

# Proposed Text Amendments

City of Bloomington Planning and Transportation

November 17, 2020

# Proposed Text Amendments: Three Types

## Fix / Correction

The UDO has been active since April 2020.

## Clarifying

Staff has identified and tracked issues with its administration and is bringing forward amendments to address those issues.

## Policy

The issues generally fall into three categories.

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## Chapter 20.02: Zoning Districts

### Fix

Errors in Setback Tables

Table and Footnote Locations

### Clarify

Stepbacks Apply to Full Façade

Align Sidewalk/Multi-Use Path  
Minimums with  
Transportation Plan

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## Chapter 20.03: Use Regulations

### Fix

Special Event Time Limit

Second Story Use Over  
Storage Units

Enclosed Accessory Structure  
Limits

### Clarify

Affidavit for ADU Mailing

Fuel Dispenser Unit Count

Detached ADU 840 sf  
Maximum is for ADU portion

Setbacks for Livestock  
Structures

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## Chapter 20.04: Development Standards & Incentives

### Fix

Gravel Driveways for Single-Family

Table References

Metal as Secondary Material In Some Areas

EIFS Restriction Text Location

Minimum Landscape Area In Table

### Clarify

Cross-Referencing Transition Zone Requirements

Flood Protection For All Parcels

Drive-Throughs to Front Building Wall\*

Karst Area Protection

Affordable Housing Incentives for R4

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## Chapter 20.04: Development Standards & Incentives

### Fix

Birthing Center As Medical Clinic

Matching Transportation Street Classifications (Local)

Remove IN References

### Clarify

Motorcycle Parking

Center Signage

Karst Area Protection

Affordable Housing Incentives for R4

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## Chapter 20.05: Subdivision Standards

### Fix

Tree Plot Width To Match  
Transportation Plan

Frontage For New Single  
Family Lots

Matching Transportation  
Street Classifications (Local)

### Clarify

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## Chapter 20.06: Administration & Procedures

### Fix

Add Missing Text to Common Review Procedure Graphic

### Clarify

Additions to Structures in Floodplain

Adjusting Major Site Plan Thresholds



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## Chapter 20.07: Definitions

### Fix

Fix Manufactured Home  
Definition

### Clarify

Birthing Center Added to  
Medical Clinic Use