner-occupied single-family or duplex dwelling
- Maximum of one per lot
- Limited to one bedroom and 600 square feet (attached) or 440 square feet (detached)
- Removed 300 foot spacing requirement to address inequities in the current “first come first served” approach





# URBAN AGRICULTURE

- Permitted city-wide
- On-site sales of produce grown on-site is allowed
- Use of power equipment or generators is prohibited sunset to sunrise
- New soil quality standards to ensure public health



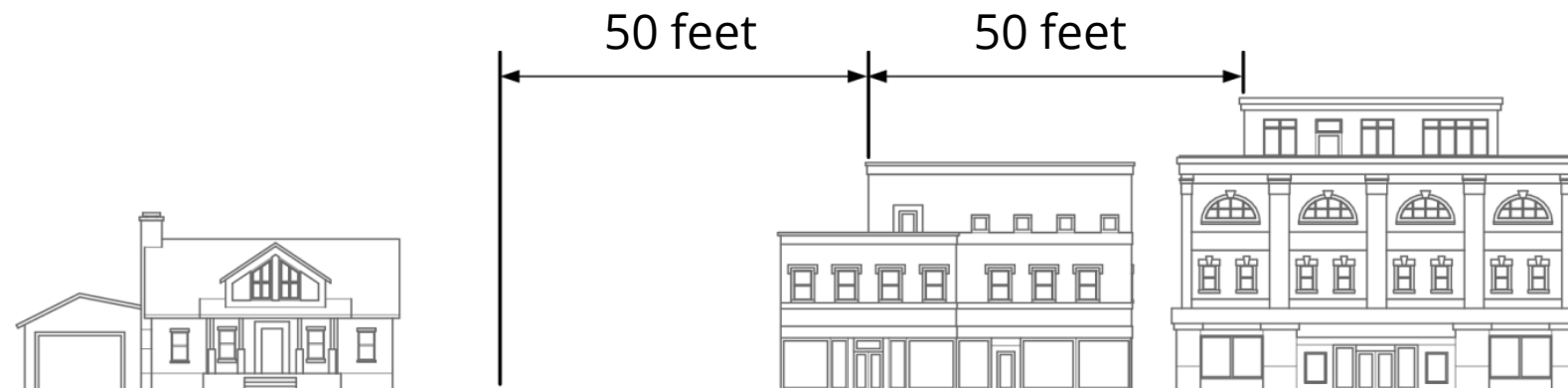
# CH. 04: DEVELOPMENT STANDARDS & INCENTIVES

- Clarified and simplified applicability thresholds that trigger compliance with the UDO
- Revised building height measurement methodology
- Updated floodplain standards to reflect the state model floodplain ordinance
- Updated minimum and maximum parking ratios
- New suite of parking alternatives provide added flexibility
- New neighborhood transition standards
- Enhanced and modernized landscaping standards
- Strengthened the affordable housing and sustainable development incentives

# 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)



# AFFORDABLE HOUSING INCENTIVES

- More objective and clearly define the level of affordable housing required to qualify
- Removed the need for individualized negotiations - increasing predictability and efficiency
- Strengthened incentives to be more enticing:
  - Reduced lot sizes and setbacks for single-family, duplex, triplex, and fourplex uses
  - Building height bonus (up to two stories) for multifamily projects
  - Expedited review for projects with fewer than 50 dwelling units and not immediately adjacent to the R1, R2, R3, or R4 zoning districts
- Student housing is not eligible for incentives.

# SUSTAINABLE DEVELOPMENT INCENTIVES

Refined the sustainability incentives by offering two equally weighted options:

- **Option 1:**
  - Select five sustainable practices from a menu of seven options derived from existing sustainability programs (i.e., LEED, Living Building Challenge, Green Globes Certification, WELL Building Standards, etc.)
  - Certification from a particular third-party program not required
- **Option 2:**
  - Submit proof that the project is being reviewed and expects to receive a mid-level certification by a verified third-party sustainability program.
  - Proving the project is designed to meet the third-party standards is sufficient and proof of post-construction certification is not necessary



# INCENTIVES

- Achieving sustainability incentive allows for one additional floor of building height
- Achieving sustainable and affordable incentives allows up to two and one-half stories of additional building height
  - The half-story is limited to 50 percent of the building footprint area and must be setback 10 feet from lower floors



# CH. 05: SUBDIVISION STANDARDS

- New purpose and applicability statement
- Reorganized standards into a consistent and user-friendly format
- Removed the “suburban subdivision” type to better align with Comprehensive Plan guidance
- Removed alternative dimensional standard requirements in light of revised standards that allow for increased flexibility



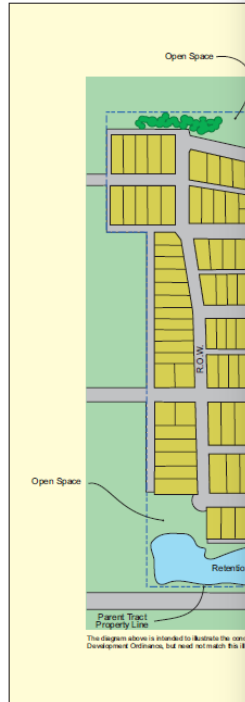
# NEW FORMAT & ORGANIZATION

## Traditional Subdivision (TD)

Chapter  
20.06

### 20.06.050 Traditional Subdivision (TD): Intent

- The Traditional Subdivision is intended to be used as follows:
- Ensure the creation of a grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;
  - Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking,



6-8 City of Bloomington Unified Development Ordinance

## Traditional Subdivision (TD)

Chapter  
20.06

### 20.06.060 Traditional Subdivision (TD): Standards and Effect on Development Standards



#### Prerequisite Base Zoning District:

- RS, RC, RM, CL or CG
- Minimum Parent Tract: 3 acres

#### Minimum Open Space:

- 5%

#### Cul-de-sac Length:

- Cul-de-sacs are not permitted

#### Alternative Transportation Facilities:

- Facilities required on both sides of internal streets and along adjoining streets
- Facility type shall be governed by the Bicycle and Pedestrian Transportation and Greenways System Plan

#### ROW Dedication:

- Per Master Thoroughfare Plan
- ROW may be reduced to match adjacent streets

#### Street Width:

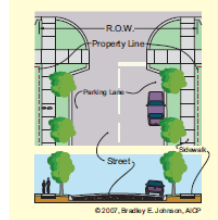
- Per Master Thoroughfare Plan
- Street widths may be reduced upon approval of the City Engineer and Fire Chief

#### On-street Parking:

- Required on at least one side of all streets

#### Alley Standards:

- Minimum of 67% of lots shall be served by alleys



#### Minimum Tree Plot Width:

- Residential areas: 7 feet
- Nonresidential areas: 0 feet, tree grates required

#### Standard may be varied to match condition of adjacent property

#### Minimum Sidewalk Width:

- Residential Areas: 5 feet
- Commercial Areas: 8 feet

#### Maximum Block Length:

- 800 feet

### Additional Subdivision Standards that Apply

- |  |  |
|--|--|
| Alley Standards (AL).....Page 7-4                | Pedestrian Network Standards (PN).....Page 7-16        |
| • AL-01.....Page 7-4                             | • PN-01.....Page 7-16                                  |
| Easement Standards (EA).....Page 7-7             | Storm Water Standards (SW).....Page 7-17               |
| • EA-01.....Page 7-7                             | • SW-01.....Page 7-17                                  |
| Environmental Standards (ES).....Page 7-10       | Street and Right-of-Way Standards (SR).....Page 7-18   |
| • ES-01.....Page 7-10                            | • SR-01.....Page 7-18                                  |
| Facilities Plan Standards (FC).....Page 7-11     | Street Lighting Standards (SL).....Page 7-20           |
| • FC-01.....Page 7-11                            | • SL-01.....Page 7-20                                  |
| Lot Establishment Standards (LE).....Page 7-12   | Street Name Standards (SN).....Page 7-21               |
| • LE-01.....Page 7-12                            | • SN-01.....Page 7-21                                  |
| Monument and Marker Standards (MM).....Page 7-13 | Street Sign Standards (SS).....Page 7-22               |
| • MM-01.....Page 7-13                            | • SS-01.....Page 7-22                                  |
| On-street Parking Standards (OP).....Page 7-14   | Sustainable Development Incentives (SDI).....Page 7-23 |
| • OP-01.....Page 7-14                            | • SDI-01.....Page 7-23                                 |
| Open Space Standards (OS).....Page 7-15          | Utility Standards (UT).....Page 7-27                   |
| • OS-01.....Page 7-15                            | • UT-01.....Page 7-27                                  |

### Effect on Development Standards

- RS and RC Zoning Districts:
- Lot area may be reduced to 5,000 square feet
  - Lot width may be reduced to 50 feet
  - Side setback may be reduced to 6 feet, regardless of the number of stories
  - Lots may use a front build-to-line of 15 feet
  - Impervious surface coverage may be increased to 50%
- RM, CL and CG Zoning Districts:
- Lot area may be reduced to 4,200 square feet
  - Lot width may be reduced to 50 feet
  - Side setback may be reduced to 4 feet, regardless of the number of stories
  - Lots may use a front build-to-line of 15 feet
  - Impervious surface coverage may be increased to 65%
  - Residential density may be increased to 20 units per acre

As Amended / Effective December 18, 2015

Chapter 20.06: Subdivision Regulations | 6-9

Chapter 20.05: Subdivision Standards

20.05.030 Subdivision Types

(b) Traditional Subdivision (TD)

### (b) Traditional Subdivision (TD)<sup>1000</sup>

#### (1) Purpose

The traditional subdivision is intended to be used as follows:

- Ensure the creation of a grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;
- Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking, building forward orientation, short block lengths, and decorative street lighting;
- Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;
- Facilitate development on properties not characterized by environmental features;
- Provide a range of development options (including mixed-uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and
- Facilitate fulfillment of the Comprehensive Plan's policies entitled compact urban form, mitigate traffic, and conserve community character.

#### (2) Development Standards

Table 5-2: TD Subdivision Development Standards<sup>1001</sup>

General Standards	
Parent tract size (minimum)	3 acres
Applicable base zoning districts	R2, R3, R4, RM, MN, MM
Open space required (minimum) [1]	5%
Lots served by alleys (minimum percentage)	67%
Block length (maximum)	800 feet
Cul-de-sac length (minimum)	Not permitted
Cul-de-sac length (maximum)	Not permitted
Right-of-Way Standards	
Transportation facilities	Required to meet Transportation Plan guidance
On-street parking [2]	Required on at least one side of all streets
Tree plot width (minimum)	Residential areas: 7 feet Mixed-use/nonresidential areas: 0 feet, tree grates required
Sidewalk/sidepath width (minimum)	Residential areas: 5 feet Mixed-use/nonresidential areas: 8 feet

#### NOTES:

- Measured as a percent of gross acreage and shall be identified as common open space on the plat.
- Where on-street parking is provided, it shall comply with the standards in 20.04.060(c) (On-street Parking Standards for Private Streets).

<sup>1000</sup> Did not carry forward alternative dimensional standards. We think the new line-up of zone districts and the revised dimensional standards are sufficient to allow creative development without the alternative standards.

<sup>1001</sup> This table consolidates content from current 20.06.040.

# CH. 06: ADMINISTRATION & PROCEDURES

- Consolidated review, noticing, and appeal procedures into one table for increased transparency and user-friendliness
- Created common review procedures and flow-charts
- Revised petition review criteria
- Divided site plan review into two categories (minor and major)
- Established a new minor modification tool for added flexibility



## 20.06.030 Summary Table of Review Procedures<sup>1058</sup>

Table 6-1 lists the development petitions authorized by this UDO, whether public notice is required, whether pre-submittal activities are required, and the role of City review and decision-making bodies.

**Table 6-1: Summary Table of Review Procedures**

R – Review and Recommendation D – Decision A – Appeal \* – Public Hearing Required

Procedure	UDO Section	Public Notice			Pre-Submittal Activities			Review and Decision-Making Bodies						
		Published	Mailed	Posted	Pre-Submittal Meeting	DRC Meeting	Neighborhood Meeting	Staff	Plan Commission	Plat Committee	Board of Zoning Appeals	Common Council	Hearing Officer	Historic Preservation Commission
Development Permits and Procedures														
Site Plan Review, Minor	20.06.050(a)				✓			D	A					
Site Plan Review, Major	20.06.050(a)	✓	✓	✓	✓	✓	✓	R	D*					
Conditional Use Permit	20.06.050(b)	✓	✓	✓	✓			R			A		D*	
Demolition Delay Permit	20.06.050(c)			✓	✓			R						D
Floodplain Development Permit	20.06.050(d)							D						
Grading Permit	20.06.050(d)							D						
Certificate of Zoning Compliance	20.06.050(f)							D						
Certificate of Occupancy	20.06.050(g)							D						
Certificate of Final Acceptance	20.06.050(h)							D						
Certificate of Nonconforming Use	20.06.050(i)							D						
Sign Permit	20.06.050(j)							D						
Temporary Use Permit	20.06.050(k)							D						
Easements	20.06.050(l)	See 20.06.050(l) (Easements)												
Subdivision Procedures <sup>1059</sup>														
Primary Plat	20.06.060(b)	✓	✓	✓	✓	✓		R	A	D*				
Secondary Plat	20.06.060(c)					✓		R	A	D				
Vacating Plat	20.06.060(d)	✓	✓	✓	✓	✓		R	D*					
Plan/Ordinance Amendments														
Comprehensive Plan Amendment	20.06.070(a)	✓	✓	✓				R	R*				D*	

<sup>1058</sup> This new table consolidates and summarizes all of Bloomington's review, noticing, and appeal procedures into one table. For simplicity, this table does not reflect the current "bump-up" procedures established in 20.06.040(d) which allows the Planning and Transportation Director to refer a decision from the plat committee or staff to the plan commission, or the hearing officer to the Board of Zoning Appeals.

<sup>1059</sup> Consolidated Draft: Did not carry forward the "plat waiver and modification" procedure. We do not think this standard is necessary given the added flexibility of this UDO and the new minor modification tool. Any modifications that would not be allowed through added flexibility or the minor modification tool should be processed using the variance procedure.

**Table 6-1: Summary Table of Review Procedures**

R – Review and Recommendation D – Decision A – Appeal \* – Public Hearing Required

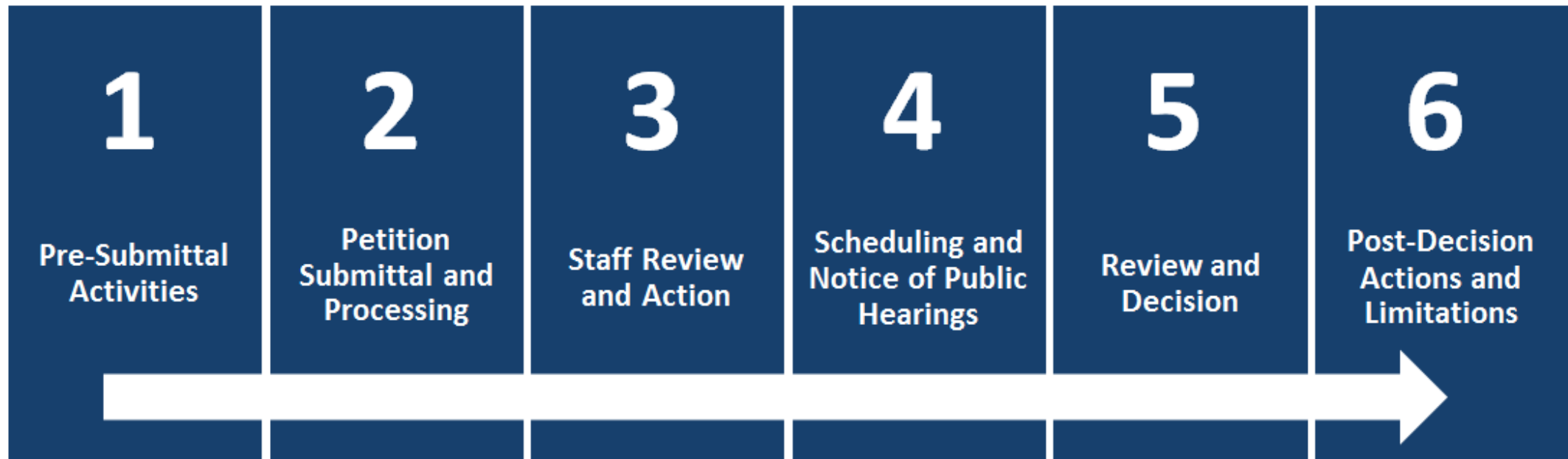
Procedure	UDO Section	Public Notice			Pre-Submittal Activities			Review and Decision-Making Bodies						
		Published	Mailed	Posted	Pre-Submittal Meeting	DRC Meeting	Neighborhood Meeting	Staff	Plan Commission	Plat Committee	Board of Zoning Appeals	Common Council	Hearing Officer	Historic Preservation Commission
Zoning Map Amendment	20.06.070(b)	✓	✓	✓	✓	✓	✓	R	R*			D*		
Rezoning to Planned Unit Development (PUD) <sup>1060</sup>	20.06.070(c)	✓	✓	✓	✓	✓	✓	R	R*			D*		
Zoning Text Amendment	20.06.070(d)	✓	✓	✓	✓			R	R*			D*		
<b>Flexibility and Relief Procedures</b>														
Minor Modification	20.06.080(a)				✓			As required for associated petition						
Variance	20.06.080(b)	✓	✓	✓	✓			R			A		D*	
Administrative Interpretation	20.06.080(c)							D			A			
Administrative Appeal	20.06.080(d)	✓		✓				R			D*			

<sup>1060</sup> PUD Preliminary plan requires on-site posting.



# COMMON REVIEW PROCEDURES

- Simplifies, clarifies, and standardizes petition review
- Eliminates repetition throughout UDO



# REVISED REVIEW CRITERIA

- New cumulative three-tiered system:
  - General compliance criteria (all petitions)
  - Additional criteria for conditional uses
  - Criteria for zoning map amendments, plats, and PUDs

# MAJOR SITE PLAN THRESHOLDS

- Requires a public hearing with the Plan Commission
- New development larger than 15,000 square feet
- New development with more than 30 dwelling units
- Expansions by more than 25 percent, or 10,000 square feet (whichever is more)
- Expansions that increase the number of existing dwelling units by more than 10 percent
- Petitions the Director determines would benefit from a public hearing (size, complexity, impact on neighborhoods, etc.)



# MINOR MODIFICATION TOOL

- Minor flexibility for dimensional or numeric standards during staff review of an application
- Intended to allow “common sense” application of standards
- Not intended to be the new baseline, there are qualifying criteria for consideration:
  - No adverse impacts on neighboring properties
  - Not necessitated by owner’s own actions
  - Needed due to unique site features, to protect a natural resource, or to protect a community asset



**Table 6-2: Allowable Minor Modifications**

UDO Standard	Allowable Modification (maximum percentage)
<b>Subdivision Standards</b>	
Parent tract size, minimum	10
Open space required, minimum	5
Block length, minimum or maximum	10
<b>Site Standards</b>	
Lot area, minimum	10
Lot coverage, maximum	10
<b>Lot Dimensional Standards<sup>1262</sup></b>	
Front building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15
Front parking setback, minimum	25
Front build-to range, minimum	25
Front building façade at build-to range, minimum	25
Side building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15
Rear building setback, minimum	Lots 6,000 square feet or smaller, 25
	Lots larger than 6,000 square feet, 15
Encroachment into setback pursuant to Table 4-6	10
Impervious surface coverage, maximum	5
<b>Building Standards</b>	
Primary structure height, maximum	10
Primary structure height, minimum	10
Student housing or dormitory building floor plate (maximum)	5
Accessory building height, maximum	10
Projection into height requirement pursuant to Table 4-7	10
<b>Development Standards</b>	
Number of required vehicle or bicycle parking spaces, maximum or minimum	10
Minimum landscaped area	10
Fence or wall height, maximum	15

# CH. 07: DEFINITIONS

- Consolidates all definitions in one place
- Several updates to existing definitions for added clarity
- Several new terms defined that reflect new standards



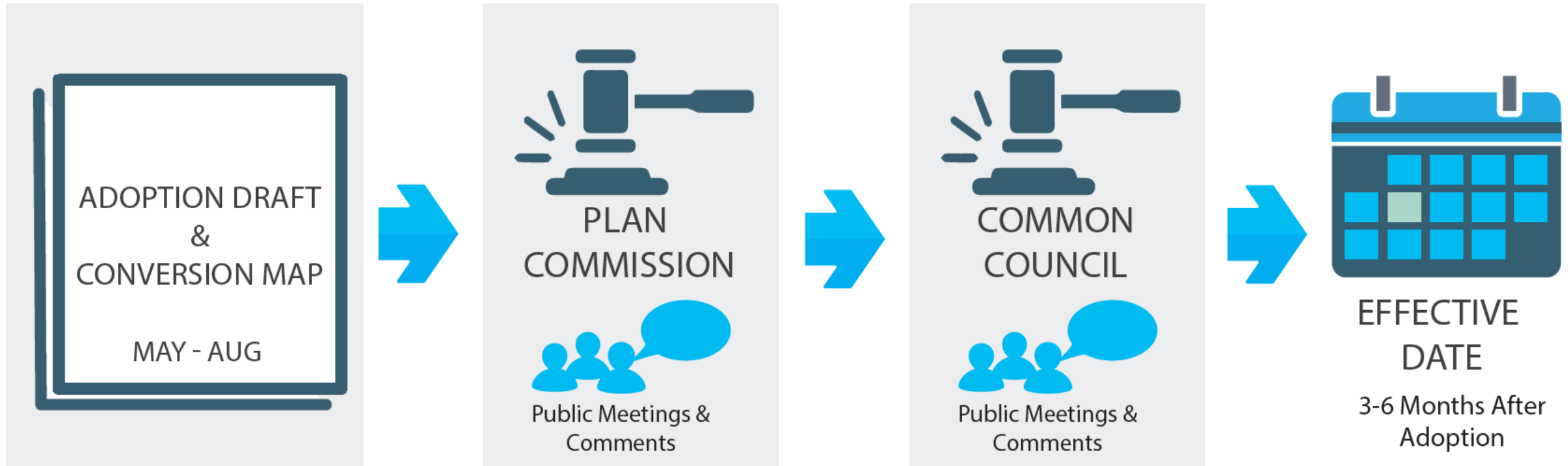
NEXT STEPS





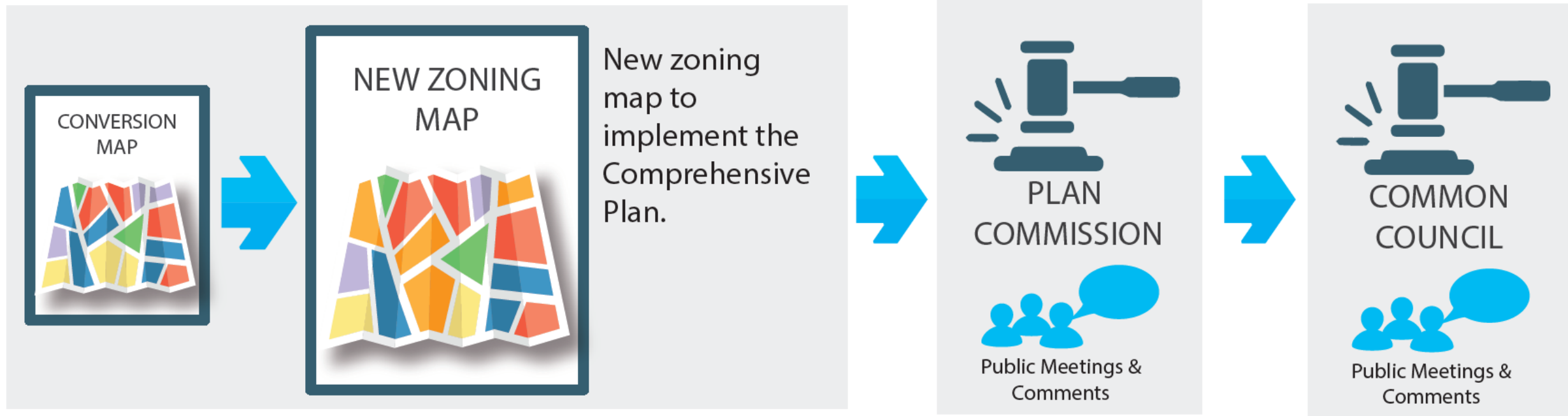
# ADOPTION DRAFT

## ADOPTION DRAFT



# UDO UPDATE PROCESS

## ZONING MAP



# THANK YOU

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# CLARION