

Proposed Amendments to Ordinance 19-24: To Repeal
and Replace Title 20 of the Bloomington Municipal
Code entitled “Unified Development Ordinance”

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington
Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 70

Name of Sponsor(s): Cm. Piedmont-Smith & staff

Date Submitted: 12/11/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.020 Table 4-2: Residential District Dimensional Standards	95

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is proposed by Cm. Piedmont-Smith at the request of staff. The amendment updates Table 4-2 to reflect changes made by Amendments 60 and 61.

Council Action – [Date]:

Table 4-2: Residential District Dimensional Standards

sq. ft. = square feet

Dimensional Standards		RE	R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]	
Lot Dimensions (Minimum, only for lots created after the effective date)									Entire Development	Dwelling Site
Lot area	sq. ft.	108,900	20,000 [2]	7,200 [2]	5,000 [2]	4,000	5,000	5,000	43,560	3,000
	acres	2.50	0.459 [2]	0.165 [2]	0.115 [2]	0.092	0.115	0.115	1.00	0.069
Lot width		200 feet	100 feet [2]	60 feet [2]	50 feet [2]	35 feet	50 feet	50 feet	200 feet	40 feet
Building Setbacks (Minimum)										
Front build-to line		None	None	None	15 feet [3]	None	None	None	None	None
Front		30 feet	15 feet	15 feet [3]	None	15 feet [3]	10 feet	10 feet	25 feet	10 feet
Attached front-loading garage or carport		30 feet [6]	25 feet [6]	10 feet behind the primary structure's front building wall			25 feet [6]	25 feet [6]	None	None
Side		30 feet	First floor: 8 feet Each story above the ground floor: 10 feet [2]	First floor: 8 feet Each story above the ground floor: 10 feet [2] [4]	First floor: 6 feet Each story above the ground floor: 10 feet [2] [4]	5 feet	10 feet [5]	10 feet [5]	20 feet	Primary Structure: 7 feet Accessory Structure: 2 feet
Rear		60 feet	25 feet [2]	25 feet [2]	25 feet [2]	25 feet	15 feet [5]	15 feet [5]	20 feet	
Other Standards										
Front parking setback (minimum)		None	None	None	None	None	20 feet behind the primary structure's front building wall		None	None
Impervious surface coverage (maximum)		20%	40%	40%	45%	50%	60%	65%	None	65%
Landscape area (minimum)		None	None	None	None	None	40%	35%	None	None
Primary structure height (maximum)		40 feet	40 feet	40 feet	35 feet	35-40 feet	3 stories, not to exceed 40 feet [2] [5]	5 stories, not to exceed 63 feet [2] [5]	None	20 feet
Accessory structure height (maximum)		30 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	None	20 feet

Notes:

[1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R2 residential lot standards.

[2] See Section 20.04.110 (Incentives) for alternative standards.

[3] Or the median front setback of abutting residential structures, whichever is less.

[4] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.

[5] Buildings abutting a property in the RE, R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(4) (Neighborhood Transition Standards)

[6] Or equal to the setback of the primary structure, whichever is greater.

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Amendment Number:Am 71

Name of Sponsor(s):Cm. Rollo & staff

Date Submitted:December 11, 2019

UDO Chapter, Section, and Page	
Chapter/Section	Page #
20.04.020 – Dimensional Standards – (e) Setbacks - Table 4-6 Authorized Exceptions to Setback Requirements	100

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This amendment is proposed by Cm. Rollo at the request of staff. The amendment updates Table 4-6 to use defined terms rather than the language originally proposed by Amendment 63. The changes made by Amendment 63 are highlighted in **red** below, whereas the change made by this Amendment [#] is highlighted in **green** below.

Council Action – [date]:

- over -

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

Table 4-6: Authorized Exceptions to Setback Requirements DU = dwelling unit	
Type of Exception	Extent of Exception
Air conditioners (ground)	Up to 5 feet if screened by a fence, wall, or appropriate landscaping.
Air conditioners (window)	Up to 30 inches.
Architectural features	Up to 18 inches.
Awnings, balconies, canopies, patios, steps, and uncovered/open porches	Up to 6 feet.
Bay windows, chimneys, eaves,	Up to 3 feet.
Decks	Up to 6 feet into the side or rear setback provided that no deck is closer than 2 feet to a side property line.
Fire Escapes	Up to 6 feet into side and rear setbacks.
Front Entry	For Zone RE, R1, and R2, an entry or covered front addition a maximum 6 feet deep and with a width not to exceed one third the width of the main portion of the house primary facade of the structure.
Handicap ramps	Exempt from all setback requirements.
Satellite dishes	Up to 5 feet into the front setback and no closer than one foot to the side and rear property lines.
Detached garages or carports	Where a rear alleyway provides access to a detached garage or carport, the setback from the property line that runs parallel to the alleyway to the detached garage or carport may be reduced to three feet.
Additions to existing structures	For single-family, duplex, and triplex structures, additions to existing structures may use existing side or rear setbacks already established on the lot, provided that the gross floor area of the existing structure is not increased by more than 50 percent. In no case shall the setback be less than 10 feet (rear) or 4 feet (side).

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 45 - R

Name of Sponsor(s): Steve Volan

Date Submitted: 12/3/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.060(e) Maximum Vehicle Parking Requirement	135-140
20.04.060(h) Adjustments to Maximum Parking Requirements	142

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
6	Goal 6.1: Increase Sustainability - Policy 6.1.3: In land use decisions, require sufficient density through infill, redevelopment, and reuse of vacant or under-utilized parcels to support multimodal transportation and discourage urban sprawl.	74
6	Goal 6.4 Prioritize Non-Automotive Modes	75

Synopsis and Legislative Intent (brief description of amendment and its motivation)

This revised version of Amendment 45 is sponsored by Cm. Volan and adjusts provisions related to maximum parking requirements. The amendment replaces the term “requirement” with the terms “allowance” or “limit” to better reflect that the maximum parking standards contained 20.04.060(e) are the maximum allowed amounts of parking for the listed land uses. It converts many of the maximum allowances to a standard measurement of “[number of spaces] per 1,000 sq. ft. GFA” to allow for easier comparison of spaces allowed for different land uses.

Council Action – [Date]

Amendment (indicate text added in bold and text to be deleted via ~~strikeout~~)

20.04.060 Parking and Loading

(e) Maximum Vehicle Parking ~~Requirement~~ Allowance

In no case shall any land use or development subject to this Section ~~20.40.30~~ **20.04.060** provide more than the maximum number of vehicle parking spaces ~~required~~ **allowed** for each land use listed in Table 4-10: Maximum Vehicle Parking ~~Requirements~~ **Allowances**.

Table 4-10: Maximum Vehicle Parking ~~Requirements~~ Allowances

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Requirement Allowance
RESIDENTIAL USES	
Household Living	
Dwelling, single-family (detached)	No requirement limit
Dwelling, single-family (attached)	
Dwelling, duplex	2 spaces per DU
Dwelling, triplex	
Dwelling, fourplex	
Dwelling, multifamily	125 percent of the required minimum, or 1.25 spaces per bedroom, whichever is less.
Dwelling, live/work	1 space per DU
Dwelling, cottage development	2 spaces per DU
Dwelling, mobile home	2 spaces per DU
Manufactured home park	2 spaces per DU, plus 1 visitor space per 2 DUs
Group Living	
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
Continuing care retirement facility	
Fraternity or sorority house	0.8 spaces per bed
Group care home, FHAA small	1 space per 4 persons design capacity
Group care facility, FHAA large	
Nursing or convalescent home	
Opioid rehabilitation home, small	
Opioid rehabilitation home, large	2 spaces; plus 1 space per guest room
Residential rooming house	
Student housing or dormitory	
Supportive housing, small	No requirement limit
Supportive housing, large	
PUBLIC, INSTITUTIONAL, AND CIVIC USES	
Community and Cultural Facilities	
Art gallery, museum, or library	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA
Cemetery or mausoleum	No requirement limit
Club or lodge	1 space per 4 seats in main assembly area, or 1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA, whichever is greater
Community center	No requirement limit
Conference or convention center	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA for surface parking
	No requirement limit for structured parking
Crematory	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Day-care center, adult or child	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Government service facility	No requirement limit
Jail or detention facility	No requirement limit
Meeting, banquet, or event facility	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Mortuary	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Park	No requirement limit
Place of worship	1 space per 4 seats in main assembly area, or 1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA, whichever is greater
Police, fire, or rescue station	No requirement limit

Urban agriculture, noncommercial	No requirement limit
Educational Facilities	
School, college or university	No requirement limit
School, public or private	No requirement limit
School, trade or business	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Healthcare Facilities	
Hospital	1 space per patient bed design capacity
Medical clinic	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Methadone or other treatment facility	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Opioid rehabilitation facility	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
COMMERCIAL USES	
Agricultural and Animal Uses	
Kennel	No requirement limit
Orchard or tree farm, commercial	No requirement limit
Pet grooming	No requirement limit
Plant nursery or greenhouse, commercial	1 space per 300 sq. ft. GFA retail sales 3.3 spaces per 1,000 sq. ft. GFA retail sales
Veterinarian clinic	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Entertainment and Recreation	
Amenity center	No requirement limit
Country club	No requirement limit
Recreation, indoor	Bowling alley: 3 spaces per lane Theater: 1 space per 4 seats in assembly areas All other: 1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Recreation, outdoor	Golf course: 2 spaces per golf hole Mini golf course: 1 space per golf hole Golf driving range: 1 space per tee box All other: 1 space per 400 sq. ft. 2.5 spaces per 1,000 sq. ft. of site area used for recreation
Sexually oriented business	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Stadium	No requirement limit
Food, Beverage, and Lodging	
Bar or Dance club	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Bed and breakfast	1 space per guest bedroom
Brewpub, distillery, or winery	Indoor tasting/seating area: 1 space per 100 sq. ft. GFA 10.0 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 1 space per 200 sq. ft. of 5.0 spaces per 1,000 sq. ft. of
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 1 space per 100 sq. ft. GFA 10.0 spaces per 1,000 sq. ft. GFA;; Outdoor seating area: 1 space per 200 sq. ft. of 5.0 spaces per 1,000 sq. ft. of
Office, Business, and Professional Services	
Artist studio or workshop	No maximum limit
Check cashing	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Financial institution	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Fitness center, small	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Fitness center, large	1 space per 400 sq. ft. GFA 2.5 spaces per 1,000 sq. ft. GFA
Office	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Retail Sales	
Building supply store	1 space per 500 sq. ft. GFA 2.0 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Retail sales, medium	1 space per 250 sq. ft. GFA 4.0 spaces per 1,000 sq. ft. GFA
Retail sales, large	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA

Retail sales, big box	1 space per 300 sq. ft. GFA 3.3 spaces per 1,000 sq. ft. GFA
Vehicles and Equipment	
Equipment sales or rental	1 space per 350 sq. ft. 2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	No requirement limit
Vehicle fleet operations, small	No requirement limit
Vehicle fleet operations, large	No requirement limit
Vehicle fuel station	1 space per 200 sq. ft. GFA 5.0 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	No requirement limit
Vehicle parking garage	No requirement limit
Vehicle repair, major	1 space per 350 sq. ft. 2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Vehicle repair, minor	
Vehicle sales or rental	
Vehicle wash	No requirement limit
EMPLOYMENT USES	
Manufacturing and Processing	
Commercial Laundry	No requirement limit
Food production or processing	No requirement limit
Manufacturing, artisan	No requirement limit
Manufacturing, light	No requirement limit
Manufacturing, heavy	No requirement limit
Salvage or scrap yard	No requirement limit
Storage, Distribution, or Warehousing	
Bottled gas storage or distribution	No requirement limit
Contractor's yard	No requirement limit
Distribution, warehouse, or wholesale facility	No requirement limit
Storage, outdoor	No requirement limit
Storage, self-service	1 space per 350 GFA 2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/office space
Resource and Extraction	
Gravel, cement, or sand production	No requirement limit
Quarry	No requirement limit
Stone processing	No requirement limit
UTILITIES AND COMMUNICATION	
Communication facility	No requirement limit
Solar collector, ground- or building-mounted	No requirement limit
Utility substation and transmission facility	No requirement limit
Wind energy system, large	No requirement limit
Wind energy system, small	No requirement limit
ACCESSORY USES	
Chicken flock	No requirement limit
Crops and pasturage	No requirement limit
Detached garage	No requirement limit
Drive-through	No requirement limit
Dwelling, accessory unit	No requirement limit
Electric vehicle charging facility	No requirement limit
Greenhouse, noncommercial	No requirement limit
Home occupation	No requirement limit
Outdoor retail and display	No requirement limit
Outdoor trash and recyclables receptacles	No requirement limit
Recycling drop-off, self-serve	No requirement limit
Swimming pool	No requirement limit
TEMPORARY USES	
Book buyback	No requirement limit
Construction support activities	No requirement limit

AMENDMENT FORM

Ordinance 19-24: To Repeal and Replace [Title 20](#) (linked) of the Bloomington Municipal Code entitled "Unified Development Ordinance"
Please complete all fields indicated in yellow.

Amendment Number: Am 72

Name of Sponsor(s): Cm. Piedmont-Smith

Date Submitted: 12/11/2019

UDO Chapter, Section, and Page

Chapter & Section	Page #
20.04.070(d)(2)(E) Roofs	154

Supported by Following Sections of the Comprehensive Plan

Chapter	Section (e.g., Overview, Goals & Policies, or Programs)	Page #
3	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.	46
3	Policy 3.2.2: Increase greenspace and protect environmentally sensitive areas.	46

Synopsis and Legislative Intent ([brief](#) description of amendment and its motivation)

This amendment, brought forward at the request of a few Bloomington architects, allows flat roofs in residential zoning districts for primary structures which have a minimum size. The minimum size requirement is to avoid having mobile homes in these zoning districts, as mobile homes should be placed in the RMH district. Flat roofs make it possible to have both innovative design and to install green roof cover. Green roofs decrease stormwater runoff and thus their greater allowance in the city serves to meet policies 3.2.1 and 3.2.2 of the Comp Plan. Policy 5.2.6 of the Comp Plan indicates that both traditional and contemporary architecture are desirable in residential neighborhoods. Many contemporary architectural designs for residential housing include flat roofs. A building with a flat roof does not necessarily violate the “consistent built character” and “prevailing pattern of development, building distribution, and scale” of a residential neighborhood.

Council Action – [Date]:

Amendment (indicate text added in **bold** and text to be deleted via ~~strikeout~~)

E.g., *Except for as necessary for the development of the Convention Center site, discourage large footprint buildings (i.e. with a ~~maximum~~ size **greater than** of a quarter of a block) in order to encourage local developers and businesses and ~~better urban form~~ **create a more pedestrian-friendly public realm.***

20.04.070 Site and Building Design

(d) Building Design

(2) Residential

(E) Roofs

- i. **For** attached and detached single-family dwellings, duplex, triplex, ~~and~~ fourplex, **and multifamily** dwelling units **that have sloped roofs, the roof** shall ~~have sloped roofs consisting~~ **consist** of shingles, shakes, tile, standing-seam metal, or V-grain metal. Additions to attached or detached single-family dwelling units may use flat roofs **(less than a 3:12 roof pitch)**.
- ii. ~~Multifamily structures may use a flat roof with a parapet or a sloped roof consisting of the materials listed in 20.04.070(d)(2)(E)i above.~~ **Primary structures larger than 1,000 square feet of gross floor area may use a flat roof (less than 3:12 roof pitch) with a parapet and shall comply with any applicable Use Specific Standards in 20.03.030.**