



Zoning Update: Diagnostic & Conceptual Approach

March 22, 2017

Introduction

Bloomington Zoning Ordinance Update

▶ **Goals:**

- ▶ **Align with *Bring It On Bloomington!***
- ▶ **Preserve priority places**
- ▶ **Modernize the zoning standards**
- ▶ **Create a comprehensive, competitive, user-friendly code**

Zoning Update Process



Planning Commission workshops at each step

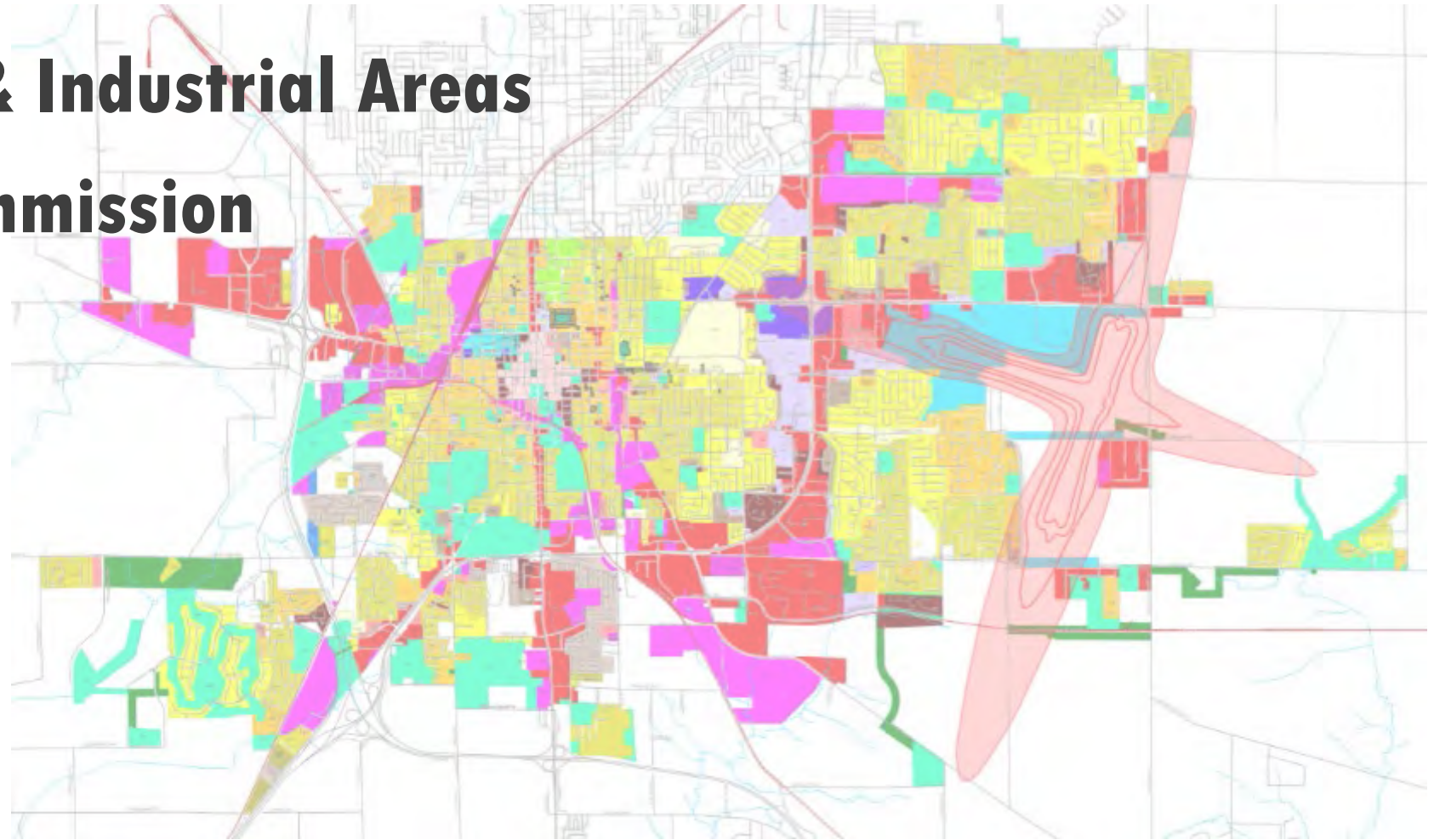
Purpose of Tonight's Workshop

- ▶ **Present findings**
- ▶ **Describe conceptual direction**
- ▶ **Obtain feedback**

Community Outreach

Outreach – Zoning Workshops

1. Residential Areas
2. Commercial & Industrial Areas
3. Planning Commission



Outreach Results

- ▶ **Zoning Standards:**
 - ▶ **Split zoning on parcels**
 - ▶ **Excessive parking requirements**
 - ▶ **Nonconforming standards**
 - ▶ **Excessive special use requirements**
 - ▶ **Warehouse District zoning needs to be flexible**

Outreach Results

- ▶ **Clarity & User-Friendliness:**
 - ▶ **Code is difficult to understand**
 - ▶ **Outdated use classifications & definitions**
 - ▶ **Unclear landscape, parking standards**
 - ▶ **Fees aren't clearly defined**
 - ▶ **Zoning overlap with engineering requirements**

Outreach Results

- ▶ **Procedural:**
 - ▶ **Need for zoning interpretations**
 - ▶ **Process is lengthy, difficult, costly**
 - ▶ **A “one-stop shop” is desired.**
 - ▶ **Historic COA review – 7 day timeline**
 - ▶ **demolition delay**

Current Zoning Ordinance

Comprehensive Plan Alignment

▶ *Bring It On Bloomington!*

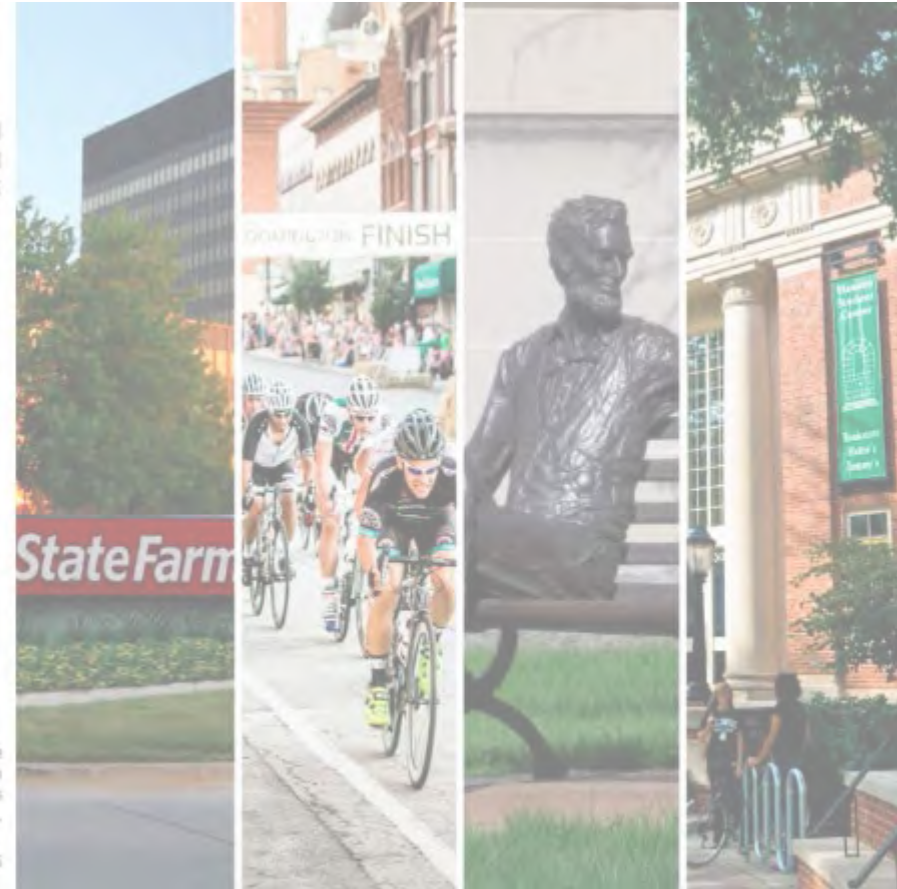
- ▶ **Thriving economy**
- ▶ **Mixed land uses, small-town feel**
- ▶ **Vibrant downtown**
- ▶ **Housing affordability**
- ▶ **Healthy community**

CITY OF BLOOMINGTON
COMPREHENSIVE PLAN
2035

**BRING IT,
BLOOMINGTON!**
PLAN IT. SEE IT. LIVE IT.

The report was prepared by the
McLean County Regional Planning Commission
as Phase 3 of the City of Bloomington's
Comprehensive Plan.

Adopted August 24, 2015



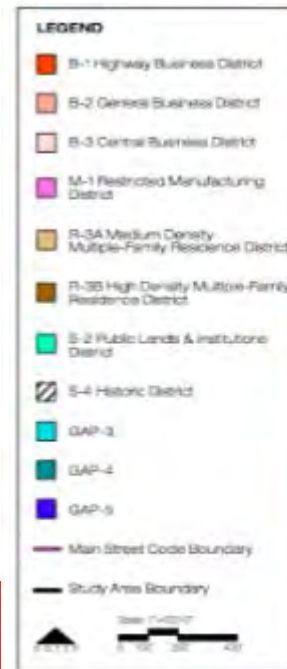
Warehouse District

- ▶ ***Bring it on Bloomington:***
 - ▶ **Arts or Innovation District**
- ▶ **Current zoning limits realization of comp. plan vision**



Downtown Zoning

- ▶ ***Bring it on Bloomington:***
 - ▶ **Mix of uses**
 - ▶ **Arts-friendly**
 - ▶ **Compatible with historic development**
- ▶ **Implement *Downtown Bloomington Strategy***



Downtown Zoning

▶ *Downtown Bloomington Strategy:*

- ▶ **Mix of uses**
- ▶ **Arts-friendly**
- ▶ **Compatible with historic development**



Housing

- ▶ **Comp. Plan promotes affordable housing types**
 - ▶ **Tiny houses**
 - ▶ **Homesharing**
 - ▶ **Micro-units**
 - ▶ **Multi-generational homes**
- ▶ **Code disallows home sharing (renting rooms), accessory dwellings for unrelated individuals.**

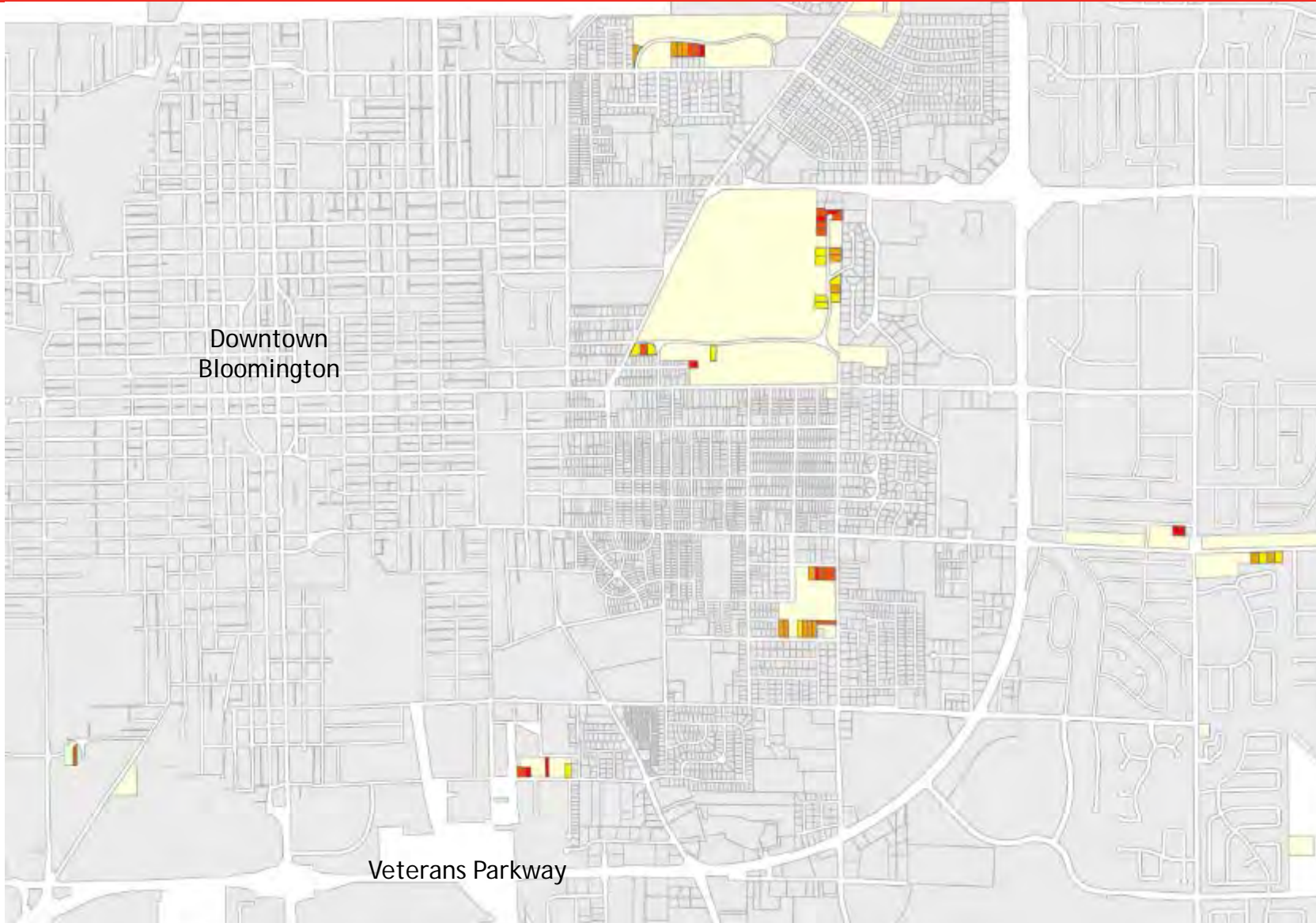
Zoning Code Structure

- ▶ **Standard & procedures scattered throughout Zoning & other codes.**
- ▶ **Overlay districts grouped with zoning districts**
- ▶ **GAP form-based code is an island.**
- ▶ **Fees & Penalties**

Zoning Code Clarity

- ▶ **Very specific uses are defined, used inconsistently.**
- ▶ **Regulations are obscured in definitions**
- ▶ **Minimum lot sizes are not clear and logical**
- ▶ **Unused procedures & regulations**
 - ▶ **Ex: Zoning Certificate of Compliance, Traditional Neighborhood District**

Nonconforming Conditions R-1A



Map Key

Sq. Ft. Below Minimum Lot Area (22,500 sq. ft.)

≤2250 (13)

≤4500 (15)

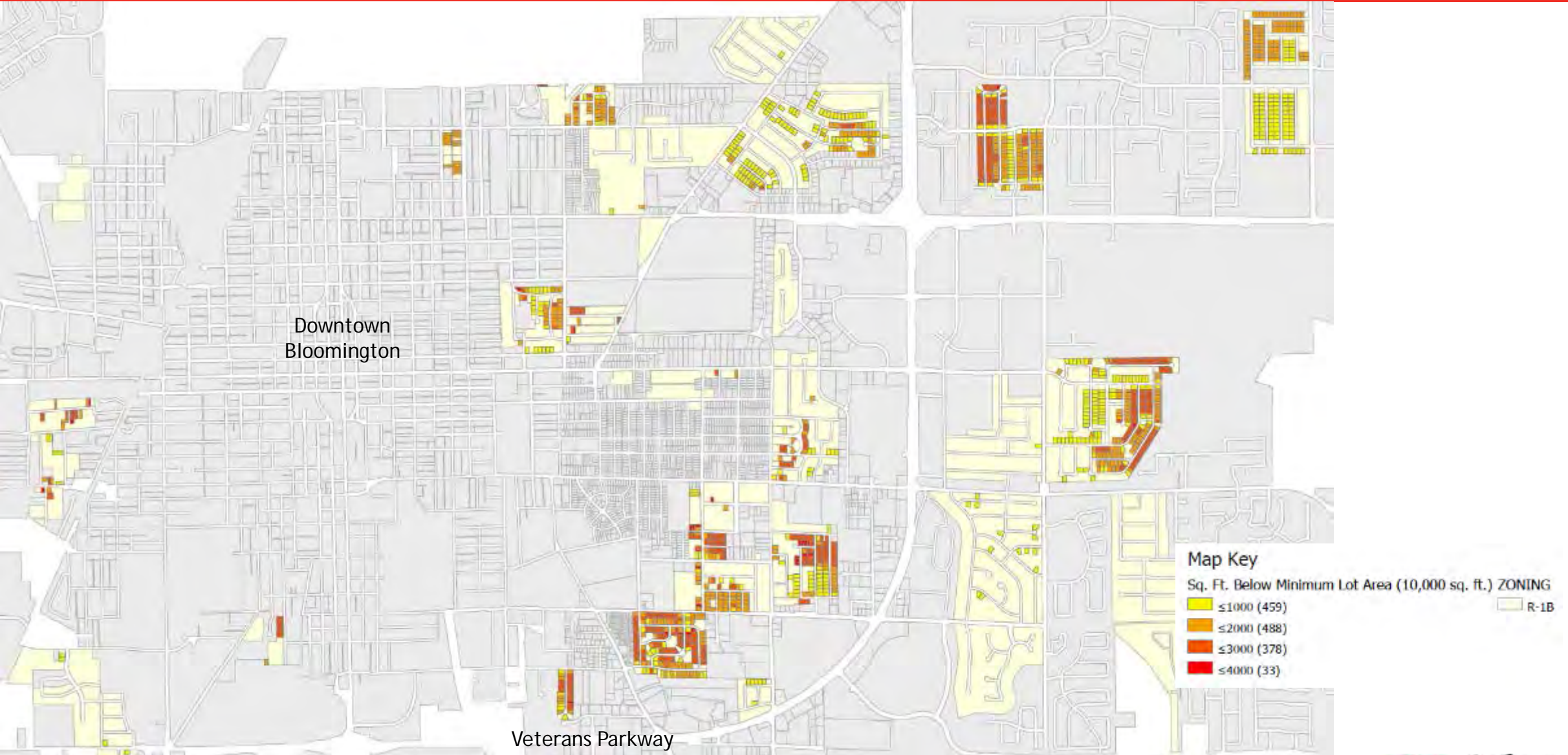
≤6750 (13)

≤12000 (9)

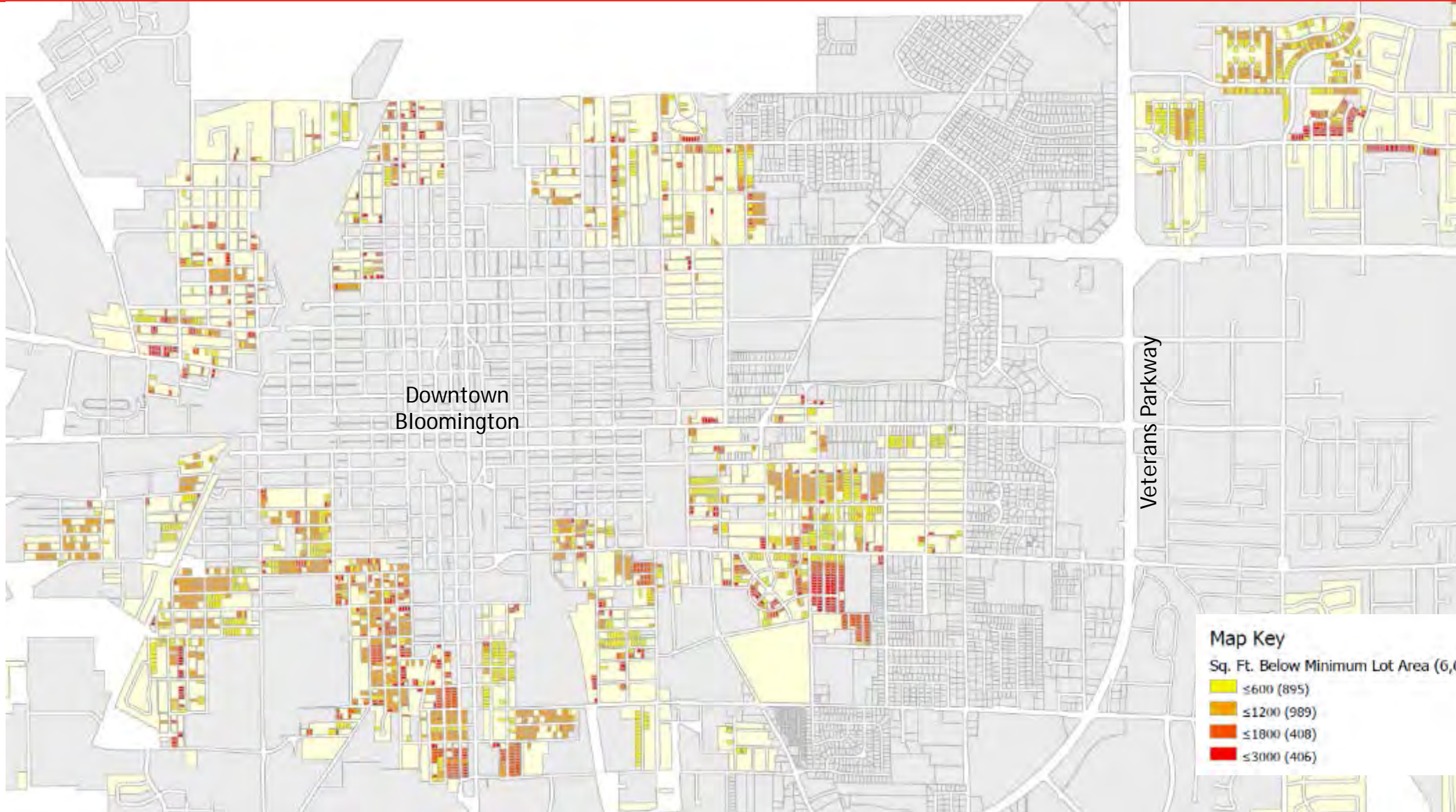
ZONING

R-1A

Nonconforming Conditions R-1B



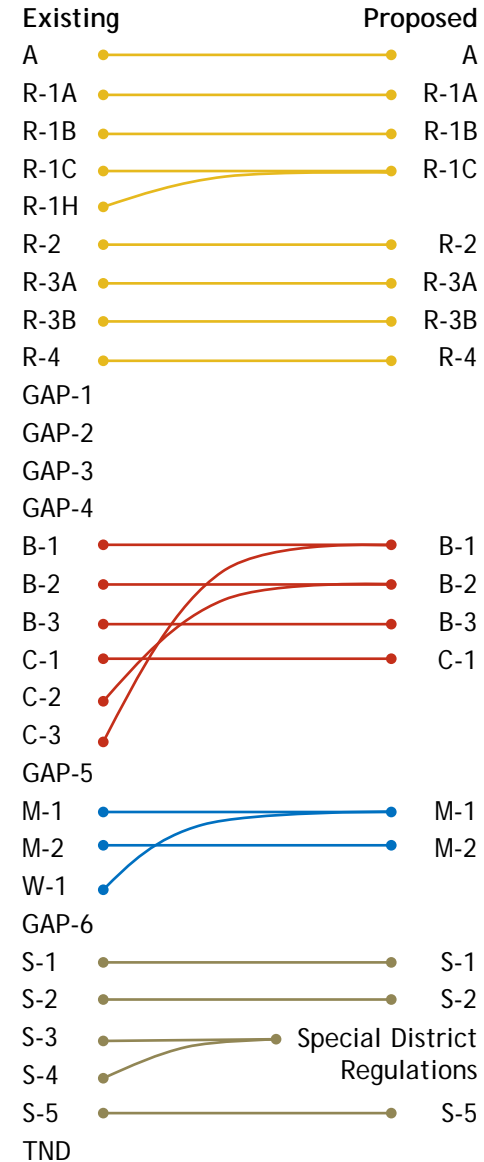
Nonconforming Conditions R-1C



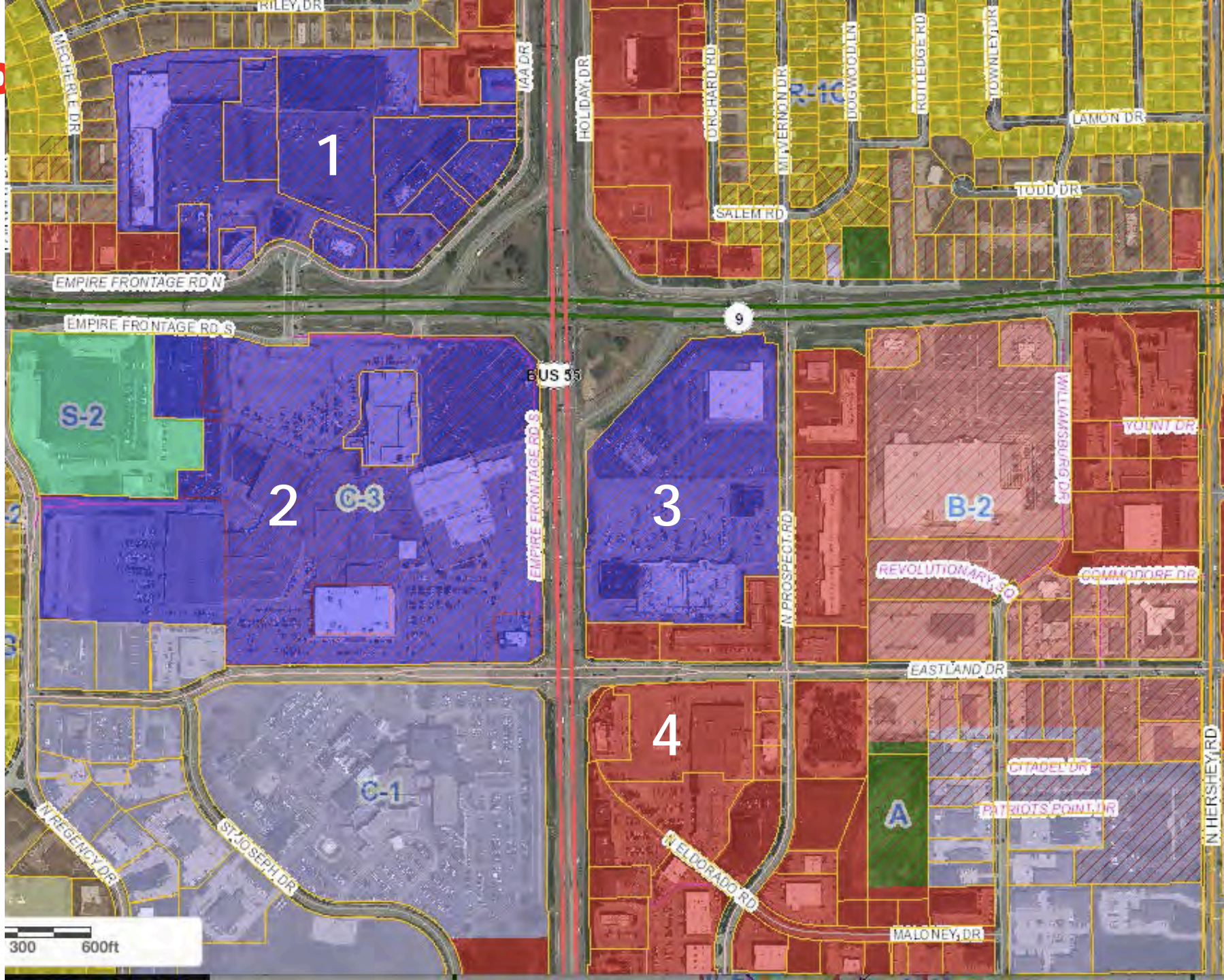
Recommended Approach

District Consolidation

- ▶ How to deal with GAP Districts & TND? May eliminate GAP in favor of guidelines. TND is not used.
- ▶ Possible new transitional downtown districts
- ▶ Keep site plan review even if B and C Districts consolidate.



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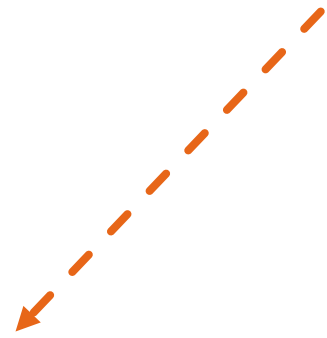


1 - Retail Center Zoned C-3

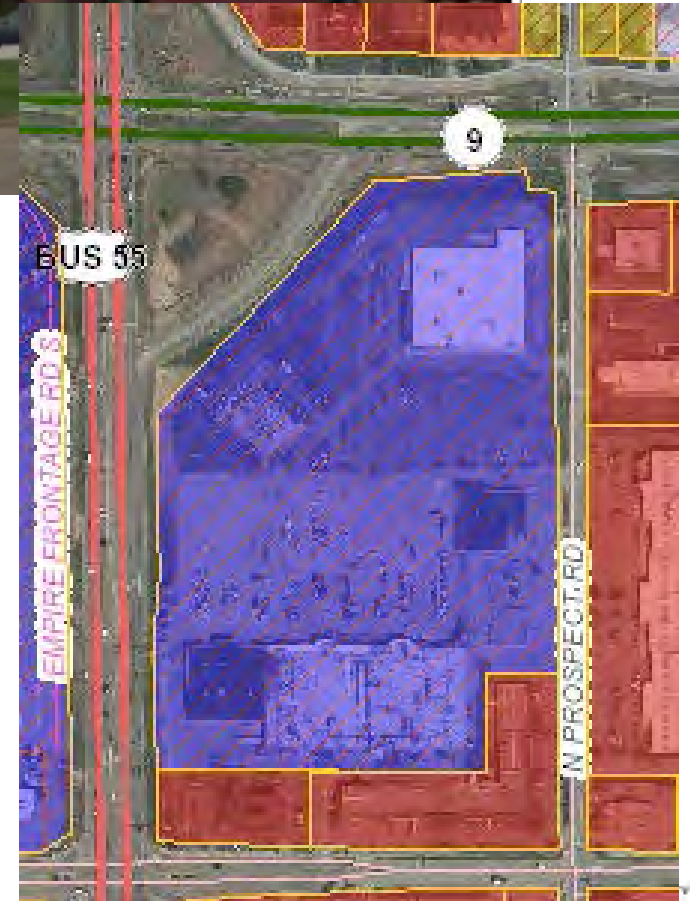
Circuit City, Former Kmart, Ashley Furniture, retail & dining outlots



for



2 - Shopping Mall Zoned
C-3

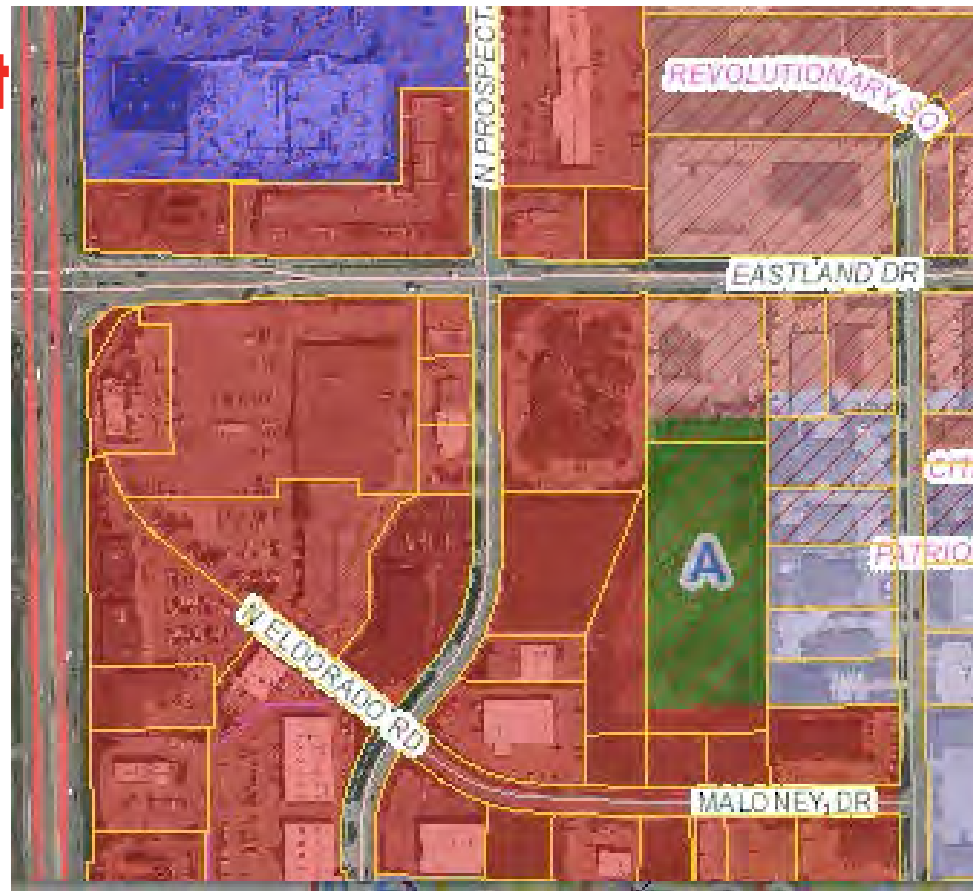
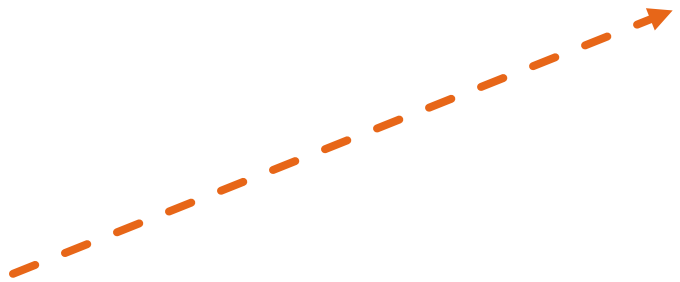


3 - Retail Center Zoned C-3

Schnucks, Joann, Barnes & Noble, dining outlots

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4 - Retail Center Zoned B-1

Party City, Former Cub Foods, Retail & Dining outlots

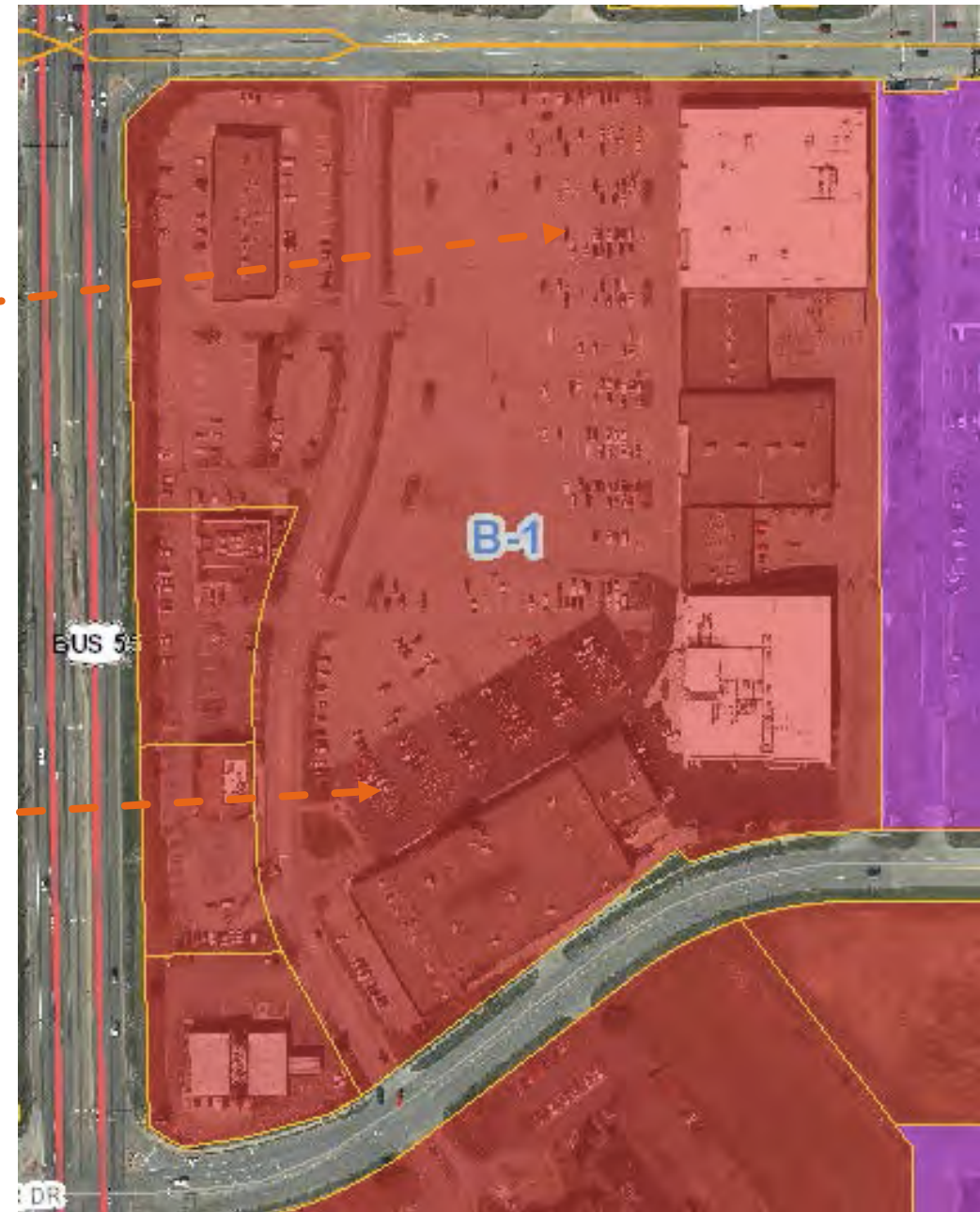


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Retail Center Zoned B-1

Jewel Osco, TJ Maxx, LA Fitness, Best Buy, retail & dining outlots





style



Retail Area Zoned B-1

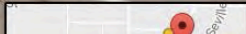
Walmart, undeveloped parcels, dining, Aldi,



Shopping Center zoned

B-2

Jewel-Osco, small retail, bank outlot

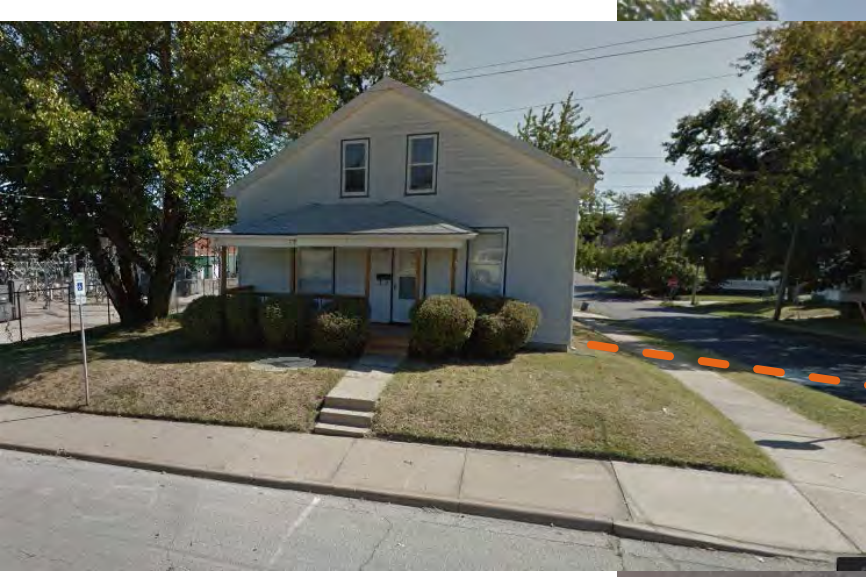


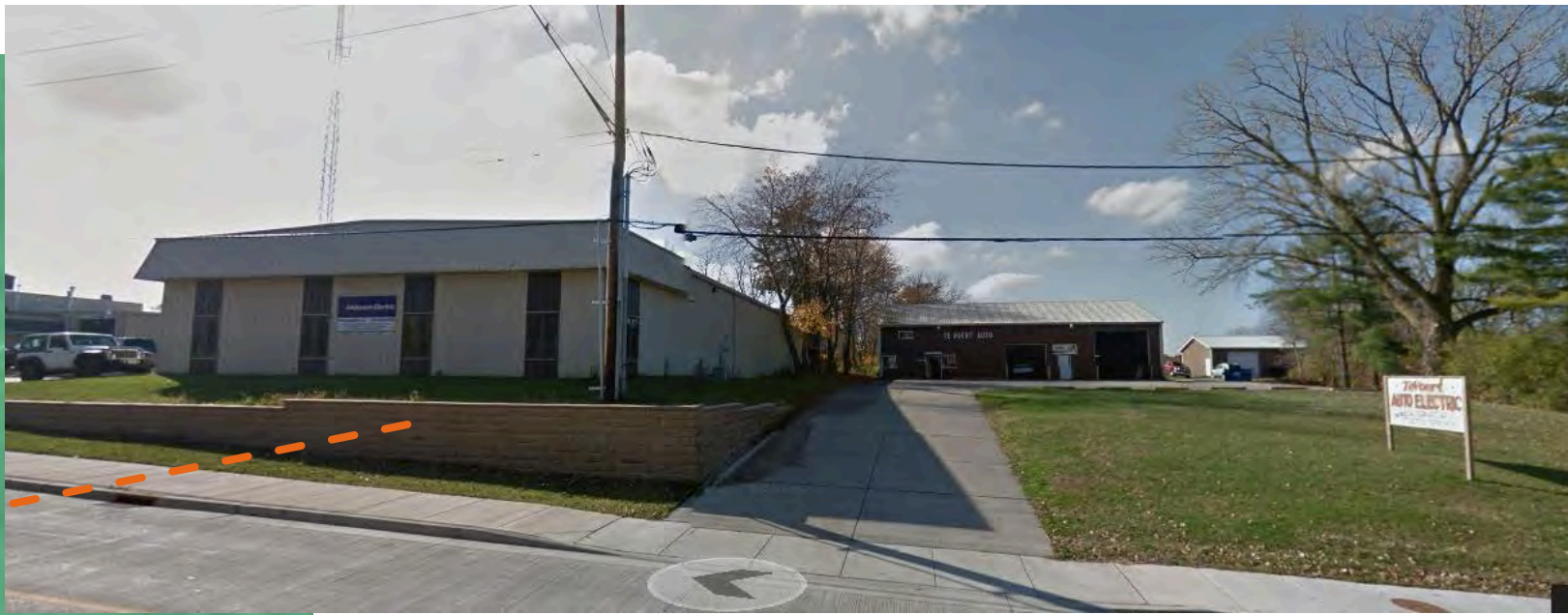
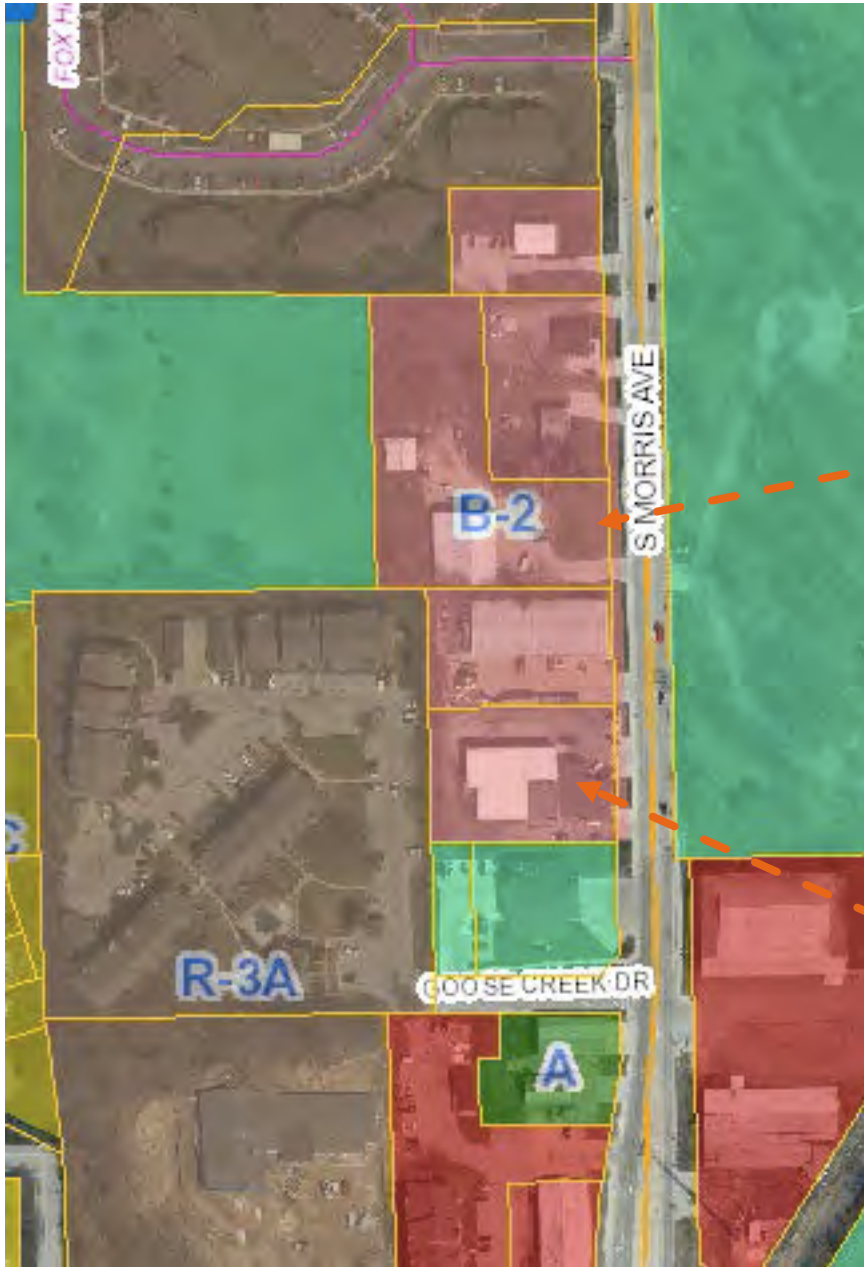
Corridor zoned B-2

Jewel-Osco, small retail, bank outlot



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Proposed Table of Contents

- | | |
|--|--|
| 1. Title, Intent & Purpose | 10. General Provisions |
| 2. Zoning District & Maps | 11. Use Provisions |
| 3. Agricultural District Regulations | 12. Non-conforming Buildings & Uses |
| 4. Residential District Regulations | 13. Off-Street Parking & Loading |
| 5. Business District Regulations | 14. Landscaping & Screening |
| 6. Manufacturing District Regulations | 15. Sign Regulations |
| 7. Public Interest District Regulations | 16. PUD |
| 8. Form-Based Code (?) | 17. Definitions |
| 9. Zoning Overlay District Regulations | 18. Administration & Enforcement |

Contemporary Zoning Topics

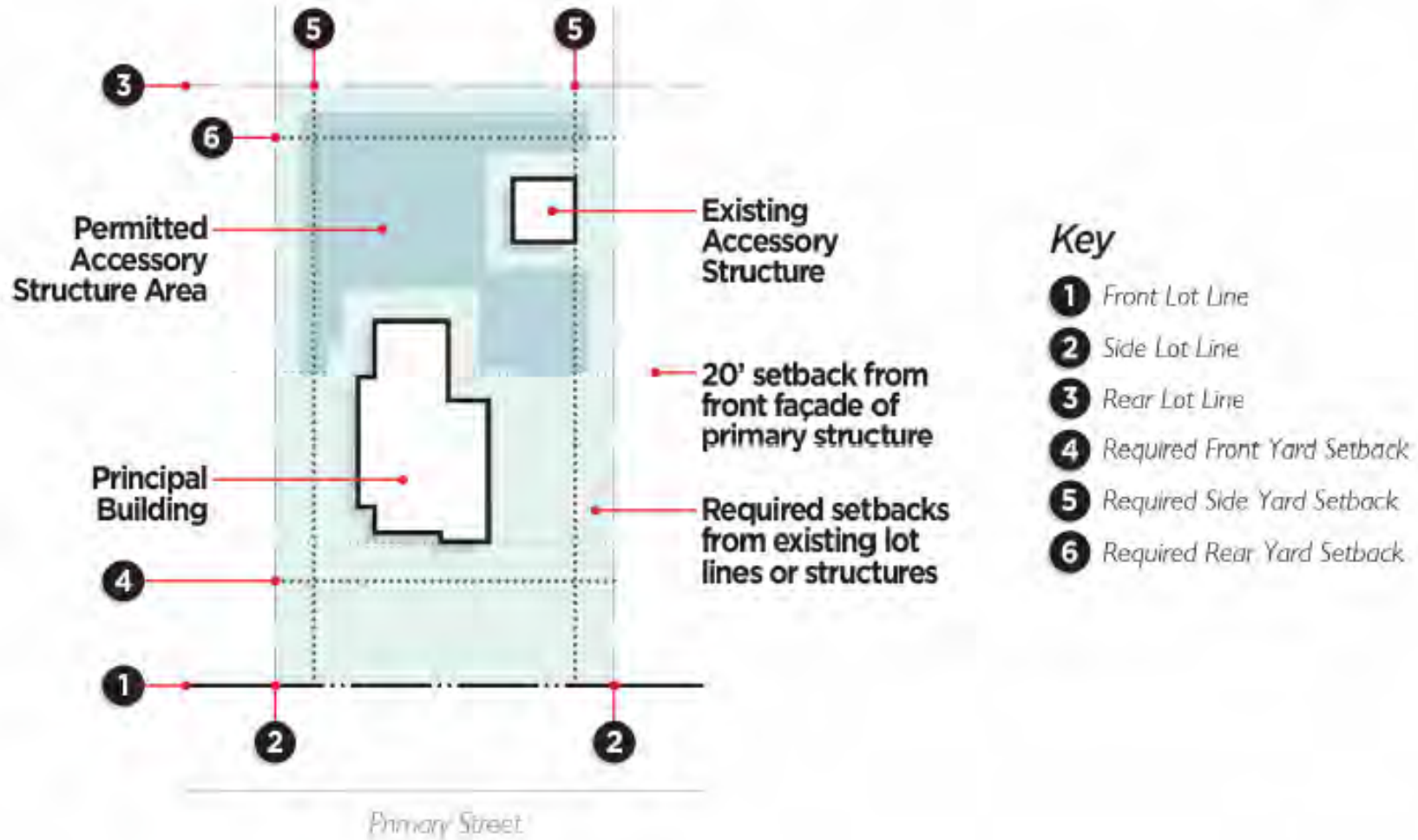
- ▶ **Home-Based Businesses**
- ▶ **Sharing Economy**
- ▶ **Telecommunications**
- ▶ **Sustainability**

Zoning Best Practices

- ▶ **Alignment with Comprehensive Plan**
- ▶ **Internal Consistency**
- ▶ **Predictable Processes**
- ▶ **Enforceable Requirements**
- ▶ **Up-to-Date Uses and Standards**
- ▶ **Direct, Simple Language**
 - ▶ **Graphics & Tables**

Graphics

Figure 7.6.B.3. Required Setbacks for Accessory Structures on Residential Lots



Graphics

Figure 7.8(A). Requirements for Permitted Encroachments in Public Right-of-Way

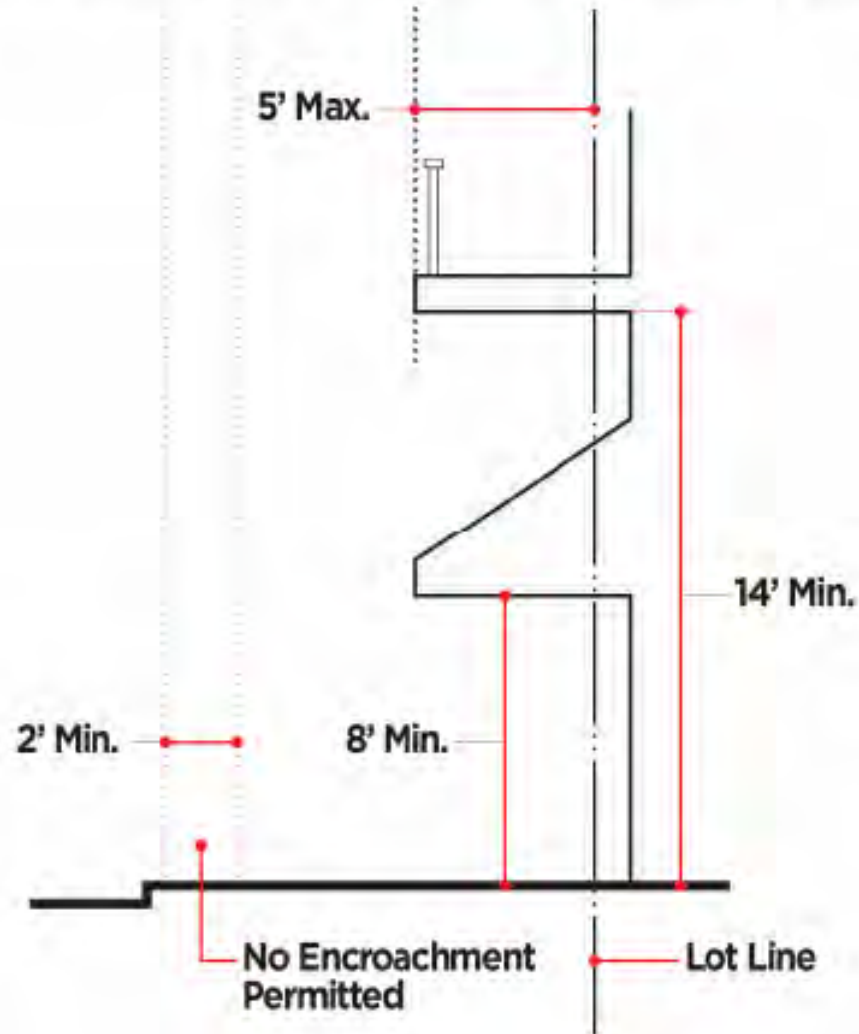
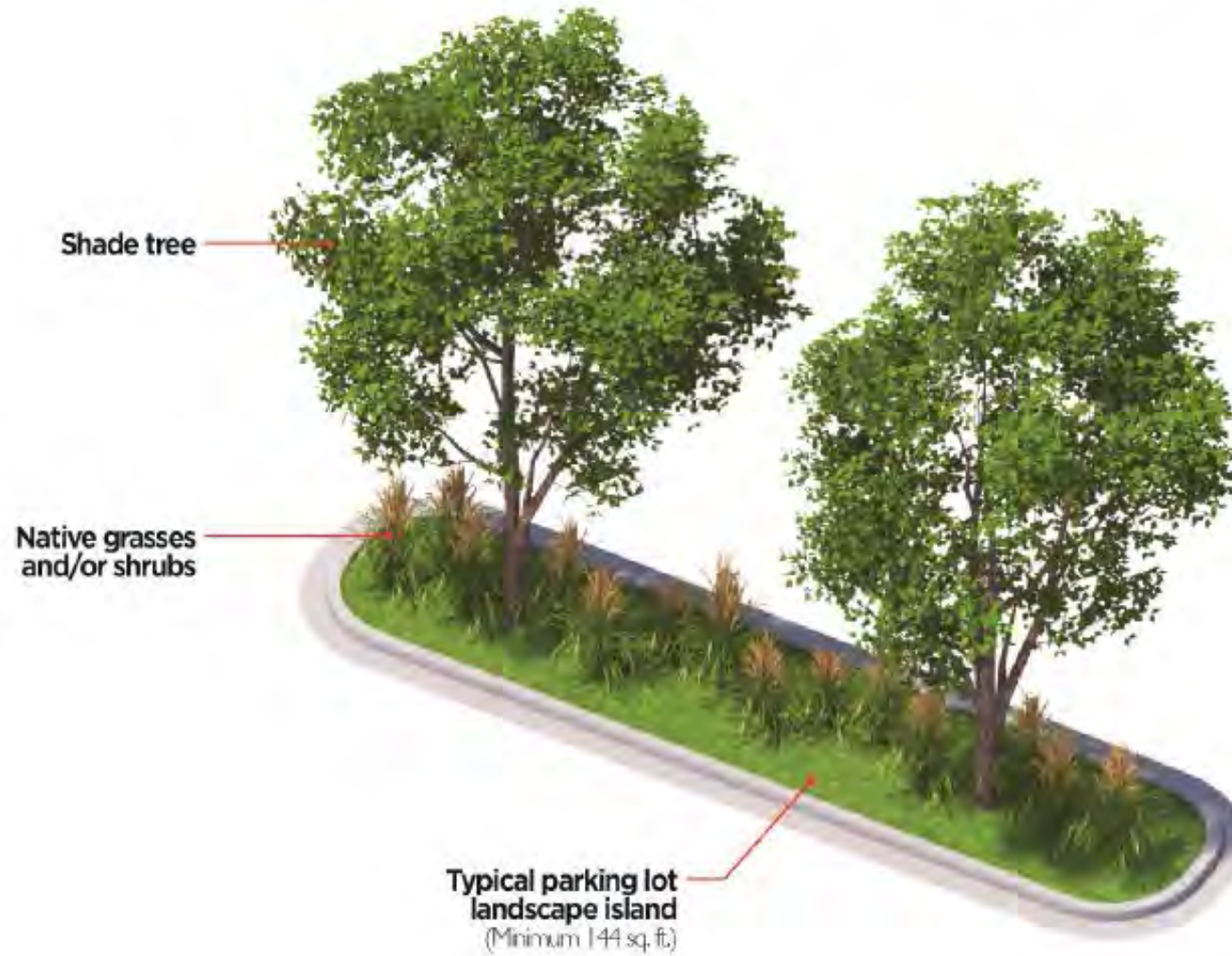


Figure 11.4(L). Berms

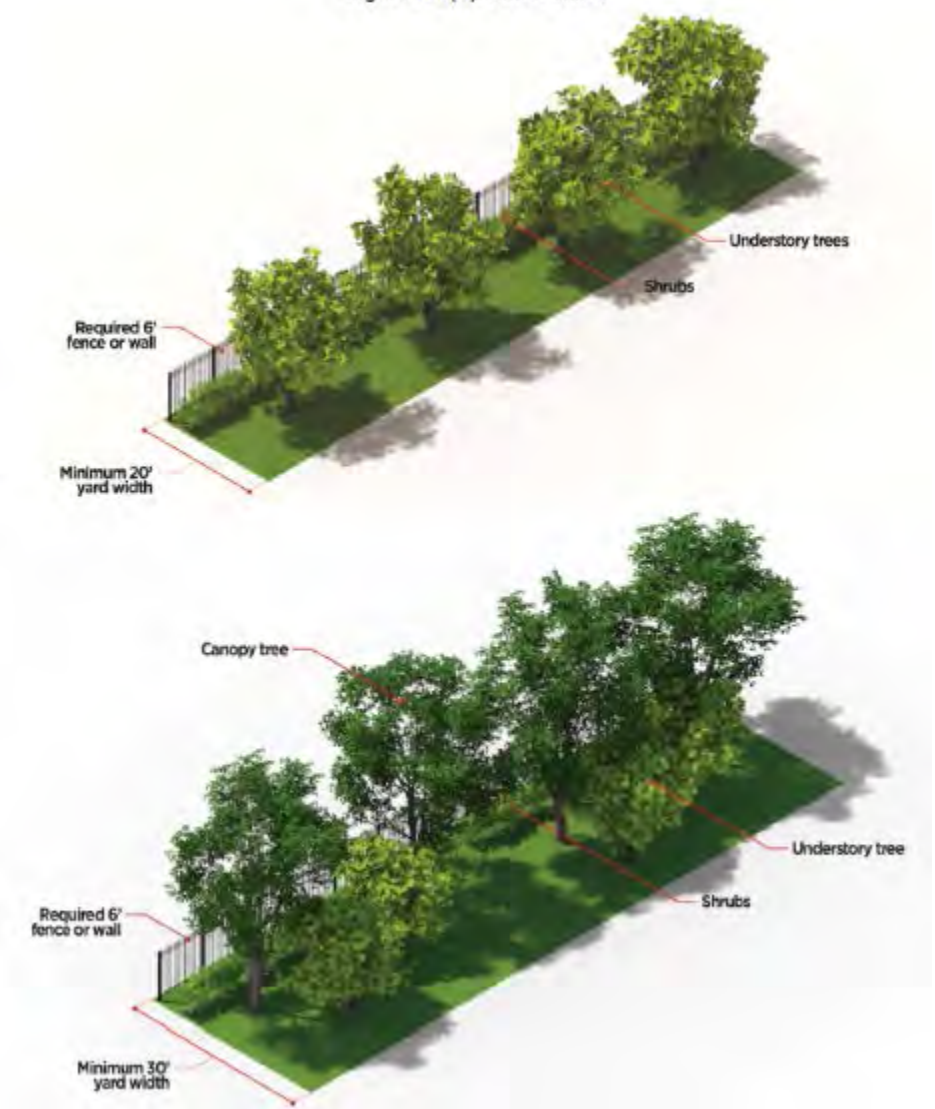


Figure 11.8(Bb). Typical Parking Lot Landscape Island



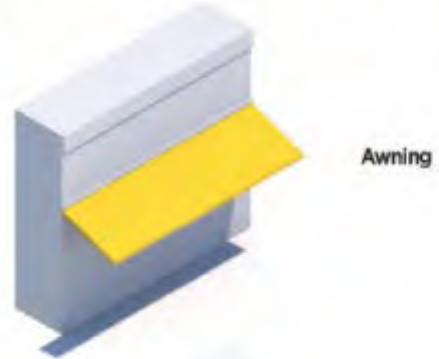
Graphics

Figure 11.9(B). Buffer Yards

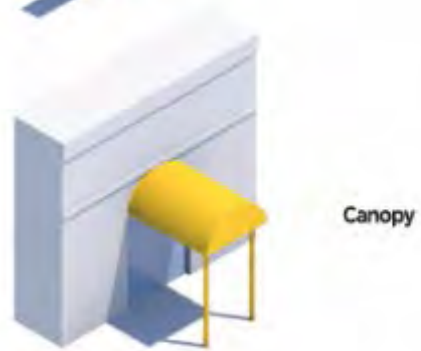


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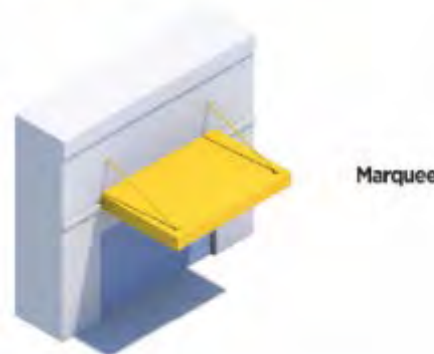
Figure 12.17(F). Awning, Canopy, or Marquee Signs



Awning



Canopy



Marquee

Graphics



Graphics



Tables

4.3 BULK AND YARD STANDARDS

All development in Commercial Districts must comply with the requirements in Table 4.3(A): Commercial Districts – Bulk and Yard Standards unless otherwise expressly stated.

TABLE 4.3(A): BULK AND DIMENSIONAL REGULATIONS - COMMERCIAL DISTRICTS										
District	Minimum Lot Size		Development Intensity				Required Yards ¹			
	Lot Width	Min. Lot Area	Max. Lot Coverage	Max. Height	Min. Structure Size	Min. Lot Area per Dwelling Unit	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
TC-1	100'	20,000 sf		65' or 6 stories		1000 sf	0' min., 5' max.	0' min., 10' max.	10' max.	30' min.
TC-2	100'	30,000 sf		45' or 4 stories		1000 sf	0' min., 10' max.	0' min., 10' max.	5' min.	30' min.
TC-3	60'	10,000 sf		65' or 6 stories		1200 sf	20' min.	10' min.	6' min.	30' min.
TC-4	Single Family Corner Lot: 50' Interior Lot: 35' Two- Family Corner Lot: 70' Interior Lot: 60' Row House Corner Lot: 30' Interior Lot: 20'	Single Family Corner Lot: 5,000 sf Interior Lot: 4,000 sf Two- Family Corner Lot: 8,000 sf Interior Lot: 7,000 sf Row House All lots: 2,500 sf		35' or 2.5 stories			20' min.	10' min.	6' min.	30' min.
C-1	70'	7,000 sf	80%	25' or 2 stories	1,500 sf		5'	5'	10'	15'
C-2	125'	15,000 sf	80%	45' or 3 stories	1,500 sf		45'	45'	10'	15'

Tables

3.2 PERMITTED AND SPECIAL USES

Table 3.2(A). Residential Districts – Permitted and Special Uses lists permitted and special uses for all residential districts.

- A. Permitted Uses.** A "P" indicates that a use is considered permitted within that district as of right.
- B. Special Uses.** An "S" indicates that a use is permitted, though its approval requires review by the Village Board as required in Section 15.10, and is contingent upon the development meeting certain special criteria.
- C. Uses Not Permitted.** A blank space or the absence of the use from the table indicates that the use is not permitted within that district. However, a use not identified on the table may be determined by the Zoning Administrator to be a permitted or special use in the district, based on their evaluation as to whether the proposed use is similar enough in character, intensity, and operations to that of a permitted or special use in the district.
- D. Use Regulations.** Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Section 8.
- E. Unlisted Uses.** If an application is submitted for a use not listed, the Zoning Administrator shall make a determination as to the proper zoning district and use classification for the new or unlisted use.

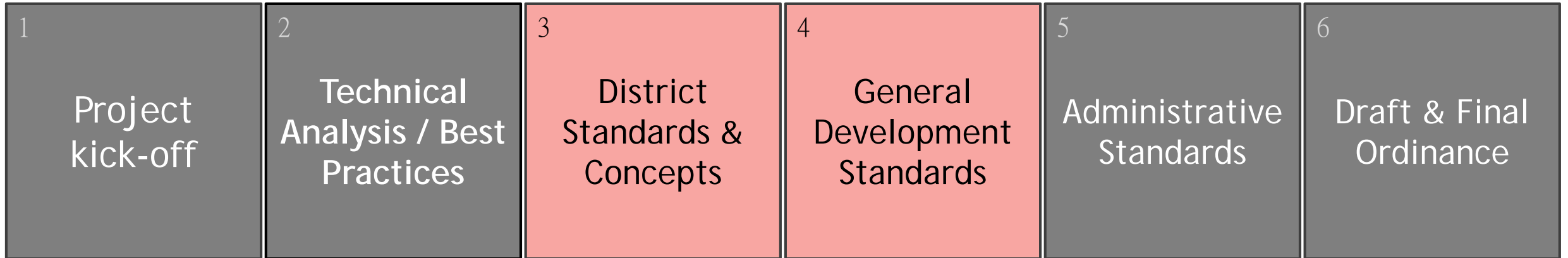
TABLE 3.2(A): RESIDENTIAL DISTRICTS – PERMITTED AND SPECIAL USES						
	SF-1	SF-2	SF-3	MR	MF	Reference
RESIDENTIAL						
Dwellings						
Single family detached	P	P	P	S		8.6
Single family attached				P	P	8.6
Multiple family				P	P	
Residential as a component of a mixed-use development					S	
Group Living						
Nursing homes	S	S	S	S	S	8.2
Assisted living facility	S	S	S	S	S	8.2
Independent living facility	S	S	S	S	S	
Dormitory				S	S	
INSTITUTIONAL						
Education						
School, day care or nursery	S	S	S	S	S	8.4
School, Elementary	P	P	P	P	P	
School, Middle and High	S	S	S	S	S	
College or university					S	
Home Daycare	S	S	S	S	S	
Community Garden	S	S	S	S	S	

Tables

TABLE 3.2(A): RESIDENTIAL DISTRICTS – PERMITTED AND SPECIAL USES						
	SF-1	SF-2	SF-3	MR	MF	Reference
RESIDENTIAL						
Dwellings						
Single family detached	P	P	P	S		8.8
Single family attached				P	P	8.8
Multiple family				P	P	
Residential as a component of a mixed-use development					S	
Group Living						
Nursing homes	S	S	S	S	S	8.2
Assisted living facility	S	S	S	S	S	8.2
Independent living facility	S	S	S	S	S	
Dormitory				S	S	
INSTITUTIONAL						
Education						
School, day care or nursery	S	S	S	S	S	8.4
School, Elementary	P	P	P	P	P	
School, Middle and High	S	S	S	S	S	
College or university					S	
Home Daycare	S	S	S	S	S	
Community Garden	S	S	S	S	S	

Next Steps

After Tonight



- ▶ **Incorporate workshop feedback**
- ▶ **Draft zoning language for various districts**
- ▶ **Preliminary graphics to illustrate standards**
- ▶ **Preliminary zoning map**
- ▶ **Additional engagement with Planning Commission**