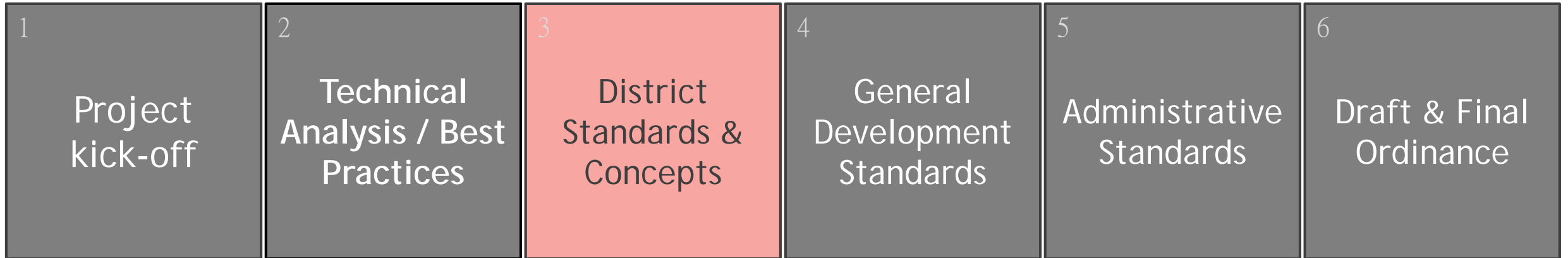




Zoning Update: Use Classifications & Downtown Approach

May 24, 2017

Since March...



- ▶ **Review & revise use classifications**
- ▶ **Consolidate zoning districts**
- ▶ **Review & draft new downtown zoning approach**
- ▶ **Draft zoning district regulations**

Topics for Tonight's Workshop

- ▶ **Use Classification “crosswalk”**
- ▶ **Downtown Zoning Approach**
 - ▶ **Sub-area concept**
 - ▶ **Draft sub-areas**
 - ▶ **Draft purpose statements**

Use Classifications

Goal of Use Classification Approach

- ▶ **Reflect contemporary land uses**
- ▶ **Eliminate unnecessary complexity**
- ▶ **Improve usability for public and staff**

Current Zoning Ordinance

- ▶ **Table 44.6-30; approximately 371 uses**
- ▶ **Outdated uses.**
 - ▶ Penny arcade, stenographic services, telegraph message centers
- ▶ **Redundant uses.**
 - ▶ General merchandise stores, variety stores
 - ▶ Drug stores, pharmacies
- ▶ **Similar uses.**
 - ▶ Professional clubs, service clubs, civic clubs, social clubs, lodges
 - ▶ Bakery sales, candy sales, dairy products, donut shops, ice cream shops

Proposed Approach

- ▶ **Tables listed within each zoning section (Agricultural, Residential, Business, Manufacturing, Public Interest Districts)**
- ▶ **Approximately 168 total uses**
- ▶ **General Categories.**
 - ▶ **Bakery sales, candy sales, dairy products, donut shops, ice cream shops → Specialty Food Shops**
 - ▶ **Professional clubs, service clubs, civic clubs, social clubs, lodges → Clubs and Lodges**

Downtown Zoning

Goal of Downtown Zoning Approach

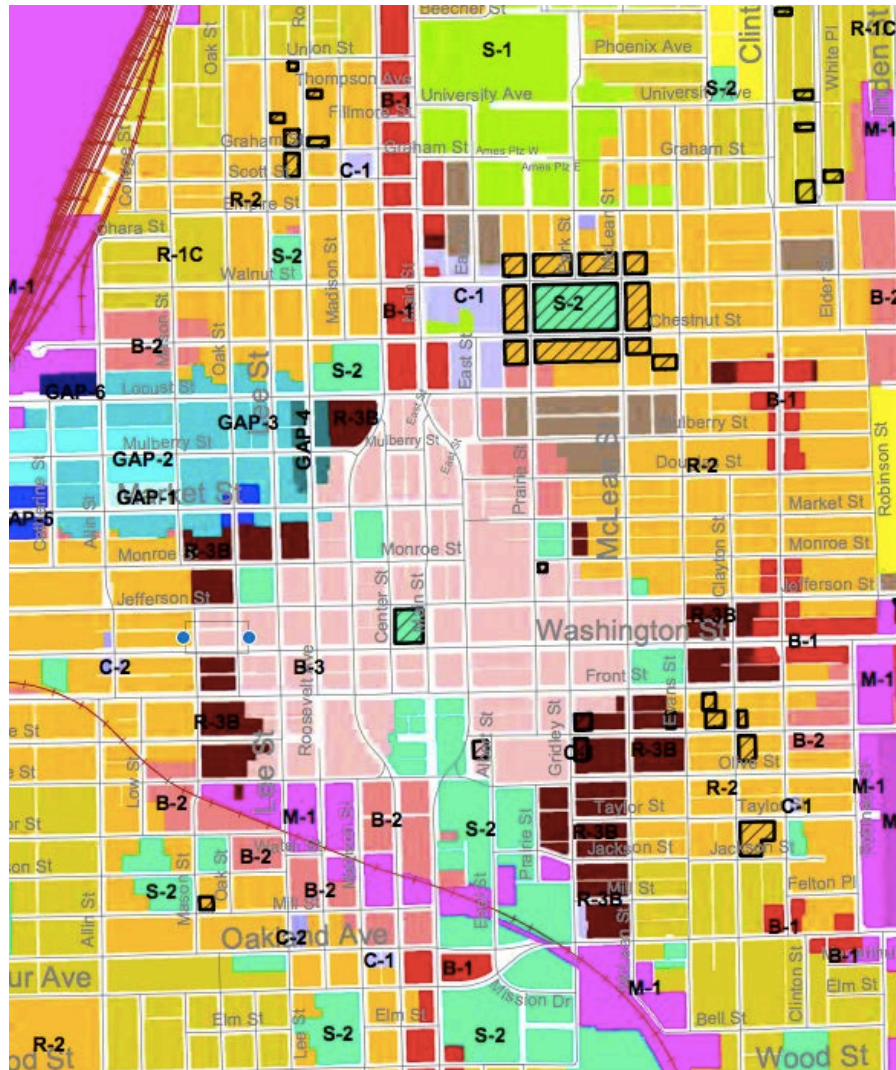
- ▶ **Implement *Bring it On Bloomington!***
- ▶ **Arts-friendly downtown**
- ▶ **Innovation-friendly Warehouse District**
- ▶ **Compatible with historic development**



Image: visitbn.org

Downtown Zoning: Current Issues

- ▶ **B-3 is over-mapped**
- ▶ **Too many uses permitted**
- ▶ **Incompatible uses permitted**
- ▶ **Few transitional areas**



Proposed Sub-Area Approach

D-1 Downtown Core	D-2 Secondary Downtown	D-3 Warehouse and Arts District
<ul style="list-style-type: none"> Retains key elements of the B-3 District 	<ul style="list-style-type: none"> New District 	<ul style="list-style-type: none"> New District
<ul style="list-style-type: none"> Major retail and community center 	<ul style="list-style-type: none"> Lower intensity than downtown core 	<ul style="list-style-type: none"> Flexible zoning area for small business growth
<ul style="list-style-type: none"> Pedestrian priority 	<ul style="list-style-type: none"> Pedestrian priority 	<ul style="list-style-type: none"> Pedestrians accommodated
<ul style="list-style-type: none"> Ground floor prioritizes commercial, government, arts and culture 	<ul style="list-style-type: none"> Office, service, civic uses are emphasized 	<ul style="list-style-type: none"> Arts, craftsman industrial, business development are prioritized
<ul style="list-style-type: none"> Residential mixed-use and multi-family is encouraged 	<ul style="list-style-type: none"> Residential multi-family is encouraged 	<ul style="list-style-type: none"> Live/work and multi-family permitted.
<ul style="list-style-type: none"> Off-street parking in collective facilities 	<ul style="list-style-type: none"> Off-street parking primarily on-street, on-site 	<ul style="list-style-type: none"> Off-street parking primarily on-street, on-site

Downtown Zoning: Sub-Area Districts

D-1 Downtown Core = Downtown

**D-2 Secondary Downtown =
Downtown Transition**

**D-3 Warehouse and Arts = Old
Warehouse**



Example: Downers Grove IL

- ▶ **Downtown: one place with several functional sub-areas**
- ▶ **Sub-area zoning tailored to uses, characteristics, and potential of sub-area**
- ▶ **Distinct height, setback, use standards for each sub-area**
 - ▶ **Proportional setbacks**
- ▶ **Design guidelines**

Downtown Edge District (DE-1)
 Desired/Planned Character:
 Building Height: 1-6 stories
 Setbacks: variable - proportional
 Uses: variable

Key Focus Areas
Downtown Functional Subareas

Downtown is often referred to, and treated as, a single place. While it is true that Downtown is a unique destination in the community, it is actually comprised of several distinct areas, with different form, uses, conditions, characteristics and potentials. Therefore, to better accommodate and encourage new appropriate development, new zoning districts and standards are being proposed to better align with the Downtown Plan. The new zoning addresses the specific needs of each 'Functional Subarea' and establishes recommendations for the improvement and enhancement of each area in the future, including appropriate uses and intensities.

Functional Subareas

- Downtown Core
- Downtown Edge 1
- Downtown Edge 2
- Downtown Transition

Downtown Land Uses

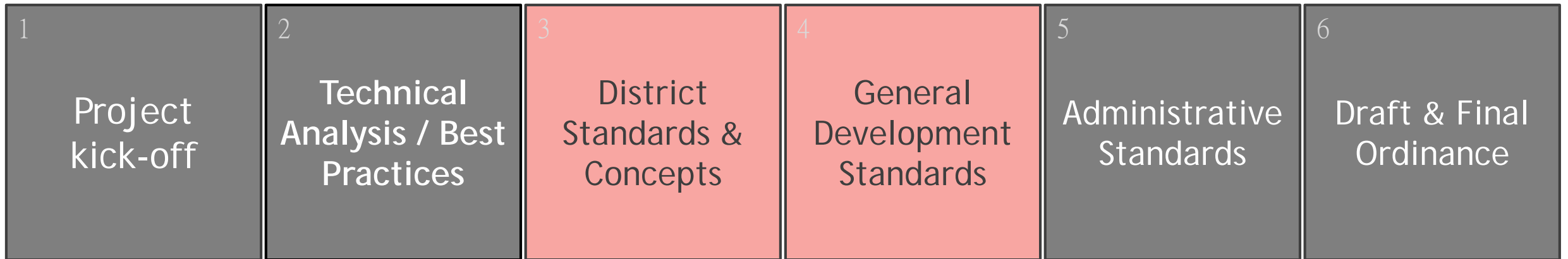
Uses Category	DB	DT	DC	DE-1	DE-2	DT
Residential						
Household Living						
Detached house		P				P
Attached house		P		P	P	P
Two-Unit house		P		P	P	P
Apartment/condo	S	S	PH	P	P	P
Group Living (except for the following uses)						
Group home, small (8-person max. occupancy)						
Group home, large (8 or more occupancy)						
Nursing home						
Shelved Care						
Public, Civic, & Institutional						
Ancient Landmark Area						
Cemetery	SB		SB			
College or University	S	S	S	S	S	S
Continuing Care	S	S	S	S	S	S
Fraternal Organization	S		S	S	S	
Governmental Facility	P	P	P	P	P	P
Hospital						
Library	S	S	S	S	S	S
Museum or Cultural Facility	S	S	S	S	S	S
Natural Resource Preservation	P	P	P	P	P	P
Parks and Recreation						
Religious Assembly	RA	S	RA	S	S	S
Senior Service	S	S	S	S	S	S
School		S			S	S
Utilities and Public Service Facility						
Major	P	P	P	P	P	P
Minor	S	S	S	S	S	S
Wireless Telecommunications						
Freestanding tower	S	S	S	S	S	S
Building or tower-mounted antenna	P	P	P	P	P	P
Commercial						
Adult Entertainment Establishment						
Animal Service						
Boarding or shelter						
Coopering	P	P	P	P	P	P
Assembly and Entertainment (except for the following)						
Auditorium	S		P	P	P	
Cinema	S		S	S	S	
Theater	S		S	S	S	
Commercial Service						
Building service	S		S	S	S	
Business Support Services	P		P	P	P	
Consumer maintenance and repair	P		P	P	P	
Personal and government service	P	PH	P	P	P	PH
Picture taking or psychic service						
Massage therapy						
Research service	S		S	S	S	
Day Care						
Day care home		P				P
Day care center	S	S		S	S	S
Lodging and Drinking Establishment						
Restaurant	P		P	P	P	
Wine boutique	P		P	P	P	
Winery	S		S	S	S	

Next Steps

Proposed Zoning Table of Contents

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

Work Continues...



- ▶ **Prepare draft district standards for public review**
- ▶ **Compile draft general development standards**
- ▶ **Monthly updates to Planning Commission**

Questions / Discussion