

R-D Downtown Neighborhood Residence District

Recommended Changes for the R-3B Study Area

Purpose and Intent (Section 4-1)

- **R-D Downtown Neighborhood Residence District.** The R-D Downtown Neighborhood Residence District is intended to accommodate primarily residential areas adjacent to Bloomington's Central Business District characterized by a mixture of housing types and scales including large and small lot single-family detached and attached homes as well as low intensity multifamily buildings. New development and redevelopment in the district ~~shall~~ is intended to be supportive of the overall historic character of the area and prioritize the preservation of historic structures. This district allows for the conversion of single-family detached properties to multifamily or office uses to preserve the integrity of historic structures and extend their economic life by allowing owners to justify expenditures for repairs and modernization.

Permitted and Special Uses (Section 4-2)

See attached table.

- **Uses to Add to Table**
 - Residential conversions – 2 units permitted with use provisions, more than 2 units special use
 - Office conversions – special use

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

Use Provisions (Division 10)

- **Multifamily Conversions**
 - **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.
- **Office Conversions**
 - **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.
- **Single-Family Detached New Construction**
 - **Orientation.** The main entrance to a single-family detached dwelling shall face the primary street.
 - **Accessory Buildings and Structures.** Garages, accessory dwelling units, and other accessory buildings and structures shall not be located between the front façade of the primary structure and front lot line. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
 - **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
 - **Architecture.** Single-family detached new construction shall be similar in mass and 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.
- **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.
 - **Accessory Buildings and Structures.** Garages and other accessory buildings and structures shall be located in the rear of the primary structure. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
 - **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
 - **Architecture.** Single-family attached new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

Formatted: Font: Bold

Formatted: Highlight

Formatted: Font: Bold

Formatted

Formatted: Font: Bold

Formatted: Font: Bold

Formatted

Formatted: Font: Bold

Formatted: Font: Bold

Formatted

Formatted

Formatted: Font color: Auto, Pattern: Clear

- **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.
- **Multifamily 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 mass and 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.
- **Accessory Dwelling Unit Conversion and New Construction**
 - **Primary Residence.** The primary building shall be a single-family detached use and the primary residence of the owner of the property.
 - **Size.** Accessory dwelling units shall not be greater than eight hundred (800) square feet or fifty (50) percent of the size of the primary building, whichever is less.
 - **Location.** Accessory dwelling units shall comply with all location requirements for accessory buildings found in Section #-# and Section 9-8.
 - **Orientation.** Only one (1) entrance shall be located on the front façade of the primary building. Entrances to accessory dwelling units must be located on the side or rear façade.
 - **Access.** Accessory dwelling units shall be accessed from the alley. If alley access is not available, both the primary building and the accessory dwelling unit shall be served by one (1) common driveway connecting the accessory dwelling unit to a public or private road.
 - **Parking.** A minimum of one (1) parking space shall be provided for the accessory dwelling unit in addition to the parking space(s) required for the primary building. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking space, where one (1) car is parked behind another, with the spaces required for the primary building shall be prohibited.
 - **Architecture.** Accessory dwelling units shall be similar in character to the primary building and to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: Not Bold

Formatted: Font: Bold

Formatted: Font: Bold

Commented [JW1]: Reference to Accessory Building and Structure Standards proposed for Single-Family Detached New Construction

Formatted: Highlight

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Definitions

- **Multifamily Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a multifamily residence.
- **Office Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a commercial business for any of the following related categories, architecture, engineering, planning, law, interior design, insurance, real estate, or any similar type of profession excluding financial services and medical or dental offices or clinics.

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.

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES										
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Agricultural										
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	P	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		S	
Urban Garden			P	P	P	P	P	P	P	
RESIDENTIAL										
Household Living										
Dwelling Unit, Accessory									S	10-38
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		P	
Dwelling Unit, Single-Family Attached					S	P	P		P	
Dwelling Unit, Two-Family			S	S	P	P	P		P	
Dwelling Unit, Multiple-Family					S	P	P		P	
Dwelling Unit, Multiple-Family Conversion (2 units)					S				P	10-4039
Dwelling Unit, Multiple-Family Conversion (3+ units)					S				S	10-4039
Manufactured Homes				P						
Mobile Homes								P		
Dwelling Unit, Accessory										
Live/Work Unit							S		S	
Group Living										
Agency Supervised Homes			P	P		S	S		S	10-19
Agency-Operated Family Homes	P	P	P	P	P	P	P		P	10-19
Agency-Operated Group Homes					S	P	P		P	10-19
Convents, Monasteries					S	S	P		P	10-19
Dormitories					S	S	P		P	10-19
Group Homes for Parolees	S	S	S	S	S	S	S	S	S	10-19
INSTITUTIONAL										
Education										
Pre-schools	S	S	S		S	S	S	S	S	
Government										
Government Services and Facilities	P	P	P		P	P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	P	
Religious										
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	S	10-10
Residential-Type										
Domestic Violence Shelter					P	P	P		P	
Home for the Aged						S	S		S	10-19
Other Institutional, Cultural										
Clubs and Lodges							S		S	

Commented [JW2]: Would the City like to consider allowing ADUs in other residential districts? This idea was discussed but not supported by the PC during drafting of the zoning ordinance.

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES										
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Food Pantry							S		S	10-18
RECREATIONAL										
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	S	10-12
Community Center						S	S	S	S	10-13
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	S	10-32
COMMERCIAL										
Entertainment and Hospitality										
Sports and Fitness Establishments						S	S	S	S	10-13
Lodging										
Bed & Breakfast Establishments						S	S		S	10-7
Boarding and Rooming Houses					S	S	P		P	10-19
Offices										
Office Conversion									S	10-4404
Medical or Dental Office or Clinic							S		S	10-24
Medical Laboratory							S		S	
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	S ²	
Day Care Centers	S	S	S	S	S	S	S	S	S	
Retail and Service										
Drug Stores and Pharmacies							S ²	S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	S ²	
INDUSTRIAL										
Utilities										
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	P	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	S	10-37
1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.										
2. The use shall be located within a building containing multiple-family or office uses in the R-3B and R-D Districts and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. In the R-3B and RD Districts, the maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores										

Commented [JW3]: Tailoring and shoe repair are appropriate uses in res neighborhoods, but we are concerned that coin operated laundry and dry cleaners are not. Would the City like to separate out these uses to better distinguish between them?