

Hearing on zoning code set for Tuesday

By Kathy McKinney

A public hearing on Bloomington's proposed zoning code and map will be at 7 p.m. Tuesday at city hall.

The second of three hearings will focus on the northwest side of the city, said Kenneth Emmons, principal planner for the McLean County Regional Planning Commission and adviser to the city Planning and Zoning Commission.

However, any portion of the code or map may be discussed, Emmons said.

The northwest area includes the area west of the Illinois Central Gulf Railroad tracks and north of Oakland Avenue.

The final hearing, for the area south of Oakland Avenue, tentatively is scheduled for June 20.

Included in the proposed code are changes in the meanings of the classifications. The zoning district classifications are:

-A-agriculture district, for land best suited for agriculture, or where community facilities or utilities do not serve the property. The only property proposed to be zoned agriculture is east of Don Stone Ford Inc. and west of the Bachensheimer Subdivision on Belt Line Road.

-R1A-low density, single-family residential, with about two dwelling units per acre, and related cultural, religious or recreational activities.

-R1B-medium density, single-family residential, with about four dwelling units per acre, and related cultural, religious or recreational activities.

-R1C-high density, single-family residential, with about eight dwelling units per acre, intended to apply to new areas as well as older residential areas.

-R2-mixed residence district, for a mixture of high-density, single-family and low-density, multiple-family housing.

-R3A-medium density, multiple-family residential, with 14 to 29 dwelling units per acre, and considered a transitional zone between non-residential and more moderate density residential.

-R3B-high density, multiple-family, with up to 70 units per acre.

-R4-mobile home district for mobile home parks and mobile home subdivisions where lots are privately owned.

-S1-university district for colleges, universities or theological schools. Illinois Wesleyan University is to be in such a district.

-S2-public land and institution district, for public uses, publicly regulated uses and private uses that display a relationship to the public interest.

-S3-general flood-plan district, to cover land considered flood-prone.

-S4-historic and cultural district, for areas designated by the council as having historic or cultural significance. The Franklin Park area and the old

McLean County Courthouse are so zoned in the proposed map.

-S5-airport district.

-C1-office district, primarily for office buildings, with limited retail, service, institution and apartment use.

-C2-neighborhood shopping district, to provide centers which serve needs of

the surrounding residential neighborhood, such as Four Seasons Square.

-C3-community/regional shopping district, for community- and region-serving trade centers, such as Eastland Shopping Center.

-B1-highway business district, for retail, service and amusement estab-

lishments that primarily serve the needs of highway-oriented traffic.

-B2-general business-service district, for commercial activities where customers generally use a vehicle to reach the business.

-B3-central business district.

-M1-restricted manufacturing dis-

trict, for industrial uses with an absence of objectionable effects, and low density.

-M2-general manufacturing district for more intense types of industry.

An informational report on uses permitted in the various classifications is available in the city clerk's office at city hall.

