

New Unified Development Ordinance

1) Where are we in the process?

- Clarion Associates began work in Feb. 2018 with initial stakeholder meetings
- Three draft modules released May-Nov. 2018, each focusing on one large section of the UDO – public meetings after each
- Consolidated draft released March 12
- Conversion zoning map released March 25 – Just mapping new names onto existing zoning districts

2) Key changes

a. Four new zoning districts (not yet mapped)

- Residential Large Lot – between existing RE and RS
- Residential Urban – more dense than existing RC
- Mixed-Use Student Housing
- Parks & Open Space

b. New Mixed-Use Student Housing (MS) district

- Use is defined by proportion of project that has 3 or more bedrooms
- Zone is meant to be clear we want MS close to campus, along commercial corridors, and/or in areas well-served by transit
- Not mapped yet
- This will not be the only place student housing is allowed, but it will be the only place increased height & density for student housing is allowed.

c. Dwelling Units per Acre proposed to be eliminated as a criterion for building

Building size and scale are really what we're concerned about – interior configuration to allow X number of units does not really impact the public realm

d. New use table – which land uses will be allowed in which zoning district

Residential

- Duplex allowed in all residential zones
- Triplex allowed in all zones except RE, conditional in R3
- Fourplex allowed in R3 (conditional) and higher-density zones
- All of the above: Only allowed on corner lots, primary entrances on 2 different streets, limited number of bedrooms per unit (currently 3 – should be lowered?)

Opioid rehabilitation home

- Small – permitted in all residential zones with additional requirements
- Large – permitted in R4 and multi-family zones with additional requirements
- Additional requirements – 500 ft separation from the next opioid rehabilitation home, in R4 maximum occupancy is 20

Opioid treatment clinic

- Not allowed within 1000 feet of residential zone, church, or school
- Must include sufficiently large waiting area and restrooms inside

Accessory Dwelling Units

- Allowed by-right city-wide when accessory to an owner-occupied single-family or duplex dwelling

- Limited to 1 bedroom and 600 s.f. (attached) or 440 s.f. (detached)

Urban agriculture – allowed city-wide with on-site sales

e. Neighborhood transitions

- Any new development next to single-family zoning must have higher floors (beyond 2) stepped back from the adjacent single-family homes
- 3rd floor stepped back at least 50 feet, 3 floor an additional 50 feet

f. Affordable housing incentives

- Reduced lot sizes for single-family, duplex, triplex, and fourplex uses
- Up to 2 additional stories extra for multi-family zoned projects
- Expedited review (staff-level) for projects with fewer than 50 units that are not adjacent to single-family zoning districts
- Student housing not eligible

g. Sustainable development incentives

- Two options to prove “sustainable” : either choose 5 of 7 specific options or prove the project can attain LEED-Silver or equivalent.
- One additional floor of height allowed
- No expedited review

h. Major vs. minor site plan review

Major (goes to Plan Commission)

- Residential dwelling units: More than 30 dwelling units in new development, or 10% increase in existing development
- Area: More than 15,000 s.f. of new development, or more than 10,000 s.f. increase in floor area
- Location: Any development within 500 ft. of I-69,
- Any cumulative “minor” changes over 3 years that would add up to a “major” change
- Planning Director may decide other site plans should also go through major review

Minor (staff-level approval)

- Does not meet the above criteria

3) Next steps

- Draft will go to Plan Commission for hearings in April/May/June
- New draft adopted by Plan Commission will go to City Council for hearings in August/September/October
- After adoption of final UDO, a new zoning map will be drafted and submitted for public comment, Plan Commission, and City Council adoption

Transportation Plan

- Amendments proposed by City Council will be released April 12
- Additional amendments can be submitted by members of the public by April 29 (noon)
- Council Members will review additional amendments and decide which to sponsor
- Resume hearings in City Council chambers May 22, 6:30 pm

Questions? Comments? Contact me! piedmoni@bloomington.in.gov