

---

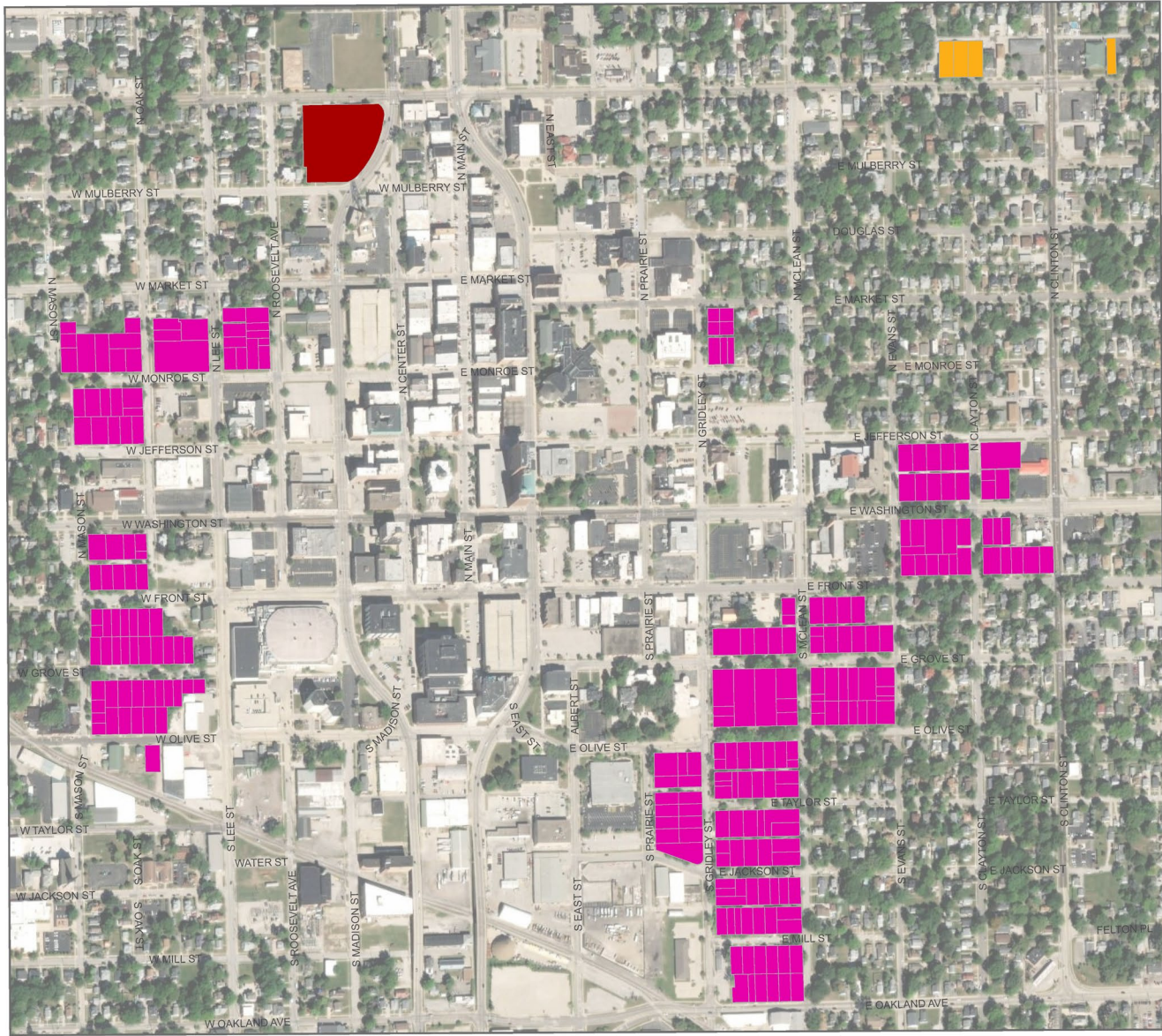
# PROPOSED R-D DOWNTOWN NEIGHBORHOOD RESIDENCE DISTRICT

RECOMMENDED CHANGES FOR THE R-3B STUDY AREA

February 11, 2020

Plan Commission Work Session

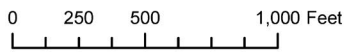




# R-3B District Analysis

## Recommended Map Amendments

- R-D Downtown Residence District
- R-2 Mixed Residence District
- D-2 Downtown Transitional District



**DRAFT**



**R-D DOWNTOWN NEIGHBORHOOD  
RESIDENCE DISTRICT**



## **PURPOSE AND INTENT (SECTION 4-1)**

The R-D Downtown Neighborhood Residence District is intended to accommodate development characterized by a mixture of housing types including single-family detached homes, single-family attached homes, and low intensity multifamily buildings. This district allows for the conversion of single-family detached properties to multifamily or office uses to extend the economic life of the structures and allow owners to justify expenditures for repairs and modernization.

# PERMITTED AND SPECIAL USES (SECTION 4-2)

## Uses to Add to Table

- Dwelling Unit, Multiple-Family Conversion – 2 units permitted with use provisions, more than 2 units special use
- Office Conversion – permitted with use provisions

# BULK AND SITE STANDARDS (SECTION 4-3)

## LOT CHARACTERISTICS

- **Minimum Lot Width for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot width shall be calculated as the average of the front facing lot widths along the opposite side of the street and on the same block, or as the average of the lot widths along the same side of the street and on the adjacent block, whichever is lesser. The widest and narrowest lot widths shall be eliminated in the making of the computation.
- **Minimum Lot Width for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot width shall be calculated as the average of the lot widths of front facing lots along the same side of the street and on the same block, or 30 feet, whichever is greater. The widest and narrowest lot widths shall be eliminated in the making of the computation.
- **Minimum Lot Area for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of front facing lots along the opposite side of the street and on the same block, or as the average of the lot areas of front facing lots along the same side of the street and on the adjacent block, whichever is lesser. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
- **Minimum Lot Area for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of the front facing lots along the same side of the street and on the same block, or 4,500 square feet, whichever is greater. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
- **Minimum Lot Area per Multifamily Unit.** The minimum lot area per multifamily unit shall be one thousand (1,000) square feet.

# BULK AND SITE STANDARDS (SECTION 4-3)

## SITE DESIGN

- **Front Yard for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the opposite side of the street and on the same block or along the same side of the street and on the adjacent block, whichever is lesser. The shortest and longest setbacks shall be eliminated in the making of the computation.
- **Front Yard for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the same side of the street and on the same block. The shortest and longest setbacks shall be eliminated in the making of the computation.
  - **Through Lots.** Shall provide the required front yard on both streets.
- **Rear Yard.** A rear yard shall have a depth of not less than fifteen percent of the depth of the lot or twenty-five (25) feet, whichever is greater.
- **Side Yards.** The required minimum side yard setback shall be ten (10) percent of the lot width or five (5) feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five (25) percent of the lot width, or ten (10) feet, whichever is greater as measured to the exterior wall of the structure.

# **BULK AND SITE STANDARDS (SECTION 4-3)**

## **DEVELOPMENT INTENSITY**

- **Maximum Building Coverage.** 45%
- **Maximum Building Height.** 45 feet or 4 stories.



# USE PROVISIONS (DIVISION 10) DWELLING UNIT-MULTIPLE FAMILY CONVERSION

- **Size.** Each residential unit shall be a minimum of eight hundred (800) square feet.
- **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
- **Driveways.** Each dwelling unit shall be served by one common driveway connecting all units to a public road or alley.
- **Parking.** Each dwelling unit shall be required to have a minimum of one (1) off-street parking space. Tandem parking spaces (one car parked behind another) shall be prohibited.

# USE PROVISIONS (DIVISION 10)

## OFFICE CONVERSION

- **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
- **Outdoor Activity/Storage.** No outdoor activity or storage shall be permitted in conjunction with an office conversion use.
- **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
- **Traffic.** Office conversion uses shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount of the district.
- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Signs.** Office conversion uses shall be permitted one (1) monument sign. The sign shall not exceed six (6) square feet in area nor four (4) feet in height. Sign materials shall complement the building materials, colors, and architectural character of the primary structure.

# USE PROVISIONS (DIVISION 10) SINGLE-FAMILY ATTACHED NEW CONSTRUCTION

- **Orientation.** The main entrances to a single-family attached dwelling shall face the primary street. Garages and other accessory uses shall face side yards or be located in the rear of the primary structure.
- **Parking.** A minimum of one (1) of the parking spaces, as required in Section 12-8 (E) of this UDO, shall be provided in an attached or detached garage.
- **Architecture.** Single-family attached new construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

# USE PROVISIONS (DIVISION 10)

## MULTIPLE-FAMILY NEW CONSTRUCTION

- **Orientation.** The main entrance to a multiple-unit dwelling building shall face the primary street.
- **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Architecture:** Multifamily new construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

# USE PROVISIONS (DIVISION 10)

## MULTIPLE-FAMILY NEW CONSTRUCTION

- **Orientation.** The main entrance to a multiple-unit dwelling building shall face the primary street.
- **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
- **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
- **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
- **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
- **Architecture:** Multifamily new construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- **Quality Materials.** Exterior building materials shall be traditional, time- and weather- tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

# DEFINITIONS

Additional definitions will be added to Division 16: Definitions as necessary after direction is received from the Plan Commission.

## IMPORTANT NOTE


The success of the regulations recommended herein are highly dependent on the administration and enforcement capabilities of the City of Bloomington. In order to ensure that all proposed regulations are enforceable, it is recommended that the City perform a detailed inventory and analysis to establish an exact accounting of existing conditions, including lot widths, lot areas, setbacks, structure location and orientation, number of units per lot, and number of off-street parking spaces per lot in the proposed R-D Downtown Neighborhood Residence District. This inventory will establish all legal nonconforming structures and uses at the time this ordinance is adopted.



**QUESTIONS?**







Use Type	Original Intent	Current Use
Single-family detached	190	135
Single-family attached	18	20
Multifamily	15	68