Comprehensive Plan & UDO Connection Chart

Comprehensive Plan	UDO
The Bloomington Comprehensive Plan is the city's long-range plan for land use and development. It is a set of goals, policies, maps, illustrations, and implementation strategies that state how the City of Bloomington should address development: physically, socially, and economically. This is the third edition of the City's comprehensive plan; it renames and replaces the Growth Policies Plan of 2002, which in turn replaced the Growth Policies Plan of 1991. The Common Council adopted the Comprehensive Plan at their January 17, 2018 meeting with Resolution 18-01.	The Unified Development Ordinance (UDO) governs land use and development activity throughout the City of Bloomington. The Comprehensive Plan is the principal policy document for the City. The UDO implements land use goals and policies of the Comprehensive Plan. Together, these documents establish guidelines and regulate land use within the City. The chart below outlines which specific goals and policies in the Comprehensive Plan are reflected within the standards and regulations within the UDO Adoption Draft.

Chapter	Goals & Policies		UDO Connection
Chapter 1: Community Services and Economics	Goal 1.4	Parks and Civic Space: Enhance the everyday importance and plan for the future of City parks, trails, community spaces, libraries, and civic buildings by investing in their maintenance, improvement, and expansion	-20.05.050 Subdivision Design Standards--(g) Open Space -20.04.080 Landscaping, Buffering, and Fences -20.04.050 Access and Connectivity--(d) Pedestrian and Bicycle Circulation -20.04.060 Parking and Loading--(l) Minimum Bicycle Parking Required -20.04.060 Parking and Loading--(m) Bicycle Parking Location and Design
	Policy 1.4.6	Encourage private development proposals to include parks, trails, plazas, or other recreational and art facilities within the development to meet the needs of the community	
	Goal 1.6	Public Engagement: Commit to, and plan for, transparency, open government, and effective, accessible and inclusive public engagement so that exemplary services are provided to our residents, businesses, non-profit organizations, and visitors, while also promoting more participatory citizenship.	-20.06.030 Summary Table of Review Procedures -20.06.020 Review and Decision-Making Bodies -20.06.040 Common Review Procedures -20.06.080 Flexibility and Relief Procedures -20.04.110 Incentives
	Policy 1.6.1	Foster inclusive and representative engagement to steer and direct development processes toward community benefit.	

Chapter 2: Culture and Identity	Goal 2.1	Public Space for Culture: Support cultural spaces in all areas of Bloomington, especially Urban Village Centers (see Chapter 7), Downtown, and around the Indiana University campus, where they are publicly accessible to a broad and diverse range of people (ages, incomes, backgrounds, and races) and can help activate the public realm. These cultural spaces should be collaborative, whenever possible, and incorporate or represent a broad range of art types, art forms, and artists.	-20.03.020 Table of Allowed Uses--PUBLIC, INSTITUTIONAL, AND CIVIC USES, Community and Culture Facilities -20.02.030 Mixed-Use Zoning Districts--(g) MD: Mixed Use Downtown -20.03.010 General--(e) Additional Use Standards in the MD Character Overlay Areas -20.04.070 Site and Building Design -20.03.030 Use-Specific Standards--(c) Public, Institutional, and Civic Uses -20.04.080 Landscaping, Buffering, and Fences--(f) Street Trees -20.02.060 Overlay Districts--(a) DCO - Downtown Character Overlay District 20.04.090 Outdoor Lighting
	Policy 2.1.1	Place an emphasis on public space design within the private development realm – including, but not limited to, the pedestrian and active transportation environments surrounding the sites, any opportunities for public art or engagement within the development, and how the development aesthetically blends in with its surroundings – through Unified Development Ordinance amendments and incentives.	-20.04.080 Landscaping, Buffering, and Fences--(2) Plant Material Standards--(E) Substitution, i. Public Art -20.04.100 Signs--(c) Permit Requirements, (D) Murals
	Goal 2.2	Preservation: Preserve assets of historical, architectural, archaeological, or social significance.	-20.06.050 Development Permits and Procedures--(c) Demolition and Demolition Delay Permit -20.03.030 Use-Specific Standards--(g) Accessory Uses and Structure--(G) Historic Districts
	Policy 2.2.1	Work with H.A.N.D. and the H.P.C. to aid in the advocacy and monitoring of historic structures and places, placemaking, and opportunities for art installations that explore our history.	-20.03.010 General--(f) Historic Adaptive Re-Use -20.04.070 Site and Building Design--(e) Projects Abutting to Historic Buildings -20.04.030 Environmental--(h) Tree and Forest Preservation -20.01.040 Transition From Prior Regulations--(a) General Transition Rules

Chapter 3: Environment	Goal 3.1	Energy: Increase renewable energy sources and reduce community-wide fossil fuel consumption.	-20.04.110 Incentives--(b) Sustainable Development -20.03.030 Use-Specific Standards--(2) Solar Collector, Ground- or Building-Mounted, (4) Wind Energy System, Large, (5) Wind Energy System Small -20.04.090 Outdoor Lighting
	Policy 3.1.1	Serve the community's energy needs using renewable energy sources and target efficiency improvements in the public and private sectors.	
	Goal 3.2	Built Environment and Green Space: Drive increased efficiency and reduced environmental impacts in the built environment.	-20.04.110 Incentives--(b) Sustainable Development -20.02.030 Mixed-Use Zoning Districts -20.04.050 Access and Connectivity--(d) Pedestrian and Bicycle Circulation, (e) Public Transit -20.04.080 Landscaping, Buffering, and Fences -20.06.050 Development Permits and Procedures--(d) Grading Permit -20.06.040 Common Review Procedures--(d) Staff Review and Action--(5) Approval Criteria -20.04.030 Environmental--(h) Tree and Forest Preservation -20.05.050 Subdivision Design Standards--(g) Open Space 20.04.080 Landscaping, Buffering, and Fences (d) Permitted Plant Species, (e) Prohibited Plant Species, (f) Street Trees, (h) Parking Lot Landscaping -20.02.040 Nonresidential Zoning Districts--(b) PO – Parks and Open Space -20.05.050 Subdivision Design Standards--(g) Open Space -20.04.040 Drainage and Floodplain -20.04.120 Operation and Maintenance -20.04.060 Parking and Loading
	Policy 3.2.1	Continue to limit the amount of impervious surface in new development or public improvement projects and increase green infrastructure to reduce urban runoff into storm drains, creeks, and other watersheds.	
	Policy 3.2.2	Increase greenspace and protect environmentally sensitive areas.	
	Policy 3.2.4	Implement best management practices to reduce non-point pollution and localized flooding.	
	Policy 3.2.5	Implement maintenance requirements for green infrastructure such as pervious parking surfaces.	
	Goal 3.4	Urban Ecology: Increase the areas of native shrubs, trees, and herbaceous plants to increase ecosystem services associated with green infrastructure, including improved soil, air, and water quality and increased carrying capacity of pollinators, birds, and other wildlife.	-20.02.040 Nonresidential Zoning Districts--(b) PO – Parks and Open Space -20.05.050 Subdivision Design Standards--(g) Open Space -20.04.080 Landscaping, Buffering, and Fences--(d) Permitted Plant Species, (e) Prohibited Plant Species -20.04.030 Environmental
	Policy 3.4.2	Eliminate, to the greatest extent feasible, invasive plant and animal species.	
	Goal 3.8	Food and Agriculture: Promote and protect local food culture and Bloomington's food system.	-20.03.020 Table of Allowed Uses -20.03.030 Use-Specific Standards

Chapter 4: Downtown	Goal 4.1	Maintain Historic Character: Encourage redevelopment that complements and does not detract from the Downtown's historic, main-street character.	-20.02.030 Mixed-Use Zoning Districts, (f) MD: Mixed Use Downtown -20.04.070 Site and Building Design--(c) MD District, (d) Building Design, (e) Projects Adjacent to Historic Buildings -20.04.020 Dimensional Standards--(c) General Dimensional Standards--(3) Downtown Character Areas (MD District) 20.02.060 Overlay Districts--(a) Downtown Character Overlay District
	Policy 4.1.1	Recognize the significance of traditional architecture, innovative yet durable, compatible, high-quality architecture, and compact urban form in supporting community character.	
	Policy 4.1.3	Encourage that large, amalgamated lots Downtown be developed as a set of smaller buildings to fit in with the historic character and pedestrian-friendly feel of this area and to provide for more options for reuse in the future.	
	Goal 4.4	Diversify Housing: Encourage a range of diverse housing types in the Downtown and nearby areas where appropriate, with an emphasis on affordable and workforce housing.	-20.04.110 Incentives--(a) Affordable Housing -20.02.020 Residential Zoning Districts--(e) R4: Residential Urban, (f) RM: Residential Multifamily, (g) RH: Residential High Density -20.02.030 Mixed-Use Zoning Districts -20.03.030 Use-Specific Standards--(b) Residential Uses--(5) Dwelling, Multifamily (11) Student Housing or Dormitory, (g) Accessory Uses and Structures--(6) Dwelling, Accessory Unit -20.04.070 Site and Building Design--(c) MD District
	Policy 4.4.3	Work with developers early in the development process to encourage building and marketing housing to appeal to non-student residents such as young professionals, families, and the elderly.	
	Policy 4.4.4	Until such time as a reasonable balance of different housing types is achieved in the Downtown and nearby areas, strongly discourage new student-oriented housing developments in these areas.	
	Policy 4.4.5	Encourage special design qualities such as universal design, 1-2 bedroom limits, adequate storage space, and use of sustainable and enduring materials, that promote housing which is built for all citizens and for a range of ages and affordability options.	
	Goal 4.6	Optimize Parking: Encourage attractive, cost effective, convenient, and environmentally friendly public and private motor vehicle and bicycle parking facilities.	20.04.060 Parking and Loading, (m) Bicycle Parking Location and Design, (d) Minimum Vehicle Parking Requirement, (e) Maximum Vehicle Parking Requirement Table 4 9: Maximum Vehicle Parking Requirements, (g) Adjustments to Minimum Parking Requirements, (i) Vehicle Parking Location and Design (6) Stormwater Drainage -20.04.050 Access and Connectivity--(d) Pedestrian and Bicycle Circulation -20.04.060 Parking and Loading -20.02.060 Overlay Districts--(a) Downtown Character Overlay District--(10) Design Guidelines
	Policy 4.6.1	Provide sufficient bicycle and vehicular parking in the immediate Downtown area to support vibrant economic activity.	
	Policy 4.6.3	Establish a maximum for parking facilities in new residential projects.	
	Policy 4.6.5	Design facilities to anticipate potential changing mobility solutions, and to reduce stormwater runoff, to increase compatibility with street trees, and add visual interest to streets and other public locations.	

Chapter 5: Housing and Neighborhoods	Goal 5.1	Housing Affordability: Improve access to affordable housing for a continuum of needs in Bloomington, including people experiencing homelessness, low-income, and moderate-income households. Strive for permanent affordability in rental and owner-occupied housing options, with policies that recognize differences among the needs of extremely low-income (0-30% Area Median Income), very low-income (31%-50% AMI), low-income (51%-80% AMI) and moderate income (81%-120% AMI)	-20.04.110 Incentives--(a) Affordable Housing -20.02.020 Residential Zoning Districts--(e) R4: Residential Urban, (f) RM: Residential Multifamily, (g) RH: Residential High Density, (h) RMH: Manufactured/Mobile Home Park -20.03.030 Use-Specific Standards--(g) Accessory Uses and Structures, (6) Dwelling, Accessory Unit -20.02.030 Mixed-Use Zoning Districts -20.03.030 Use-Specific Standards--(b) Residential Uses--(11) Student Housing or Dormitory, (g) Accessory Uses and Structures--(6) Dwelling, Accessory Unit
	Policy 5.1.2	Establish affordable housing in locations with close proximity to schools, employment centers, transit, recreational opportunities, and other community resources to increase access.	
	Policy 5.1.3	Encourage a wide range of housing types to provide a more diverse mix of housing opportunities and household income levels, preferably within neighborhoods and multi-family housing developments.	
	Goal 5.2	Housing Planning and Design: Guide growth, change, and preservation of residential and business areas through planning policies that create and sustain neighborhood character and green space, and that build a sense of community, civic involvement, and neighborhood pride.	-20.06.050 Development Permits and Procedures, (c) Demolition and Demolition Delay Permit -20.02.030 Mixed-Use Zoning Districts, (a) MN: Mixed-Use Neighborhood Scale -20.04.070 Site and Building Design-(d) Building Design, (e) Projects Adjacent to Historic Buildings -20.05.050 Subdivision Design Standards-(g) Open Space -20.03.010 Use Regulations
	Policy 5.2.2	Ensure that expansion of existing neighborhoods and development of new neighborhoods includes access to green space and recreation areas.	
	Policy 5.2.3	In historic neighborhoods and districts, preserve or enhance authentic design characteristics, such as building form, by encouraging new or remodeled structures to be historically compatible with the neighborhood and adjacent structures. Design elements from the prevailing existing neighborhood fabric should be utilized in new building and renovation, even if the overall building design is more contemporary.	
	Policy 5.2.4	Design and arrange new multifamily buildings, including entries and outdoor spaces, so that dwellings have a clear relationship with the public street and operate on a pedestrian scale.	
	Policy 5.2.6	Existing residential neighborhoods, or any portions of a neighborhood having a consistent built character, should be maintained at their prevailing pattern of development, building distribution, and scale. This built character may be complemented by both traditional and contemporary architecture	

	Goal 5.3	Housing Supply: Help meet current and projected regional housing needs of all economic and demographic groups by increasing Bloomington's housing supply with infill development, reuse of non-residential developed land, and developments on vacant land if it is at least partially surrounded by existing development.	-20.04.110 Incentives--(a) Affordable Housing -20.02.030 Mixed-Use Zoning Districts--(a) MS: Mixed-Use Student Housing, (f) MD: Mixed Use Downtown--(7) MD-UV: Mixed-Use Downtown - University Village Character Area -20.03.030 Use-Specific Standards--(b) Residential Uses--(11) Student Housing or Dormitory, (g) Accessory Uses and Structures--(6) Dwelling, Accessory Unit -20.02.020 Residential Zoning Districts--(e) R4: Residential Urban, (f) RM: Residential Multifamily, (g) RH: Residential High Density -20.06.050 Development Permits and Procedures -20.06.080 Flexibility and Relief Procedures
	Policy 5.3.1	Encourage opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units, duplex, triplex, and fourplex buildings, courtyard apartments, bungalow courts, townhouses, row houses, and live/work spaces. Avoid placing these high density forms in single family neighborhoods.	
	Policy 5.3.3	Support home modifications (e.g. Universal Design standards) for non-student-oriented, multifamily housing to accommodate the needs of older adults and people with disabilities, including designs that allow for independent living, various degrees of assisted living, and/or skilled nursing care.	
	Policy 5.3.2	Enable seniors to remain in their own homes to "age in place," and consider locating a variety of housing options for seniors near gathering places such as the public library, parks, recreation or community centers, and other community resources.	
	Policy 5.3.4	Redirect new student-oriented housing developments away from the Downtown and nearby areas, and toward more appropriate locations closely proximate to the IU campus that already contain a relatively high percentage of student-oriented housing units, are within easy walking distance to the campus, and have direct access to university-provided parking as well as the university transit system.	
	Goal 5.4	Neighborhood Stabilization: Promote a variety of homeownership and rental housing options, mitigate against unforeseen eviction and rapid price changes, and promote opportunities for community interaction that are also aimed towards different stages of life, ages, and household incomes.	-20.04.0110 Incentives--(a) Affordable Housing -20.02.020 Residential Zoning Districts--(e) R4: Residential Urban -20.03.030 Use-Specific Standards--(g) Accessory Uses and Structures--(6) Dwelling, Accessory Unit -20.02.030 Mixed-Use Zoning Districts
	Policy 5.4.1	Promote and maintain housing options within neighborhoods to ensure that a diversity of housing types, a mix of household incomes, and a variety of homeownership and rental opportunities exist, including for locally protected classes of vulnerable residents.	

Chapter 6: Transportation	Goal 6.2	Improve Public Transit: Maintain, improve, and expand an accessible, safe, and efficient public transportation system.	-20.04.050 Access and Connectivity--(d) Pedestrian and Bicycle Circulation, (e) Public Transit -20.02.030 Mixed-Use Zoning Districts--(f) MD: Mixed Use Downtown -20.02.060 Overlay Districts--(a) DCO - Downtown Character Overlay District -20.03.030 Use-Specific Standards -20.02.030 Mixed-Use Zoning Districts -20.04.060 Parking and Loading--(i) Vehicle Parking Location and Design, (l) Minimum Bicycle Parking Required, (m) Bicycle Parking Location and Design, (o) On-street Parking Standards for Private Streets -20.04.080 Landscaping, Buffering, and Fences--(h) Parking Lot Landscaping -20.04.090 Outdoor Lighting -20.04.110 Incentives--(6) Sustainable Development Incentives, Table 4 21: Sustainable Development Incentive Qualification Criteria -20.04.020 Dimensional Standards--(d) Lot and Space Requirements -20.05.050 Subdivision Design Standards--(e) Lots
	Goal 6.3	Improve the Bicycle and Pedestrian Network: Maintain, improve, and expand an accessible, safe, and efficient network for pedestrians, and attain platinum status as a Bicycle Friendly Community, as rated by the League of American Bicyclists.	
	Policy 6.3.2	Encourage and require (where legally feasible) new private developments to dedicate easements or right of way and provide improvements for pedestrian and bicycle facilities to complete the connectivity in the networks.	
	Policy 6.3.4	Require pedestrian-friendly design features.	
	Policy 6.3.5	Require provision of covered bicycle parking in new construction.	
	Goal 6.4	Prioritize Non-Automotive Modes: Continue to integrate all modes into the transportation network and to prioritize bicycle, pedestrian, public transit, and other non-automotive modes to make our network equally accessible, safe, and efficient for all users.	
	Policy 6.4.1	As capacity needs increase, focus on multimodal improvements and optimization of the existing transportation system rather than adding more lanes for passenger vehicles	
	Goal 6.5	Protect Neighborhood Streets: Protect neighborhood streets that support residential character and provide a range of local transportation options.	-20.04.050 Access and Connectivity--(c) Driveways and Access--(2) Location and Separation of Drives--(E) Neighborhood Streets -20.04.050 Access and Connectivity--(d) Pedestrian and Bicycle Circulation, (e) Public Transit
	Policy 6.5.2	Balance vehicular circulation needs with the goal of creating walkable and bike-friendly neighborhoods.	