MONROE COUNTY
Urbanizing Area Plan
Phase II Implementation Report

DRAFT 12.27.16

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Section **1**

Introduction & Background

Project Background

PROJECT OVERVIEW

With the adoption of the Monroe County Urbanizing Area Plan in December, 2015, the County initiated the next step of plan implementation. This "Phase II" of the planning process furthers the vision by developing a set of design guidelines and zoning requirements that will ensure new development, redevelopment, and property improvements will appropriately coordinate with the land use and development design intent for the Urbanizing Area. The County engaged MKSK and Graydon Land Use Strategies to assist in the development of a "zoning framework" that will be used to guide the future development of Zoning Ordinance amendments. The process was organized into three primary tasks:

Task 1: Analyze
This phase of the project documented current conditions in the study area and evaluated existing regulations, plans and policies relevant to zoning, urban design and development decisions in the Urbanizing Area. This included the initial drafting of a conceptual map of zoning districts that was further developed through the course of the project. This phase also initiated the public engagement process with stakeholder interviews and launch of an online community engagement tool.

Task 2: Conceptualize
The second project phase focused on continued refinement of the conceptual zoning district map and creation of preliminary land use and development standards for each potential district.

Task 3: Articulate
The third and final project phase focused on the development of a formalized regulatory framework and final proposed zoning map.

STAKEHOLDER AND PUBLIC ENGAGEMENT

Building on the community engagement conducted as part of the Urbanizing Area Plan process, this zoning framework was developed in consultation with key stakeholders and the general public. The project team engaged business owners, community leaders, property owners, potential developers, and residents to understand their thoughts and ideas with a focus on land use and development form, character and quality, and regulatory processes. These sessions, including focus group interviews and a public open house, allowed interested citizens to voice their concerns and react to preliminary planning and zoning concepts.

From this feedback, key themes emerged:

- The zoning and development approvals process is cumbersome and unpredictable
- The zoning code is outdated, particularly in terms of how it defines and regulates specific land uses
- There is an over-reliance on negotiated PUD zoning
- Multiple uses and tenants should be permitted in a single building - this reflects the reality of small business today
- "Industrial" uses are very different today - there is a much wider variety of light manufacturing, assembly, research, technology and production enterprises that do not have the same impacts on surrounding properties that heavy industrial uses once did
- Landscaping requirements are perceived as too extensive for business-oriented developments, but there is general agreement that some landscaping along a property's street frontage or in areas visible from the street, is appropriate
- Zoning should allow for a variety of home types and affordable price points, including workforce housing
- There should be a greater emphasis on securing green space and connecting to existing green space with new residential development
- Development should be compatible with existing historic character in key locations, such as Clear Creek
- A new zoning code for the Urbanizing area should be simpler and easy for users to understand and for the County to administer

Introduction

The Urbanizing Area Plan establishes a vision for land use and development patterns throughout the area once known as "the Fringe" surrounding the City of Bloomington. The Plan includes a Future Land Use Map, with nine general land use categories (opposite page). However, the Plan also emphasizes the importance of development *form and character*, which in many cases can be more important than specific land uses when it comes to advancing many of the goals for future development.

> The character of development within the Urbanizing Area today is primarily suburban, with low-density, auto-oriented development in a series of largely isolated and disconnected residential subdivisions, apartment complexes, mobile home communities, retail shopping centers, business and industrial buildings, and individual commercial or industrial facilities.
>
> - Monroe County Urbanizing Area Plan

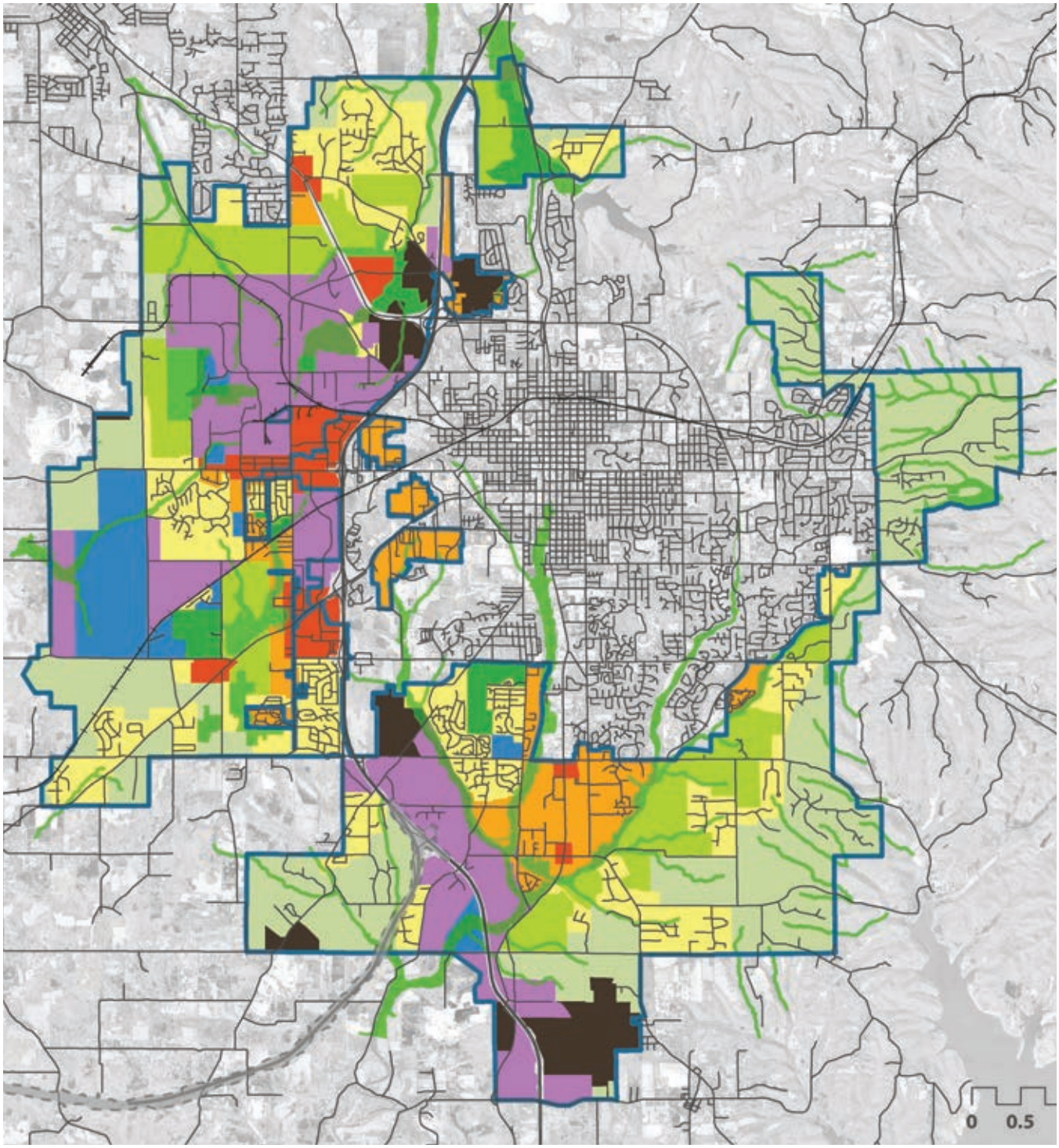
Existing Development Character

In considering the potential for translating the land use plan and associated policies into new zoning districts and requirements, it is helpful to understand the breadth of development types currently found throughout the Urbanizing Area. Appendix 1 provides a brief description of the various building and development typologies that exist today within the area. These are generally organized by broad categories of land use - in most cases, the form and character of individual building types is closely tied to a specific use for which it was designed.

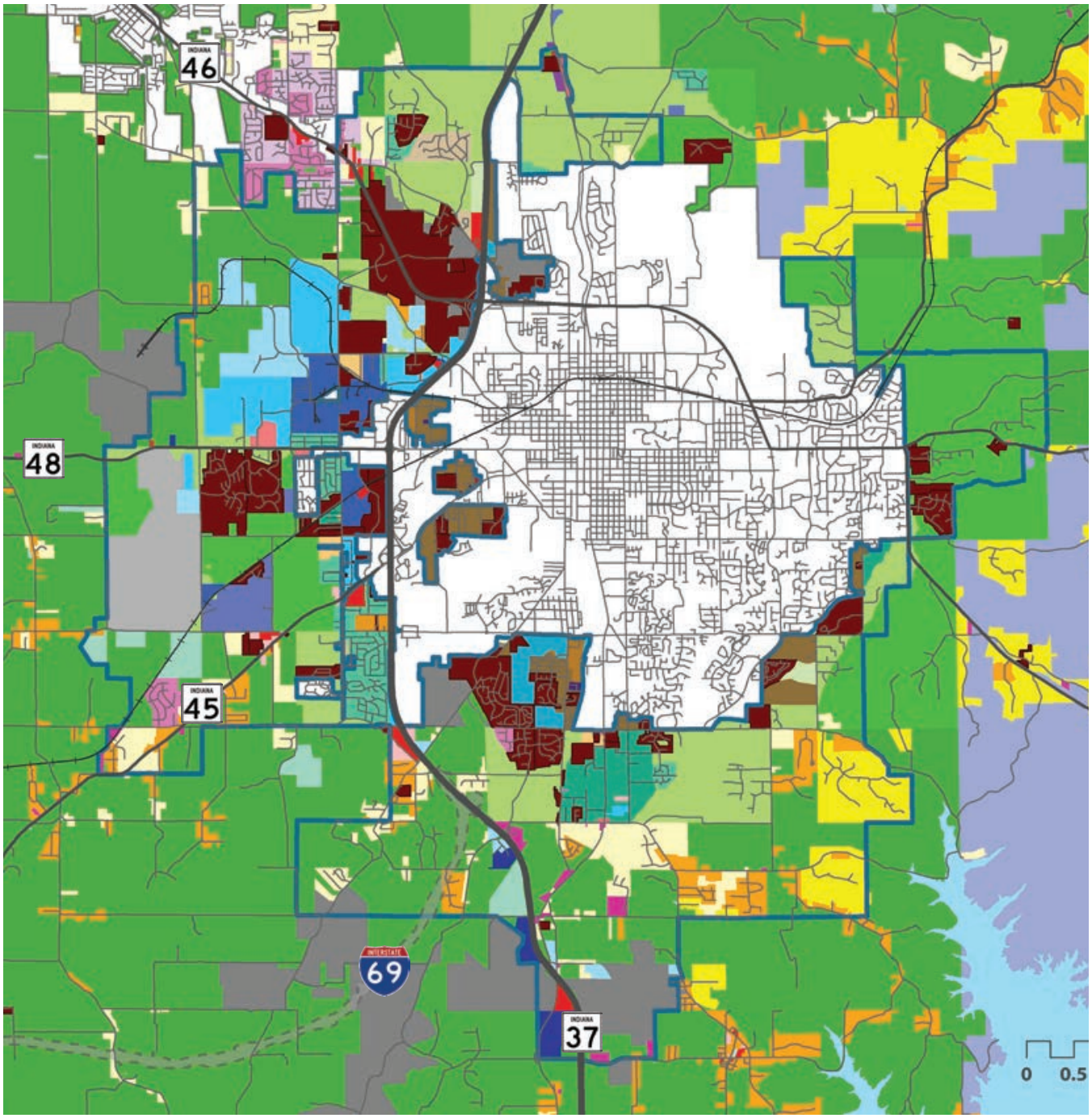
However, that is not to suggest that these development forms are the only manner in which the uses can be accommodated. In fact, every land use represented in the existing development assessment has an appropriate role somewhere within the Urbanizing Area, consistent with the land use plan. Yet many of these uses have been developed with architecture, site layouts, and design standards that are not consistent with the goals of walkable, efficient, and aesthetically attractive development as described in the Plan. To be fair, there are also positive examples for many of these building types. Still, as the Urbanizing Area Plan has already documented, the history of development in this portion of the County has resulted in a piecemeal, disconnected development pattern that has not always supported a positive community image and quality of life for those who live and work in the area.

Nearly all of the existing building and development typologies occur in an extremely wide variety in terms of building siting (location on the property), setbacks, architectural design and materials, signage, parking lot design, landscaping, and other development details. Indeed, with the exception of individual single-family subdivisions, there is almost no consistency in development design or character.

Land Use Plan - Monroe County Urbanizing Area Plan



Current Zoning Map



Current Zoning Districts

LEGEND

(Refer to the Monroe County Zoning Ordinance for full descriptions)

- AG/RR Agriculture/Rural Reserve
- AP Airport
- BP Business Park
- CA Arterial Commercial
- CG General Commercial
- CL Limited Commercial
- CR Conservation Residential
- ER Estate Residential
- FR Forest Reserve
- GB General Business
- HI Heavy Industrial
- HR High Density Residential
- I Institutional
- IG General Industrial
- IL Limited Industrial
- IN Institutional
- IP Institutional/Public
- LB Limited Business
- LI Light Industrial
- LR Low Density Residential
- ME Mineral Extraction
- MH Manufactured Housing
- MR Medium Density Residential
- PB Pre-Existing Business
- PUD Planned Unit Development
- Q Quarries
- QY Quarries
- RE Estate Residential
- RE1 Estate Residential
- RE2.5 Estate Residential
- REC Recreation
- RM Multi Dwelling Residential
- RM15 Multi Dwelling Residential
- RM7 Multi Dwelling Residential
- RS Single Dwelling Residential
- RS2 Single Dwelling Residential
- RS3.5 Single Dwelling Residential
- RS3.5/PRO6 Single Dwelling Residential
- RS4.5 Single Dwelling Residential
- SR Suburban Residential
- UR Urban Residential
- WA Water

Diagnostic Review

Graydon Land Use Strategies (GLU) performed an initial review and diagnosis of the Monroe County, Indiana Zoning Code (Chapter 800) (the "Zoning Code"), for consistency with the land use objectives set forth in the Monroe County Comprehensive Plan dated effective March 20, 2012 (the "Plan"). Section 9 of the Plan sets forth three primary land use objectives:

> Promote, in urbanizing areas, relatively higher development densities and use intensities;

> Preserve, in rural districts, large areas of sparse and low residential density; and

> Protect and enhance, in all districts, Vulnerable Lands.

GLU reviewed the Zoning Code for consistency with these land use objectives and to determine whether the regulations either (a) promote the land use objectives identified in the Plan, (b) serve as a barrier to the land use objectives in the Plan, or (c) have no material effect on the land use objectives (i.e. administrative procedures).

In its current form, the Zoning Code attempts to address a wide range of development patterns by incorporating an extensive menu of zoning categories separated primarily by use and intensity of use. By attempting to address every conceivable use and degree of intensity, the Zoning Code falls short of effectively achieving any clear land use objectives and instead overwhelms the user with cumbersome regulations and processes.

In general, the Zoning Code is not formatted or structured in a logical or user-friendly manner, contains far too many use districts, is intimidating, and promotes either a traditional low-density suburban-style development pattern or no development at all. The Zoning Code does not communicate a clear vision for the character of the community or its desired character and development patterns.

Our consistency review, analysis, and comments or consideration are guided by the following general principles:

1. Zoning regulations should respect existing and reflect desired development patterns;
2. Zoning regulations should regulate only what truly needs to be regulated and focus on desired outcomes; and
3. Zoning regulations should be the implementation of the plan, not a barrier to achieving the vision.

Zoning Regulations Should Respect Existing and Reflect Desired Development Patterns

Regulations that fail to relate or respond to existing development patterns or fail to promote the community's vision for future development patterns erode the relevance of both the existing and planned built environment. Places that lose their relevance experience a decline in demand and investment. Supply ultimately exceeds demand, property values drop, and investment becomes less and less likely over time.

A zoning ordinance should be a tool to implement the community's vision in its plan. To do so, zoning districts should be focused less on use segregation, which can actually lead to disjointed development patterns, and more on the desired character of an area.

Regulate Only What Actually Needs to Be Regulated and Focus on Desired Outcomes

Regulations that neither justify government intervention nor merit investment of local government resources should be reconsidered and removed if possible. First and foremost, zoning regulations that no longer relate to any public interest may not be enforceable if challenged. Even if they are not challenged, they are unlikely to be enforced since they do not address any actual or potential public harm. Expending resources administering zoning regulations that do not address actual or potential public harms (such as public health and safety, fiscal consideriations, or provision of services) is an unnecessary expenditure of increasingly limited local government resources.

Regulations that impose requirements that are out of context and do not respect or relate to the existing development pattern often require administrative relief and numerous approvals. This also can add expense and uncertainty, which discourages investment, and leads to less desirable development. It also requires significant governmental resources to administer these processes. When the benefits of a regulation are outweighed by the cost of administering it and the opportunity costs of lost investment resulting from it, the regulation should be reconsidered and in some cases eliminated.

Zoning Regulations Should Be the Implementation of a Plan, Not a Barrier to Achieving the Vision

Outdated, confusing, inconsistent, and disorganized zoning regulations can be cumbersome to use and administer and can be an impediment to achieving a community's economic development goals and planning vision. Because zoning regulations are the

Diagnostic Review

regulations follow. In many instances, much effort has been expended in updating the plan, but the zoning regulations are overlooked or revised in a disjointed or piecemeal manner. Zoning regulations that make it more difficult, or even impossible, to achieve your planning vision should be reconsidered and removed if possible.

For example, zoning regulations that are inconsistent, unclear, poorly worded, disjointed, disorganized, and confusing can be intimidating, time consuming, and costly for property owners. This can discourage investment. Likewise, cumbersome approval and administrative processes can add significant time and cost to property development and redevelopment.

This is not to say that the way should always be paved for development. Public review and input is a necessary and valuable part of the process. If the regulations and processes are based on the community's vision in the plan, then the public should be comforted in knowing that the regulations are setting the plan in motion. Clear, usable, defensible and consistent regulations operate to protect the public visioning process while balancing the needs of property owners.

Applying these general principles, GLU reviewed and analyzed each section of the Zoning Code as it relates to the County's overall land use objectives. The Plan Consistency Matrix provided in Appendix 2 includes more detailed comments and considerations for review. The proposed table of contents that follows provides a proposed structure for a more consistent, clear, usable and defensible set of regulations. Section 2 of this report provides a proposed zoning framework that builds on these findings and establishes an approach for achieving the County's land use and development objectives through a comprehensive update to the Zoning Code as it relates to the Urbanizing Area, and ultimately a comprehensive and coordinated approach toward zoning throughout all areas of the County.

Key Findings Based on Diagnostic Review

The County's land use objectives are to;

- Promote, in urbanizing areas, relatively higher development densities and use intensities;
- Preserve, in rural districts, large areas of sparse and low residential density; and
- Protect and enhance, in all districts, Vulnerable Lands;

Viewed in light of the following principles;

- Zoning regulations should respect existing and reflect desired development patterns;
- Zoning regulations should regulate only what truly needs to be regulated and focus on desired outcomes; and
- Zoning regulations should be the implementation of the plan, not a barrier to achieving the vision;

Lead to the following initial conclusions;

- The Zoning Code is cumbersome, difficult to use, disjointed, does not promote any cohesive vision and is not resulting in desired development patterns and outcomes;
- The desired development patterns and character areas do not require as much complexity and as many regulations as are currently in the Zoning Code;
- The extensive number of zoning districts is creating chaotic development patterns rather than the order they are intended to achieve;
- Incompatible uses are encouraged with overlay districts such as the Business and Industrial Overlay;
- A significant portion of the Zoning Code is devoted to administration and procedures that can be presented in a more organized and streamlined manner;
- The Zoning Code contains piecemeal environmental provisions that promote preservation, but that do not relate to or integrate well with the use-based districts;

How Could Monroe County's Zoning Code be Re-Structured to be More Consistent With Its Vision?

THE FOLLOWING IS A PRELIMINARY TABLE OF CONTENTS REFLECTING THE ABOVE ANALYSIS AND CONSIDERATIONS:

A. Introduction to and Using these Regulations
   - > Purpose
   - > Interpretation
   - > Measurements

B. Regulations for the Built Environment
   - > Character Districts
   - > Common Regulations
     - Signage
     - Parking
     - Outdoor Lighting
     - Landscaping
     - Manufactured Housing
     - Adult Oriented Businesses
   - > Historic Preservation
   - > Agricultural Preservation
   - > Nonconformities

C. Regulations for the Natural Environment
   - > Erosion Control/Grading
   - > Environmental Quality Overlay
   - > Karst and Sinkhole Development Standards
   - > Flood Damage Prevention

D. Subdividing Land
   - > Subdivision Regulations

E. Administering and Enforcing These Regulations
   - > Administrative Reviews and Approvals
     - Planning Department
     - Variances and Certificates
     - Boards and Commissions
   - > Site Plan Review and Permitting
   - > Appeals
   - > Enforcements and Penalties
   - > Text and Map Amendments
   - > Validity

F. Glossary of Terms and Phrases

G. Table of Uses and Parking Requirements

H. District Maps

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Section **2**

Proposed Zoning Framework

Proposed Zoning Framework

Purpose and Intent

The primary purpose of the Monroe County Urbanizing Area Zoning Framework is to provide a baseline of land use and development standards that will inform a comprehensive update of the Monroe County Zoning Code with the intent to implement the vision and recommendations of the Monroe County Urbanizing Area Plan. This intent acknowledges that the Plan may be revised from time to time and the illustrations, guidelines and recommendations of the Plan are conceptual and not regulatory.

The Monroe County Urbanizing Area Zoning Districts are intended to advance the County's goals for land use, development form and character, environmental preservation, and community quality of life.

Proposed Zoning Districts

This framework proposes the creation of 4 general character districts, each composed of a series of subdistricts. These districts are intended to be used for all land within the Urbanizing Area. These are illustrated on page 21 as a conceptual zoning map. The districts are intended to consolidate and simplify the pre-existing set of zoning districts that have to-date resulted in a complex set of development requirements that have not adequately advanced the objectives of the community or of property owners.

Classifications generally correspond to the land use map, but many categories are further differentiated by geographic location within the Urbanizing Area. The general approach is intended to create districts that will be geared toward unique land use and development form considerations for different areas. Categories may be further differentiated or combined as the Urbanizing Area's zoning code is developed.

EMPLOYMENT DISTRICTS

Employment Districts are intended to advance the objectives for continued economic development opportunities as described in the Urbanizing Area Plan.

E1 WEST SIDE EMPLOYMENT

This district includes properties to the north of the Third Street Gateway, extending generally to SR 46 and generally designated as the Employment land use type in the Urbanizing Area Plan. It includes existing office and industrial flex buildings and is intended to accommodate additional infill and redevelopment of these uses, and benefit from Tax Increment Finance district opportunities.

This district also includes existing industrial and office development, and highway-oriented commercial uses, south of Third Street between Curry Pike and I-69. Additional employment-oriented development should be compatible and consistent with surrounding patterns.

E2 SOUTH SIDE EMPLOYMENT

This district includes lands with access to and high visibility from I-69/SR 37, and generally designated as the Employment land use type in the Urbanizing Area Plan. Currently, this area is largely undeveloped, with some existing office and industrial development and rural residential uses. Additional employment-oriented development should preserve landscape character and be sensitively buffered from nearby residential districts, and benefit from Tax Increment Finance district opportunities.

E3 AIRPORT

This district includes the Monroe County Airport and surrounding lands that are designated as the Employment land use type in the Urbanizing Area Plan and is intended to support ancillary employment uses.

GATEWAY DISTRICTS

Gateway Districts are intended to provide a positive first impression with a unique mixture of uses, engaging design, and vibrant connections to urban areas.

G1 GATEWAY WEST

This district includes properties with frontage along major roadway corridors on the west side of the Urbanizing Area, in locations that serve as important areas of transition between the Urbanizing Area and adjacent jurisdictions, most notably the City of Bloomington as well as the Town of Ellettsville. This district is primarily intended to implement the vision for new mixed use development and redevelopment in the Third Street Corridor and North Park focus areas of the Urbanizing Area Plan, as well as other mixed use nodes identified in the land use plan.

G2 GATEWAY SOUTH

This district includes properties to the south of Bloomington located between Clear Creek and Jackson Creek, including the historic Clear Creek community. This district is intended to preserve historic assets while accommodating sensitive infill and redevelopment in the southern gateway to Bloomington. This district is intended to implement the vision for neighborhood-scale infill development in the Clear Creek Gateway focus area of the Urbanizing Area Plan.

G3 GATEWAY NORTH

This district is intended to promote small-scale, limited commercial infill and redevelopment that will welcome visitors to the City of Bloomington and Indiana University.

Character Districts & Map

NEIGHBORHOOD DISTRICTS

Neighborhood Districts are intended to accommodate a wide variety of primarily residential uses, housing types, densities and neighborhood development contexts.

N1 URBAN INFILL NEIGHBORHOOD

This district includes the areas known as Former Areas Intended for Annexation (AIFA) and Former Fringe of the City of Bloomington that are largely developed. This district is intended to promote compact mixed residential infill development, as described in the Mixed Residential land use type designated in the Urbanizing Area Plan. Commercial mixed use development may be appropriate along primary streets at the edges of these neighborhoods. New development should be compatible with surrounding development within the City of Bloomington.

N2 NEIGHBORHOOD DEVELOPMENT

This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.

N3 CONSERVATION DEVELOPMENT

This district includes land intended to develop in a pattern consistent with the Conservation Residential land use type designated in the Urbanizing Area Plan. It is intended to preserve existing neighborhoods and allow for complementary infill development, while preserving environmentally sensitive areas.

N4 RURAL TRANSITION

This district includes land in the outer edges of the Urbanizing area, intended to retain a low-density development pattern and rural character, consistent with the Rural Transition land use type designated in the Urbanizing Area Plan.

SPECIAL DISTRICTS

Special Districts accommodate unique uses and development conditions throughout the Urbanizing Area.

OS OPEN SPACE

This district is intended to apply to permanently preserved lands and parks, and protecting environmentally sensitive areas, as described in the Open Space land use type of the Urbanizing Area Plan.

QL QUARRY LANDSCAPE

This district is intended to promote active limestone quarry operations, and preservation of remnant landscapes once quarrying operations have ceased. Context-sensitive development may occur within this district, with the intent of preserving striking landscape forms and views, as described in the Quarry Landscape land use type of the Urbanizing Area Plan.

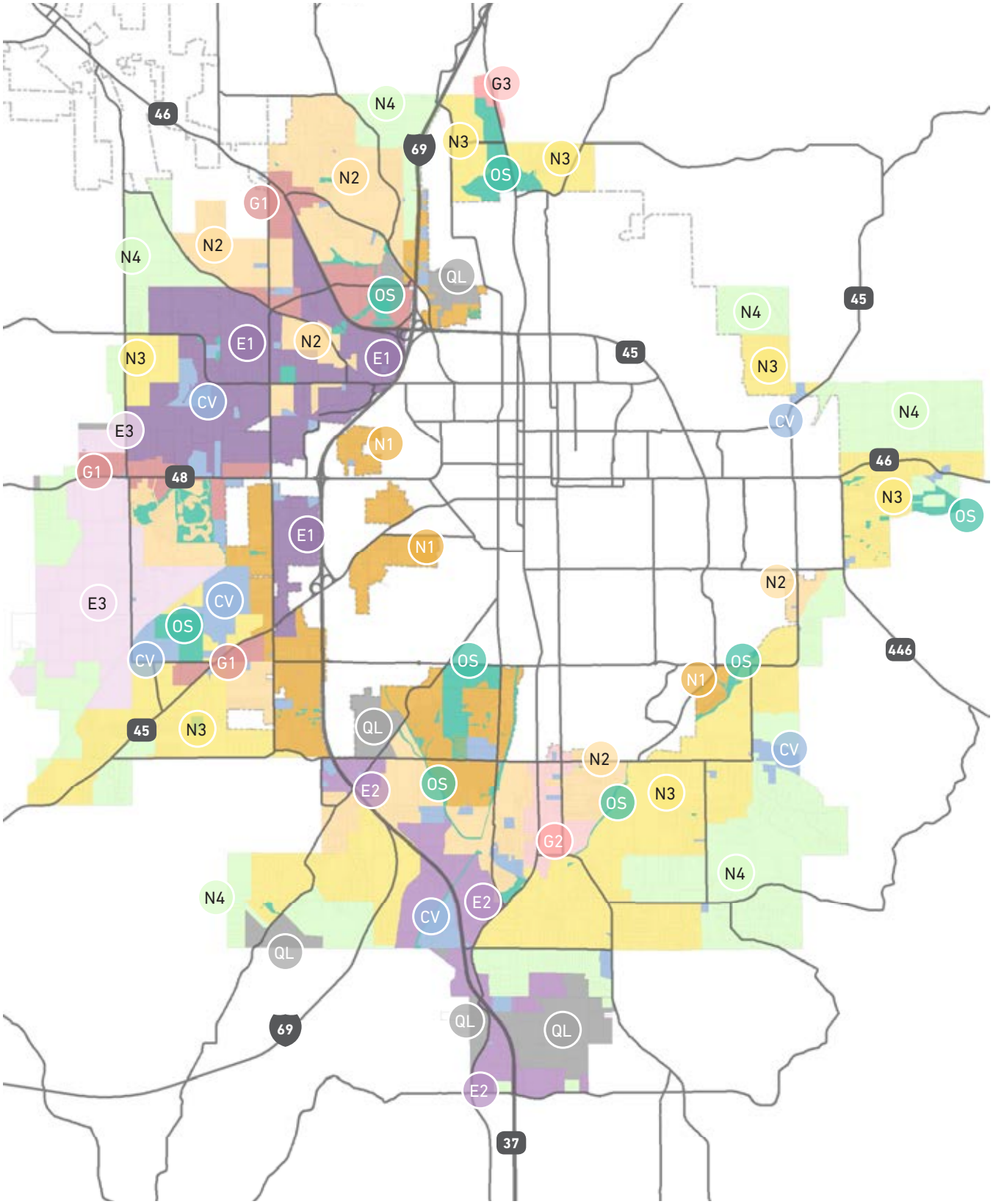
CV CIVIC

This district includes a variety of public and private institutional uses, such as schools, religious facilities, and public utilities and other government or institutional facilities, as described in the Institutional land use type of the Urbanizing Area Plan.

Existing Planned Unit Developments

In general, it is the intent of this zoning framework to eliminate the need to establish new Planned Unit Developments by creating an expedited, consistent and predictable set of zoning requirements and approval procedures. However, existing planned developments represent a significant investment by property owners in establishing specific development plans and standards for their properties in conformance with pre-existing development approval procedures. All planned developments in effect prior to the creation of new zoning districts and standards should continue to be considered in effect, similar to an overlay zone. Opportunities to eliminate the planned unit development overlay will also be accommodated and should be encouraged. PUDs with expired outline plans or without development plans may be reviewed and rezoned entirely, subject to recommendations of this zoning framework.

Conceptual Zoning Map



Determining Development Type

Development Types

The intent of this zoning framework is to establish a comprehensive and simplified set of permitted development types for land and buildings desired in each of the proposed MCUA zoning character districts, and as described in the land use plan of the Monroe County Urbanizing Area Plan.

The table on page 23 provides guidance for all development types, designated into three categories, and each defined by three primary characteristics of development:

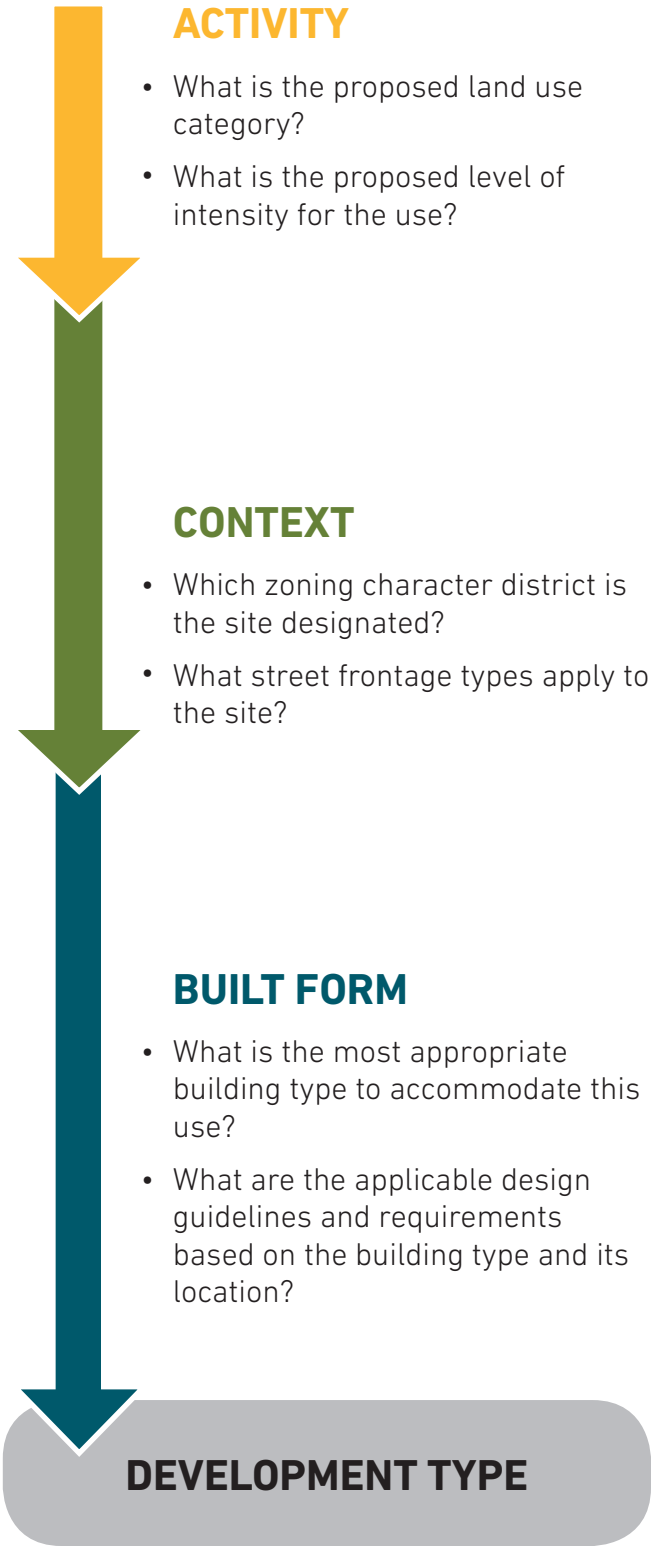
> Activity - How will a site be used?

> Context - Where is the site located?

> Built Form - How will the site and building(s) be designed?

Under this framework approach for zoning, someone interested in pursuing a development opportunity would consult the development type table to determine where and under what circumstance a particular land use is permitted, and what associated development requirements apply. Each element of the development type table is further addressed in the following sections of this zoning framework document. Together, these elements form a conceptual basis for restructuring the zoning code as it applies to the Urbanizing Area.

As the Code development process continues, these elements will require further detailed analysis and calibration to determine specific development standards in each district or sub-district. For example, traffic volumes may be one of the determining intensity level factors, but the designation of a "high" or "low" threshold of traffic volumes will depend on the proposed land use, location, adjacent roadway design and surrounding development context. Each of these details will require further refinement to quantify the exact threshold in each district. Similarly, other intensity level factors listed in the adjacent table provide a starting point for developing these requirements, but each will require further calibration to respond to the surrounding context and conditions.



Development Types

		DEVELOPMENT TYPE A	DEVELOPMENT TYPE B	DEVELOPMENT TYPE C
ACTIVITY	LAND USE TYPE	> Work > Live > Work/Live > Commerce > Congregate > Educate > Automotive > Air services > Agriculture > Recreate > Community > Conditional Uses > Accessory Uses	> Work > Live > Work/Live > Commerce > Congregate > Educate > Automotive > Air Services > Agriculture > Recreate > Community > Conditional Uses > Accessory Uses	> Live > Agriculture > Conditional Uses > Accessory Uses
	INTENSITY LEVEL (Examples to be calibrated depending on context and applicability)	Developments are Level A when any of the following conditions are present or proposed: > Traffic Volume - High > Parking Lot Size (>15,000 sf)*1 > Activities and projects conducted between the hours of 10:00 pm and 6:00 am at night > Greater than 10 Employees on Largest Shift > Greater than 10 Residential Units	Developments are Level B when the following conditions are present or proposed: > Traffic Volume - low > Parking Lot Size (<15,000 sf)*1 > Activities and projects conducted between the hours of 6:00 am and 10:00 pm at daytime > Less than 10 Employees on Largest Shift > 3-10 Residential Units	Developments are Level C when the following conditions are present or proposed: > 1-2 Residential Units > Urban Agriculture
CONTEXT	CHARACTER DISTRICT	> Gateway > Employment > Special district	> All Districts	> Gateway > Employment > Neighborhood
	FRONTAGE TYPES	> Highway > Commercial Corridor > Employment > Neighborhood Commercial	> All Frontage Types	> Neighborhood Residential > Green Transitional
BUILT FORM	BUILDING TYPE	> Townhomes > Attached Courtyard > Multi-Family > Commercial > Commercial Outlot > Neighborhood Mixed-Use > Mixed Use > Office > Civic/Institutional > Flex	> Townhomes > Attached Courtyard > Multi-Family > Commercial > Commercial Outlot > Neighborhood Mixed-Use > Mixed Use > Office > Civic/Institutional > Flex	> Single Family > Townhomes (1-2 units) > Attached Courtyard > Two Family Home
	DESIGN GUIDELINES/ REQUIREMENTS	> Applicable Landscaping based on Frontage Type Standards*2 > Maximum Landscaping on District Edges*2 > Performance Standards Management Plan > Traffic Study and Access Management Plan > Open Space*3 > Stormwater Management*4	> Applicable Landscaping based on Frontage Type Standards*2 > Maximum Landscaping on District Edges*2 > Performance Standards Management Plan > Open Space*3 > Stormwater Management*4	> Applicable Landscaping based on Frontage Type Standards*2

* Refer to notes on following page

Development Types

DEVELOPMENT TYPE TABLE REFERENCE NOTES

*[1] Specific parking ratios by land use and development type will require calibration as part of the code development process. Parking requirements should include provisions for shared parking arrangements, off-site parking, and deferred parking to accommodate future expansion if parking demand increases.

*[1] Specific parking ratios by land use and development type will require calibration as part of the code development process. Parking requirements should include provisions for shared parking arrangements, off-site parking, and deferred parking to accommodate future expansion if parking demand increases.

*[3] Refer to open space type requirements on page 86-94.

*[4] Refer to Stormwater Best Practices on pages 84-85.

EXISTING DEVELOPMENT

This framework recognizes that existing lots of record may not meet the requirements established for new developments in terms of intensity, physical form and site design details. It is not the intent to place these existing developments in a non-conforming status, but rather to ensure that new development or redevelopment advances the goals of the Urbanizing Area Plan. As the Code development process continues, legal mechanisms should be explored to ensure that new requirements do not have an adverse impact on existing properties in terms of development review procedures, infeasible design requirements, or unintended financial implications. As existing developments are improved, they should be encouraged to bring site designs closer to compliance with the standards and guidelines of this framework, as may be practical on a case by case basis. Refer to the Re-use/Retrofit Building Type on pages 82-83 for minimum requirements that would apply in certain circumstances.

DEVELOPMENT PLAN REVIEW

Development review should provide an efficient and predictable review process for development applications in the Urbanizing Area. Administrative review procedures will be appropriate for most single building and small scale development types. In lieu of conventional Planned Unit Development zoning, developments meeting certain criteria will warrant an additional level of review through a formal public hearing. Preliminary criteria include: development size (e.g. sites greater than 10 acres) and complex developments in which multiple structures will be phased over a period of time. Review procedures and approval criteria should provide clear guidance to reviewing bodies to ensure consistent and equitable application of the Code.

Land Use Types

The general land use types are proposed for each intensity level and character district. As detailed development regulations are drafted, each use category will be specifically defined. The intent is to establish broad categories of use that eliminate outdated and unnecessary distinctions between similar "subcategories" of use. Where necessary to address specific concerns or potential external impacts on surrounding properties, distinct sub-categories may be defined and/ or use-specific standards may be applied, conditional uses identified, and a list created to establish uses that are not permitted.

EXISTING USES

In general, the intent of this framework is to accommodate legal pre-existing principal uses and to provide guidance for re-use and retrofit of existing uses and structures. Refer to reuse-Retrofit Building Type on pages 78-79 for applicable design standards.

MULTIPLE USES

It is the intent of this framework to allow mixed-use development opportunities and permit the combination of compatible principal uses through flexible development standards. Multiple use properties shall be guided by zoning district and the table of proposed development types.

USE CATEGORIES KEYED TO EXISTING USES IN CURRENT CODE - SEC.802-5(D)(1)-(9)

Work: Business and Personal services

Live: Residential Uses

Live/Work: Residential Uses, Work Uses

Commerce - Make/Store/Ship: Manufacturing, Mining, Construction and Industrial Uses

Commerce - Shop/Sell: Retail and Wholesale Trade except restaurant, tavern, restaurant drive-in

Commerce - Eat & Drink: Restaurant, Tavern, Restaurant Drive-In

Congregate: Worship Places

Educate: Postsecondary Educational Institution, School (K-12)

Commerce-Stay: Hotel

Automotive and Transportation Services: Automotive and Transportation Services

Air Services: Airport

Recreate: Amusement and Recreational Services

Agriculture: Agriculture Uses

Community: Public and Semi-Public Facilities except airport, nursing home, utility service facility, wastewater treatment facility, water treatment facility, central garbage/rubbish collection facility, wired communication services, wireless communications facility

Conditional Use

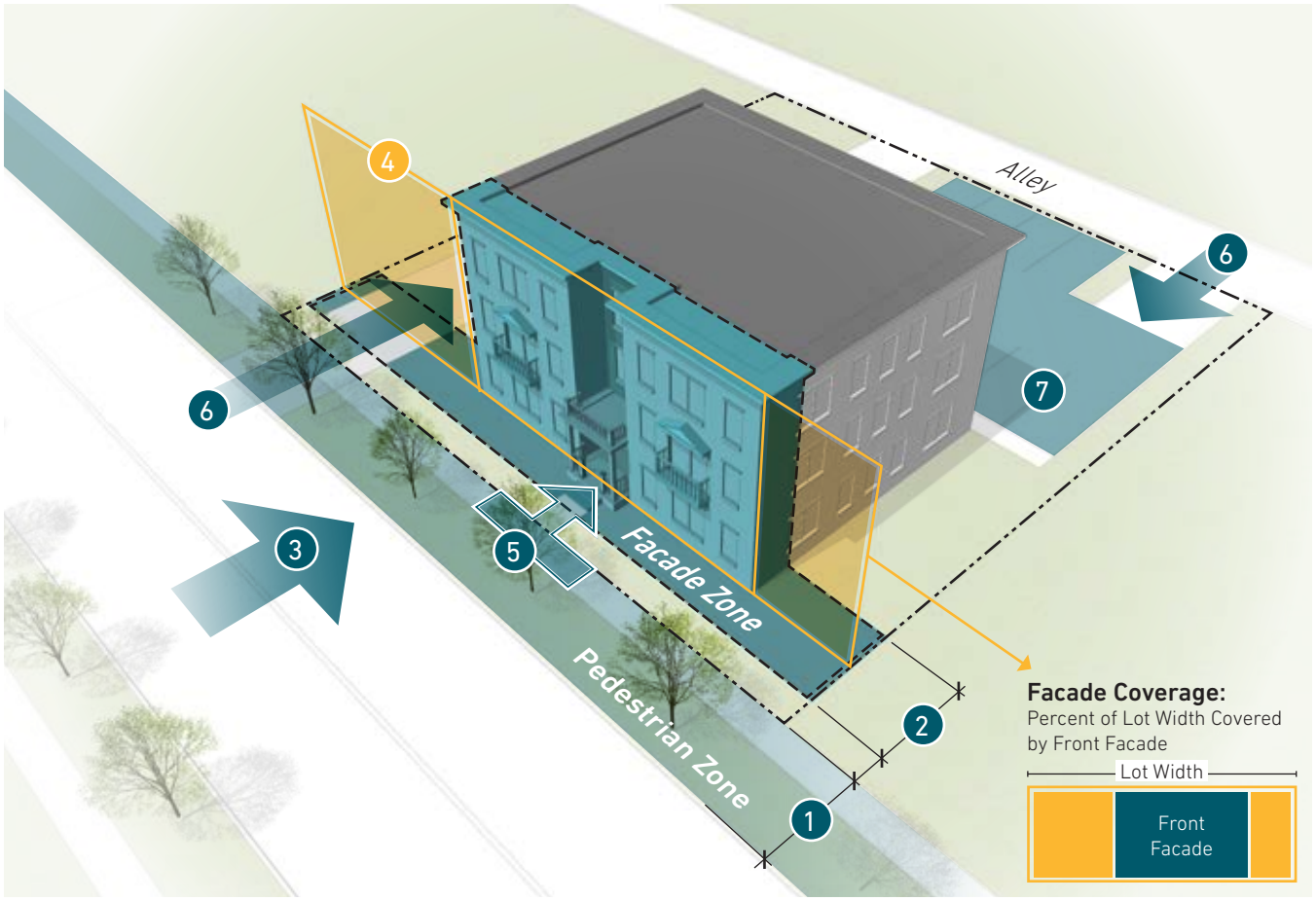
Accessory

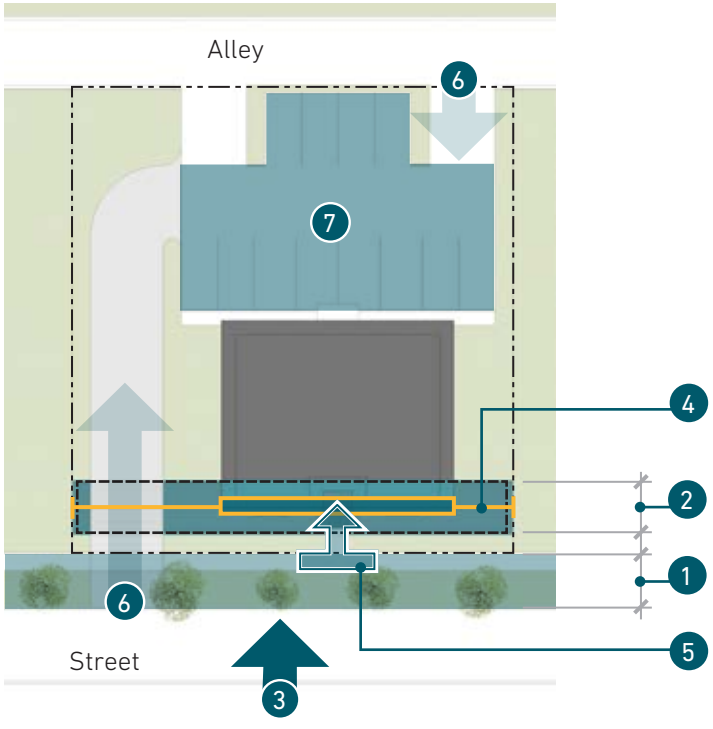
Basic Site Development Standards

The purpose of the site development standards included in this zoning framework is to establish a clear and consistent approach to achieving the Urbanizing Area's objectives for physical development form, including an emphasis on walkable development character for residential, commercial and mixed use development, as well as efficient development patterns to promote environmental preservation, community quality of life, and the County's economic development objectives in employment-oriented districts.

The following development standards framework outlines the basic elements of site design that should be applied to new development. Each of these elements is further defined for various development contexts through the designation of street frontage typologies in the next section of the zoning framework.

1. **Pedestrian Zone**
   All streets have a streetside pedestrian zone. The minimum pedestrian zone should generally be 15 feet in width, measured from the existing or planned back of curb or edge of pavement. This will accommodate a minimum tree lawn/planting zone and minimum sidewalk or bicycle path in a variety of configurations, depending on the street type and character district. Pedestrian zones may be wider depending on street type, character district, and extent of existing street right-of-way.
   a. Existing Sidewalks. If the back edge of the existing sidewalk or bicycle path is greater than 15 feet from the back of curb, this edge defines the width of the pedestrian zone. If the back edge of the existing sidewalk or bicycle path is less than 15 feet from back of curb, the pedestrian zone remains 15 feet in width.
2. **Façade Zone**
   Most building types have a required façade zone, designated by the minimum and maximum front building setback. The front façade of a building must be located entirely within the façade zone.
   a. The minimum and maximum front building setback is measured from the back edge of the pedestrian zone, but may also be affected by the location of the public right-of-way line.
3. **Street Orientation**
   The front façade of a building must face and be parallel (or nearly parallel) to the street, and located within the façade zone.
4. **Façade Coverage**
   The front façade of a building covers a certain percentage of the lot width, depending on the building type.
5. **Pedestrian Access**
   All buildings must have a prominent, operable main entrance on the front façade, with a direct pedestrian walk connection to the public sidewalk. For some building types, the entrance may be located at the corner of the front façade.
6. **Vehicular Access**
   Vehicular access should be provided from a side street, rear alley, or shared rear parking lot connection wherever possible, and avoided on primary streets if possible. Curb cuts on primary streets should be minimized in quantity and width.
7. **Parking Location**
   With the exception of Flex Building Types, off-street parking, loading, and associated drive aisles may not be located between the front building façade and the street.
   a. This does not include front-loaded driveways for residential garages, but parking areas may not be paved in any other portion of a residential front yard.





1. Pedestrian Zone
2. Façade Zone
3. Street Orientation
4. Façade Coverage
5. Pedestrian Access
6. Vehicular Access
7. Parking Location

Street Frontage

As demonstrated by the development standards framework, the relationship between private development and public streets is a critical component of achieving the community's objectives for walkable development patterns and desired development character. This relationship may take a variety of forms depending on:

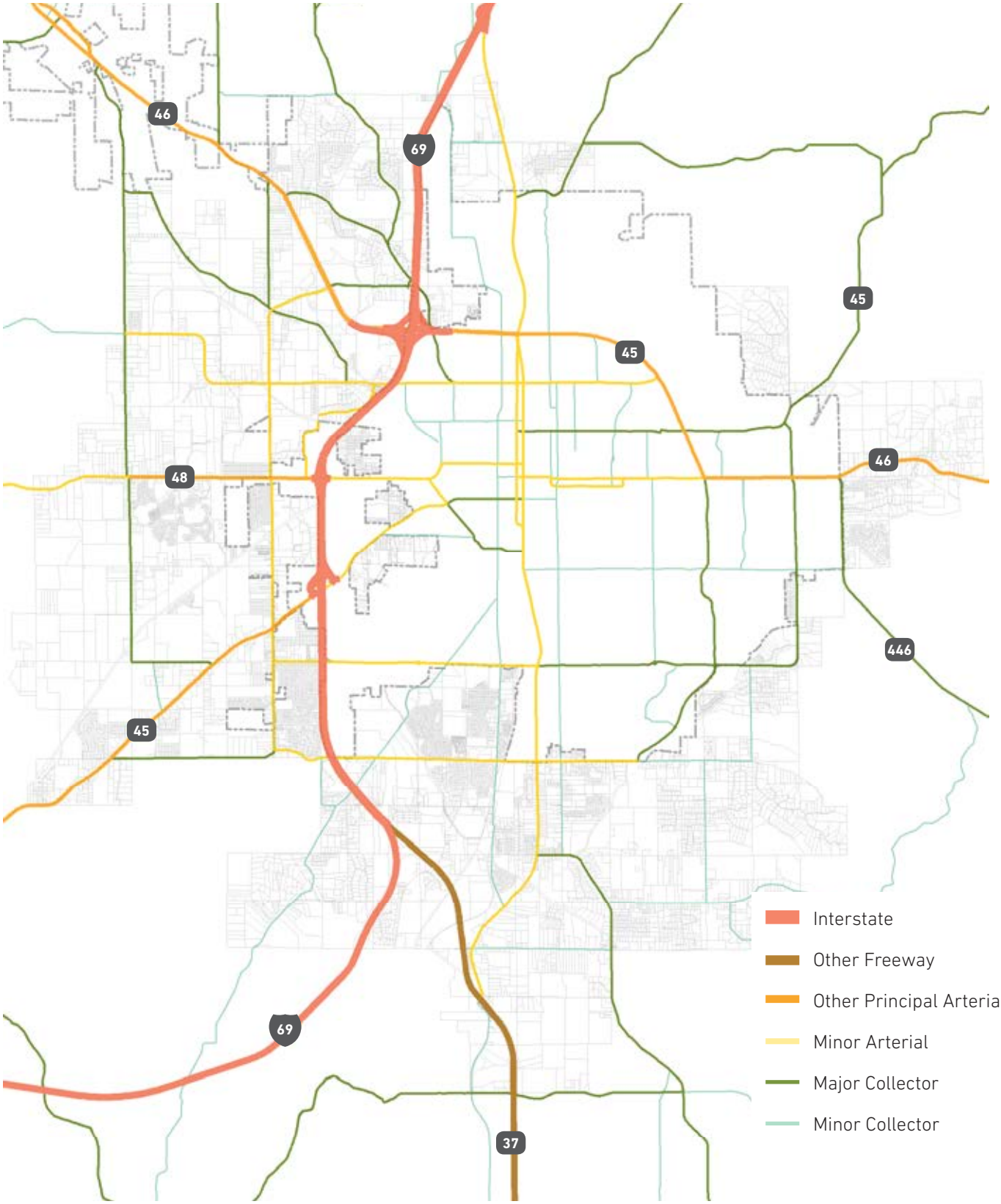
> the type of street a property is located on,

> the type of building and use to be developed on the property,

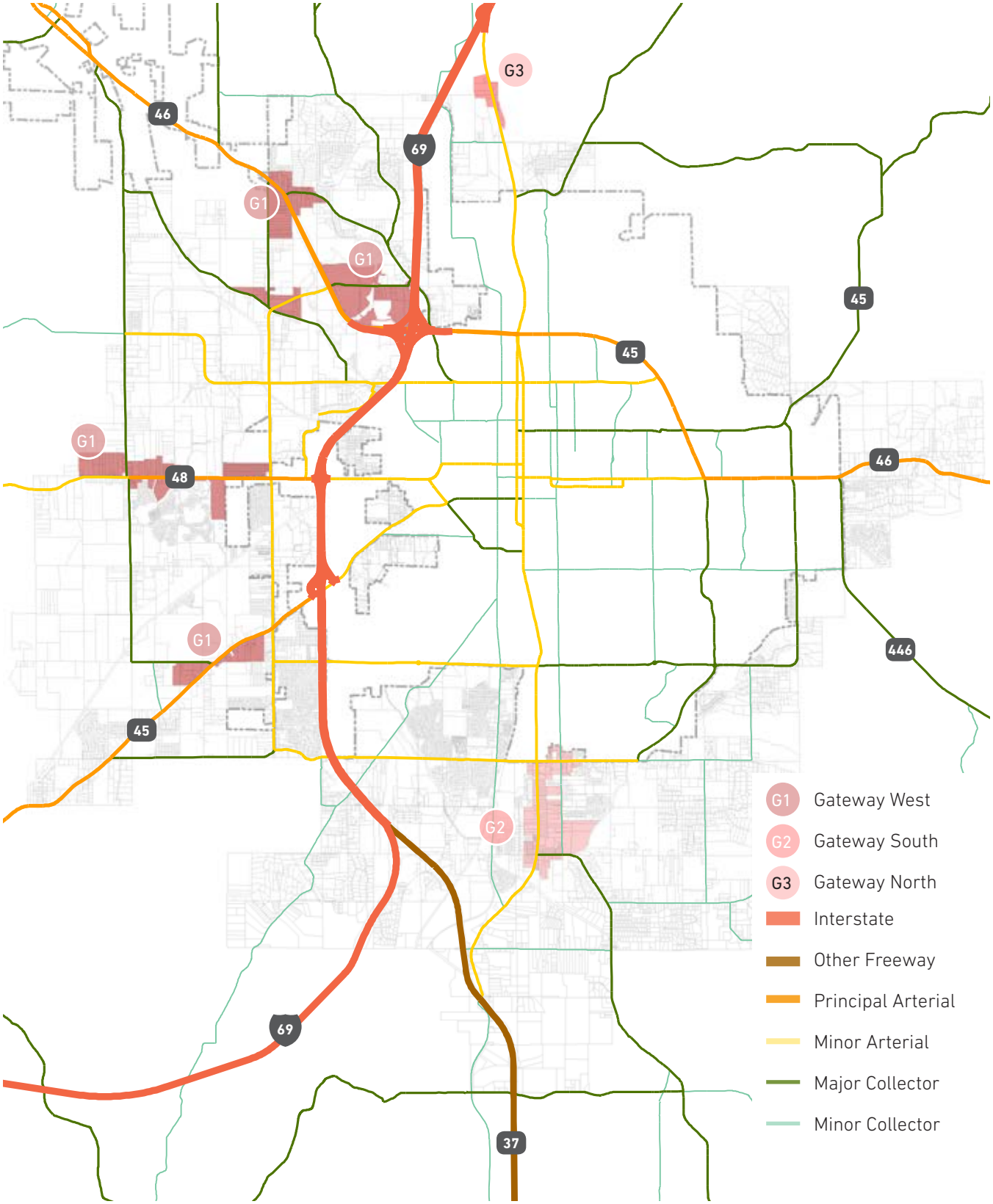
> the property's location within one of the MCUA zoning districts.

The following series of maps illustrate the Monroe County Thoroughfare Plan (functional roadway classifications) as they relate to the Urbanizing Area as a whole, and to each set of zoning character districts. The functional classifications represent a standard hierarchy of roadway typologies ranging from high volume, low access, to low volume, high access. The local roads, as a classification identified in the Thoroughfare plan, are not mapped. The relationships between these functional classifications and the zoning character districts form the basis for establishing a series of street frontage typologies, illustrated on pages 34 - 41. The locations of each street frontage typology are illustrated on pages 42 - 43. This framework is subject to periodic updates to the County thoroughfare plan and the Bloomington/ Monroe County MPO's Long Range Transportation Plan.

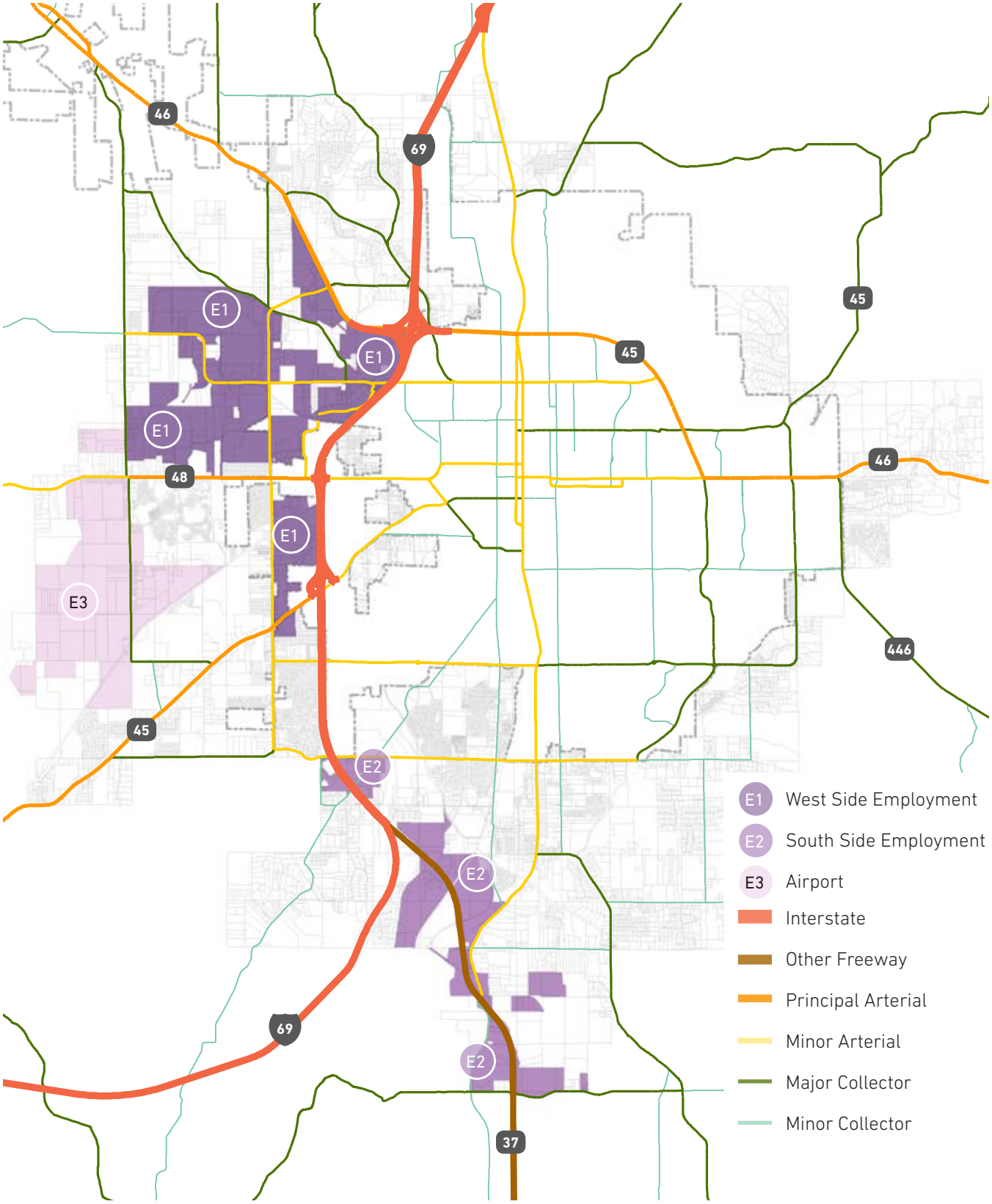
Thoroughfare Map



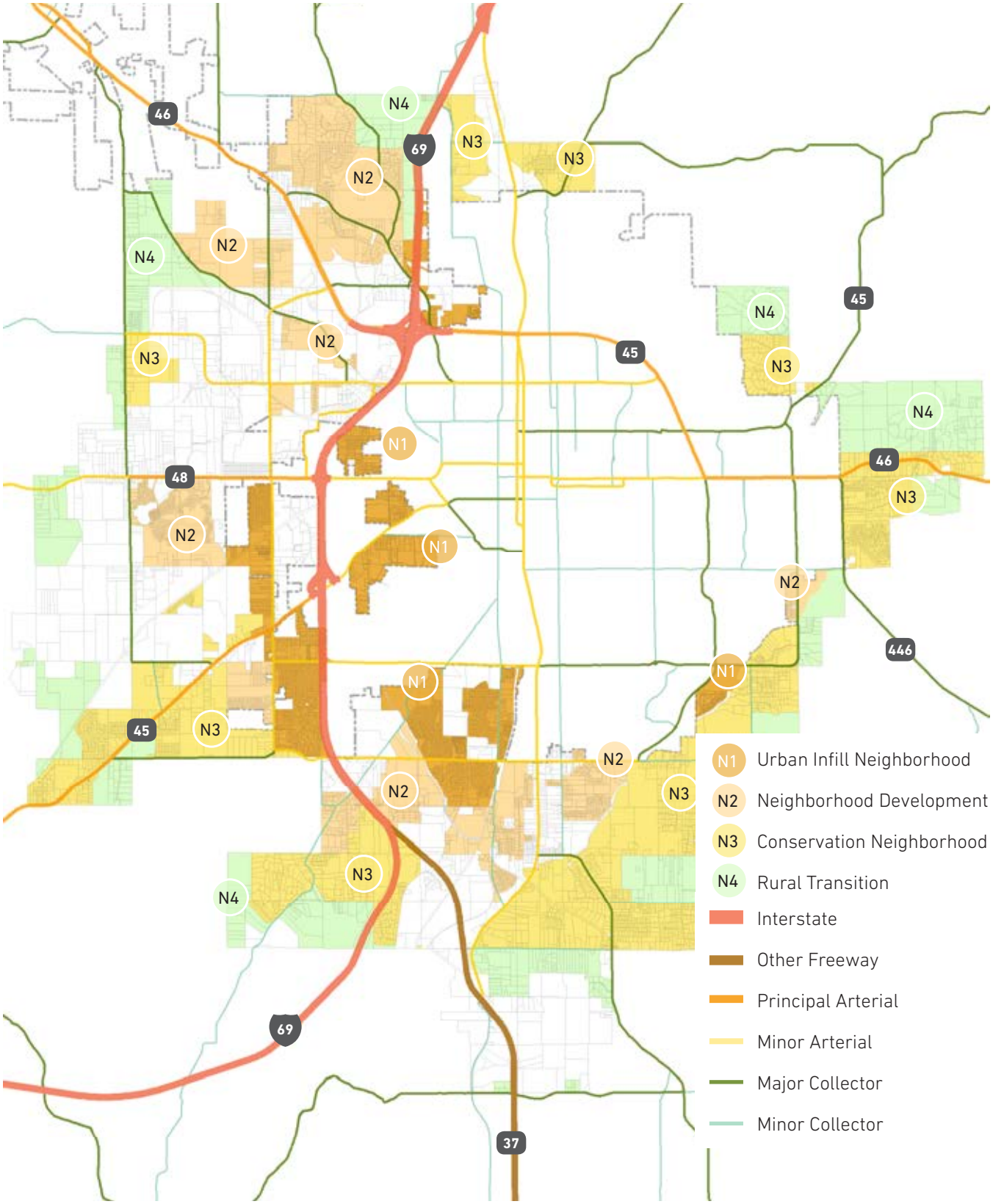
Gateway Districts



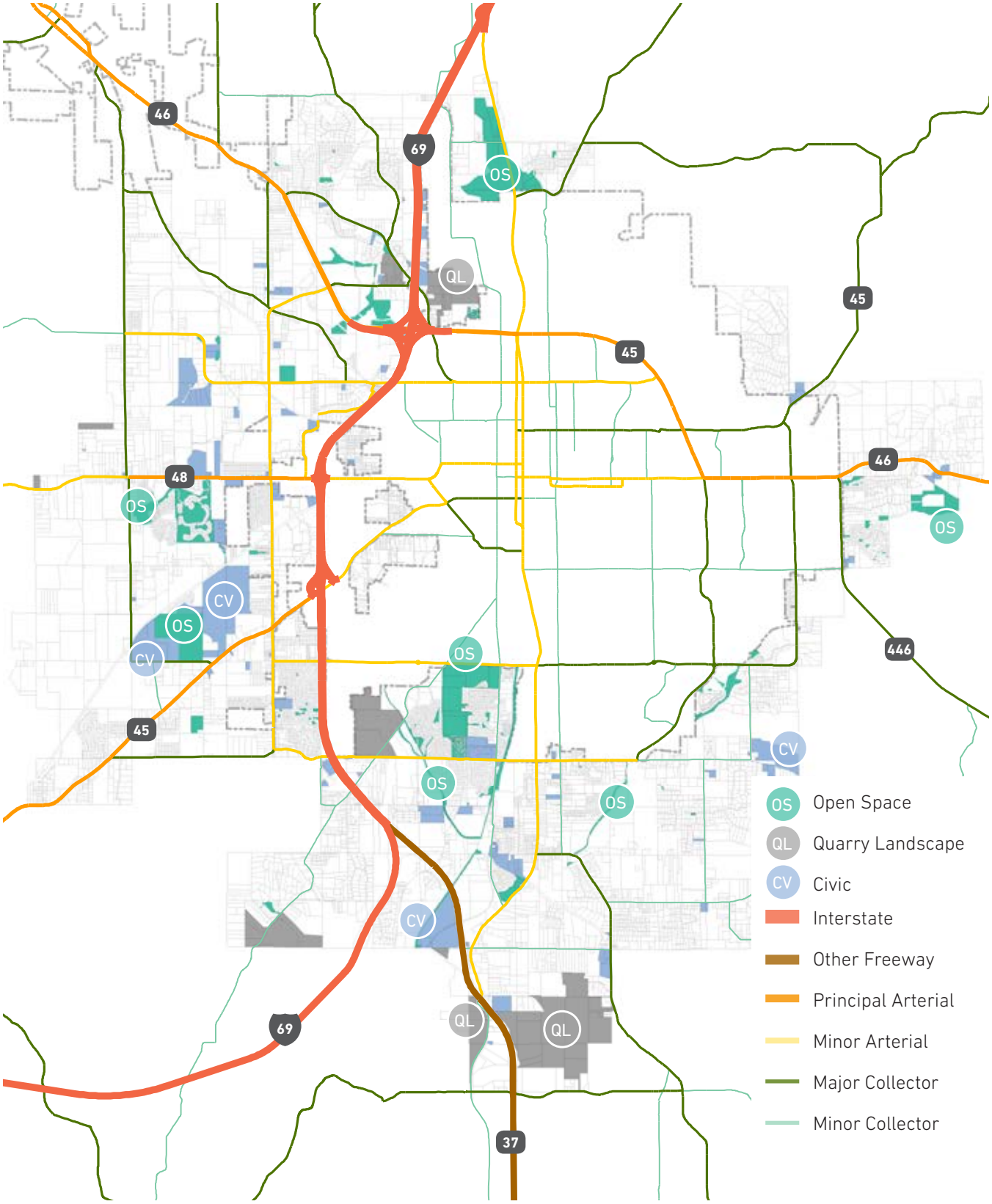
Employment Districts



Neighborhood Districts

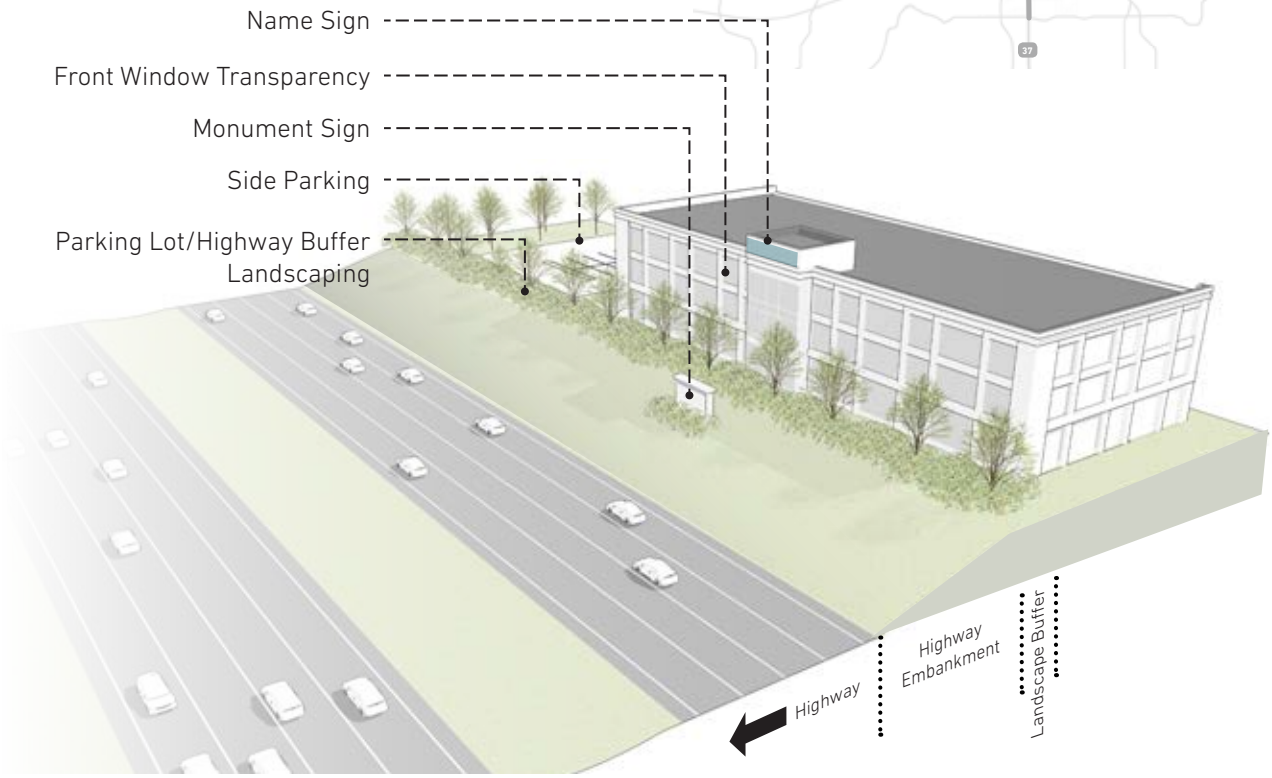


Special Districts



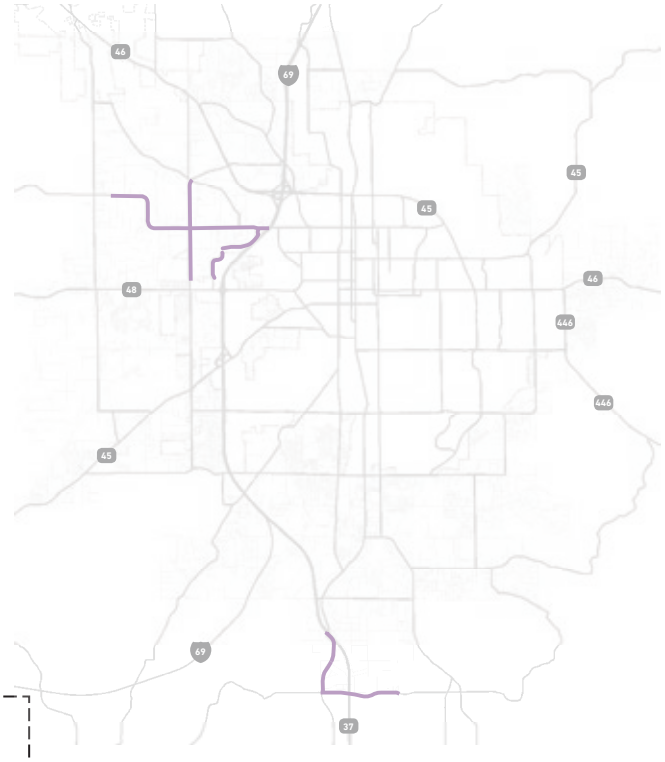
Highway Frontage

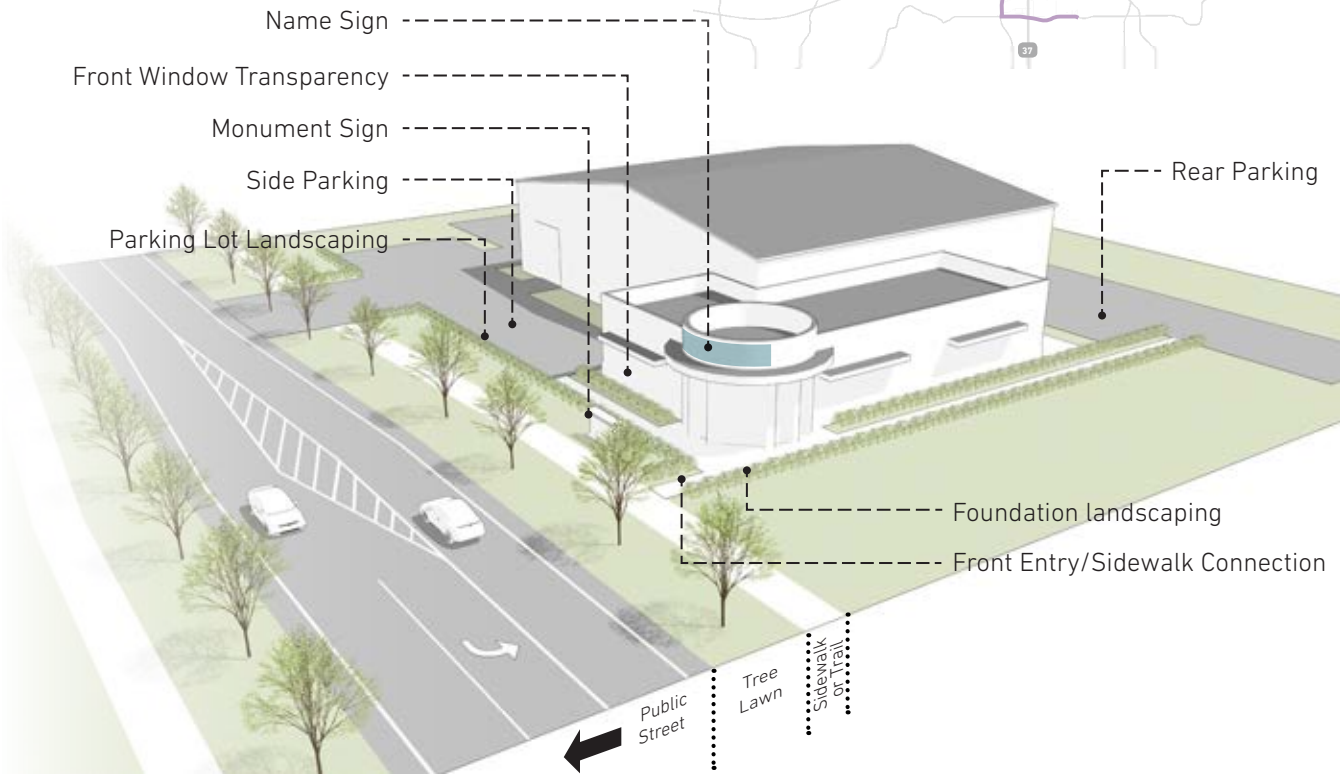
This frontage type applies to I-69, SR 37, and portions of SR 46. Where possible, architecture should be oriented to maximize visual presence from the highway, with an aesthetic landscape edge.



Employment Frontage

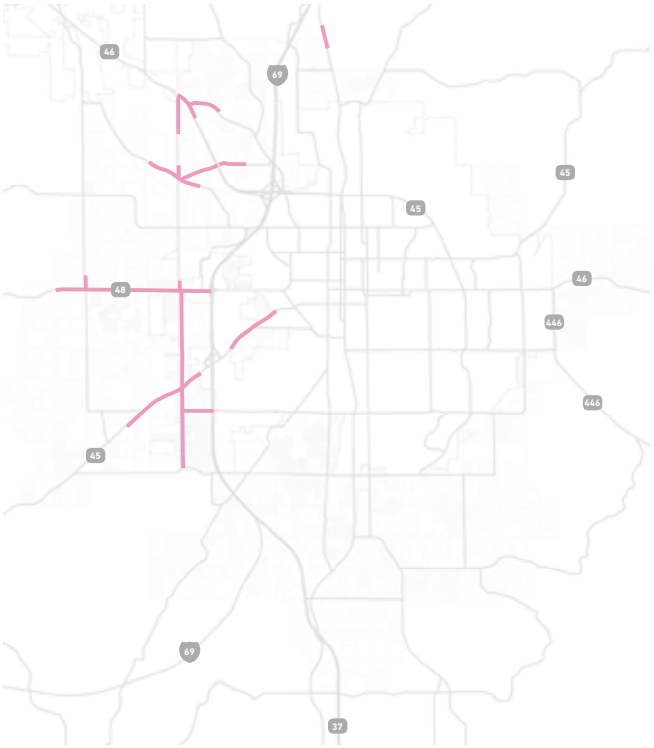
This street frontage character should be encouraged in employment districts. It is similar to the Commercial Corridor Frontage Type, but building setbacks may vary widely and some building types may include parking and loading areas within the front setback, with a landscape edge in the front yard. Pedestrian connections should be provided from the public walk or shared path to office and visitor components of employment facilities. Landscaping should be focused on softening the visual appearance of the site from the public right-of-way.

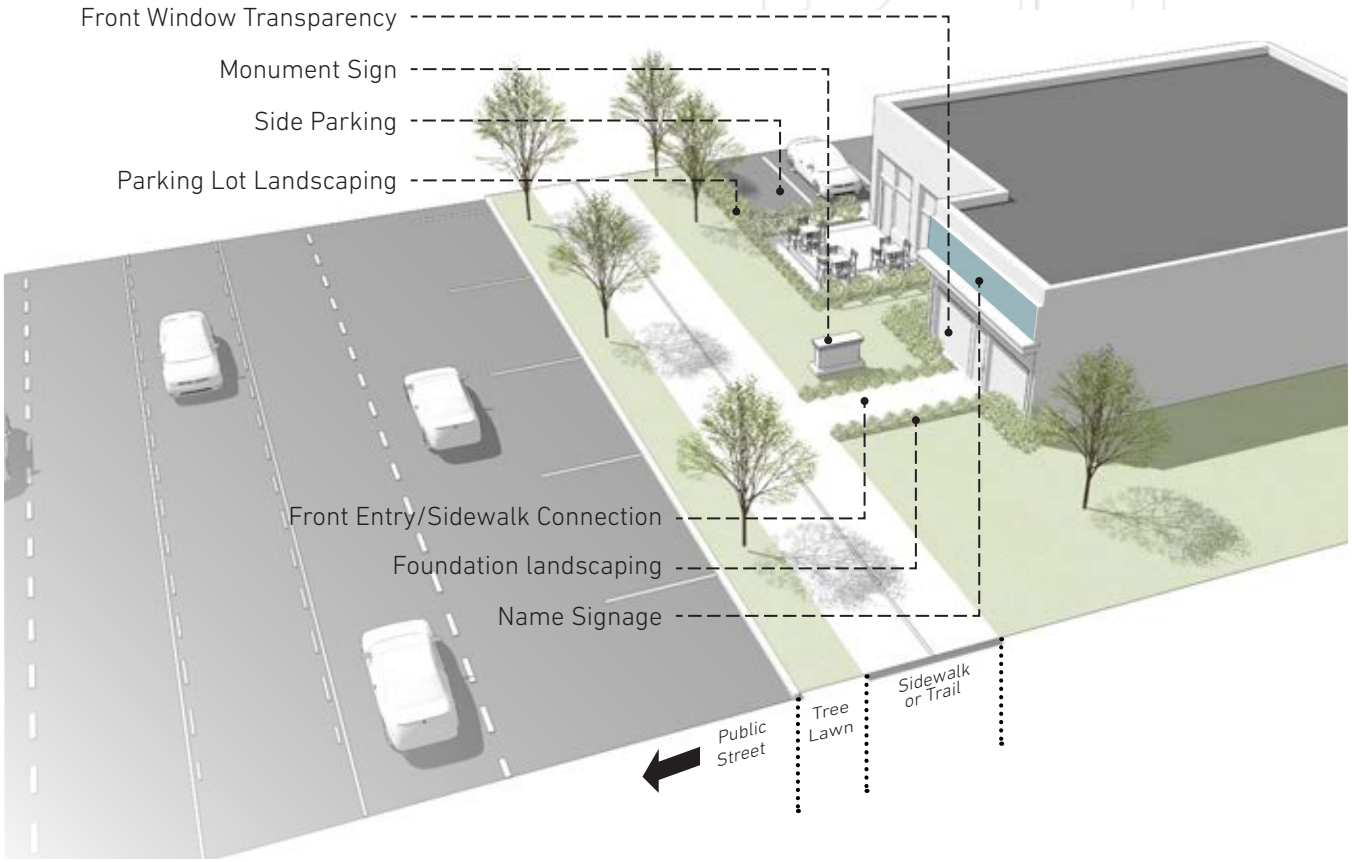




Commercial Corridor Frontage

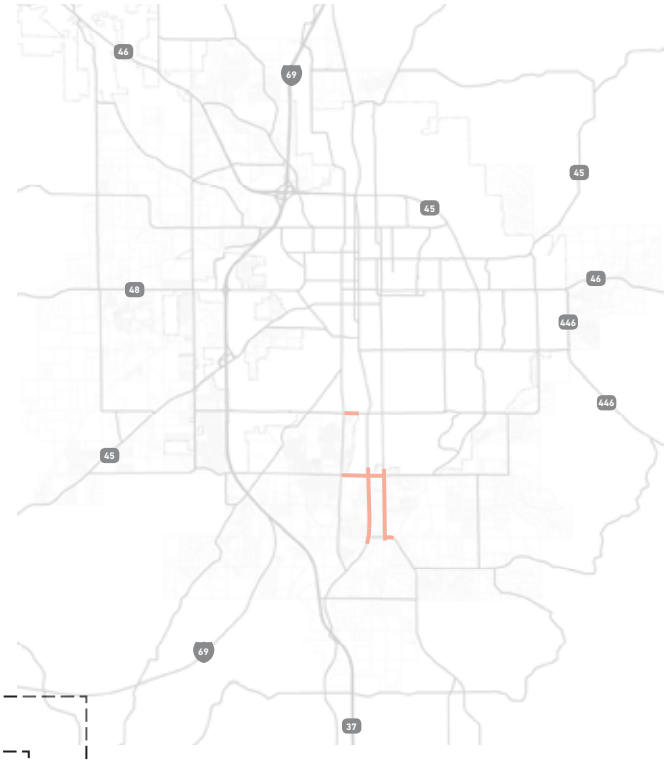
This street frontage character is appropriate for mixed use and retail streets that experience large amounts of vehicular traffic, but could be made more walkable for pedestrians through building and parking lot placement and sidewalk connections. Buildings are generally set back from the sidewalk with a landscape area of up to 20 feet. Parking is screened with a low landscape edge. Monument signs may be located within the setback.

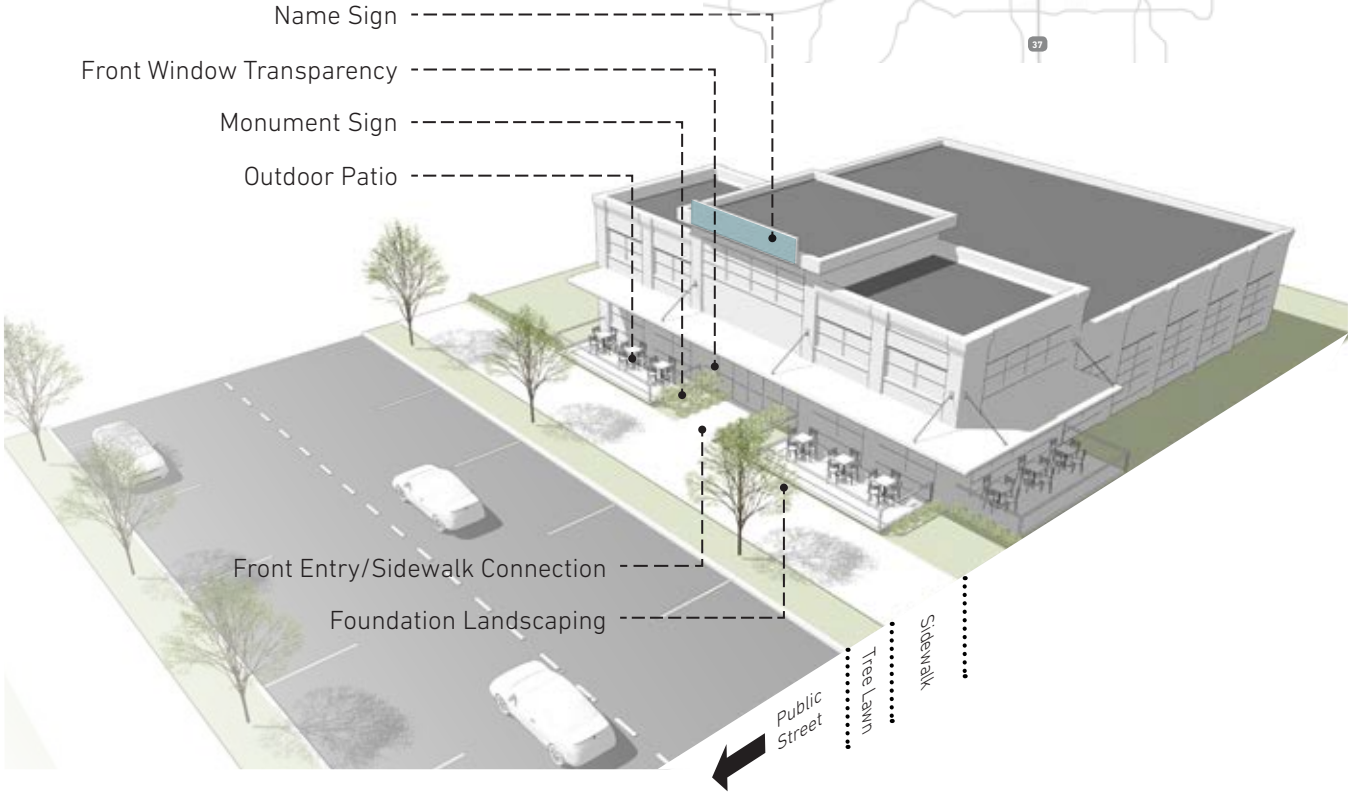




Neighborhood Commercial Frontage

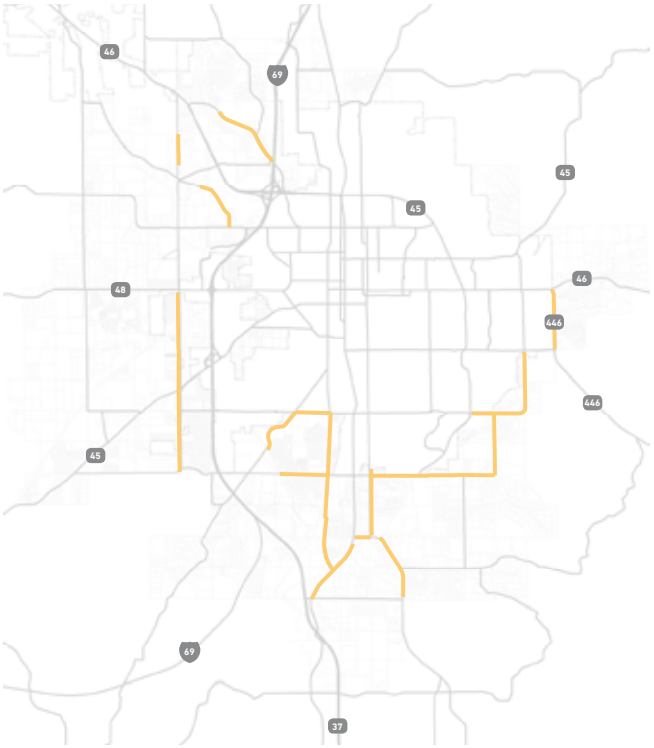
This street frontage character is appropriate in highly walkable commercial areas and in sections of streets where large amounts of pedestrian activity desired, such as at major commercial intersections. Buildings are typically located immediately behind the sidewalk or with a minimal setback (up to 10 feet). Streetscape furniture, outdoor dining and patio space may be located in the setback.





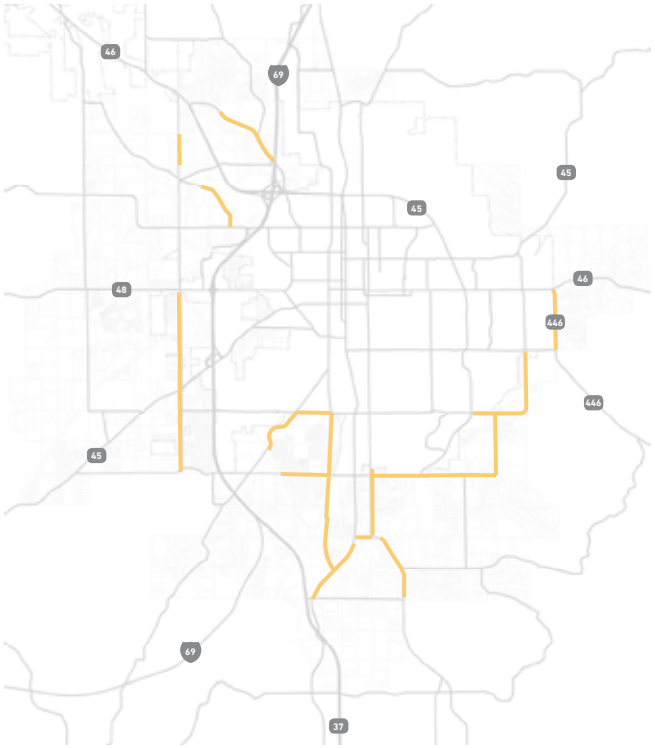
Neighborhood Residential Frontage - Front-Loaded

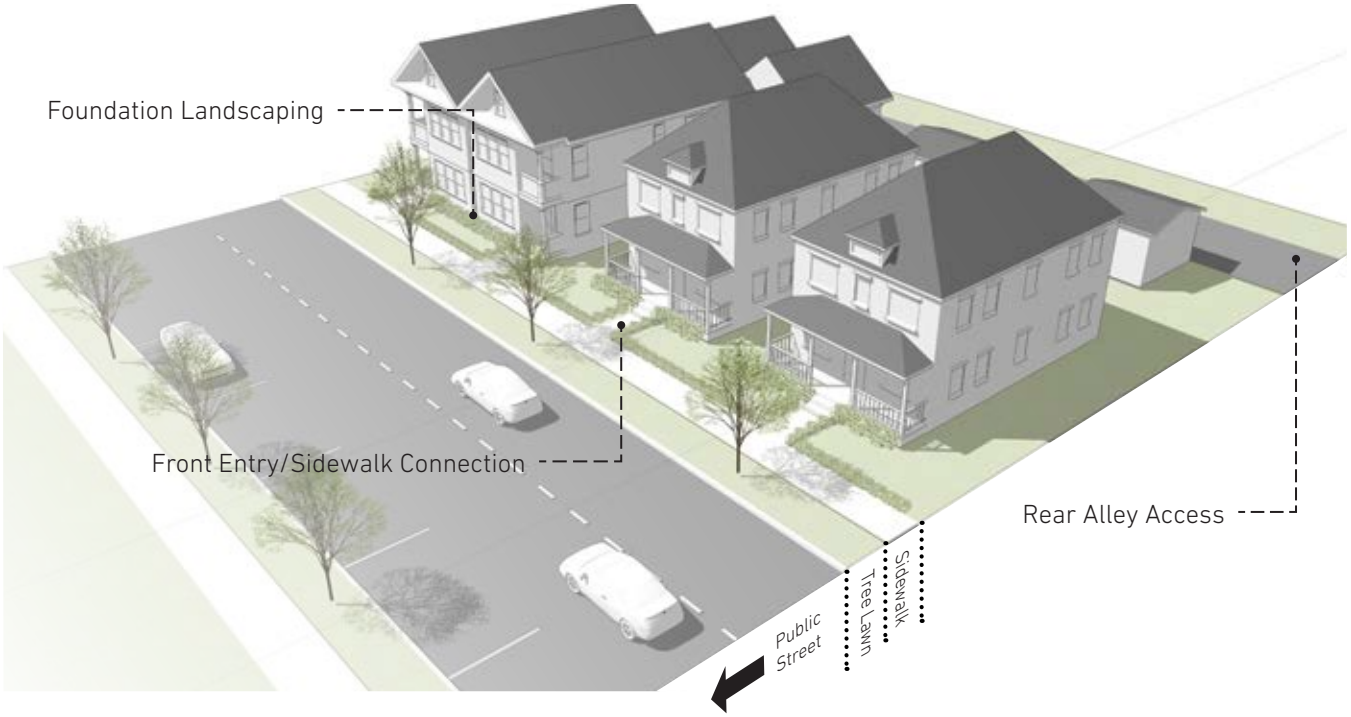
This street frontage type applies to primarily residential streets that may include a variety of residential building types. For existing neighborhoods, setbacks will vary based on historic development patterns. Older neighborhoods may also have front-loaded driveways. For new developments setbacks may range between 5 and 20 feet, but should generally be consistent along an individual street. Front porches and stoops should be located in the setback, with direct connections to the sidewalk. Rear alley vehicular connections are encouraged to maximize walkability along the street.



Neighborhood Residential Frontage - Rear-Loaded

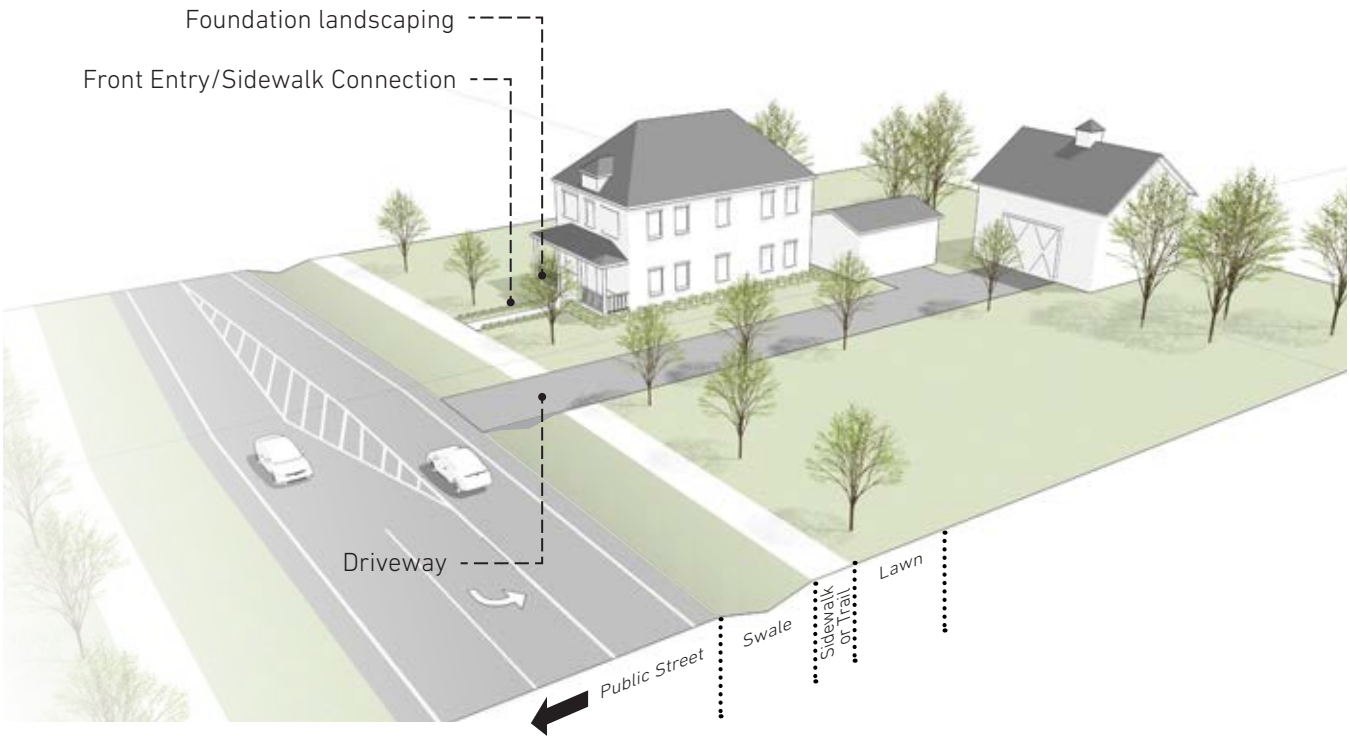
This street frontage type applies to primarily residential streets that may include a variety of residential building types. For existing neighborhoods, setbacks will vary based on historic development patterns. Older neighborhoods may also have front-loaded driveways. For new developments setbacks may range between 5 and 20 feet, but should generally be consistent along an individual street. Front porches and stoops should be located in the setback, with direct connections to the sidewalk. Rear alley vehicular connections are encouraged to maximize walkability along the street.





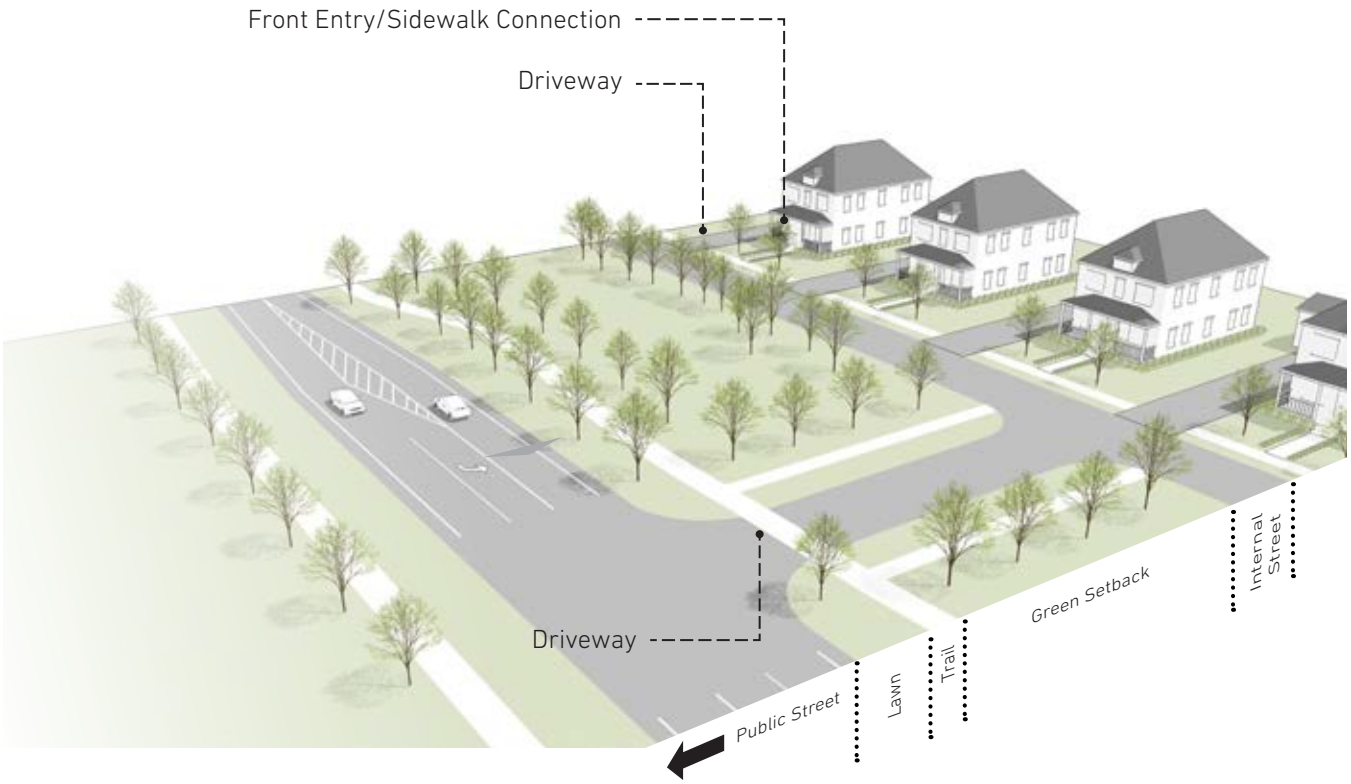
Green Transitions Frontage - Rural Lot

This street frontage character is typical of rural roadways or roads transitioning from urban to rural. Setbacks may vary widely and buildings are typically spaced far from one another. These roads may have a shared pedestrian/bicycle path, but this is not always typical. Roads are typically surface drained with a ditch or swale.

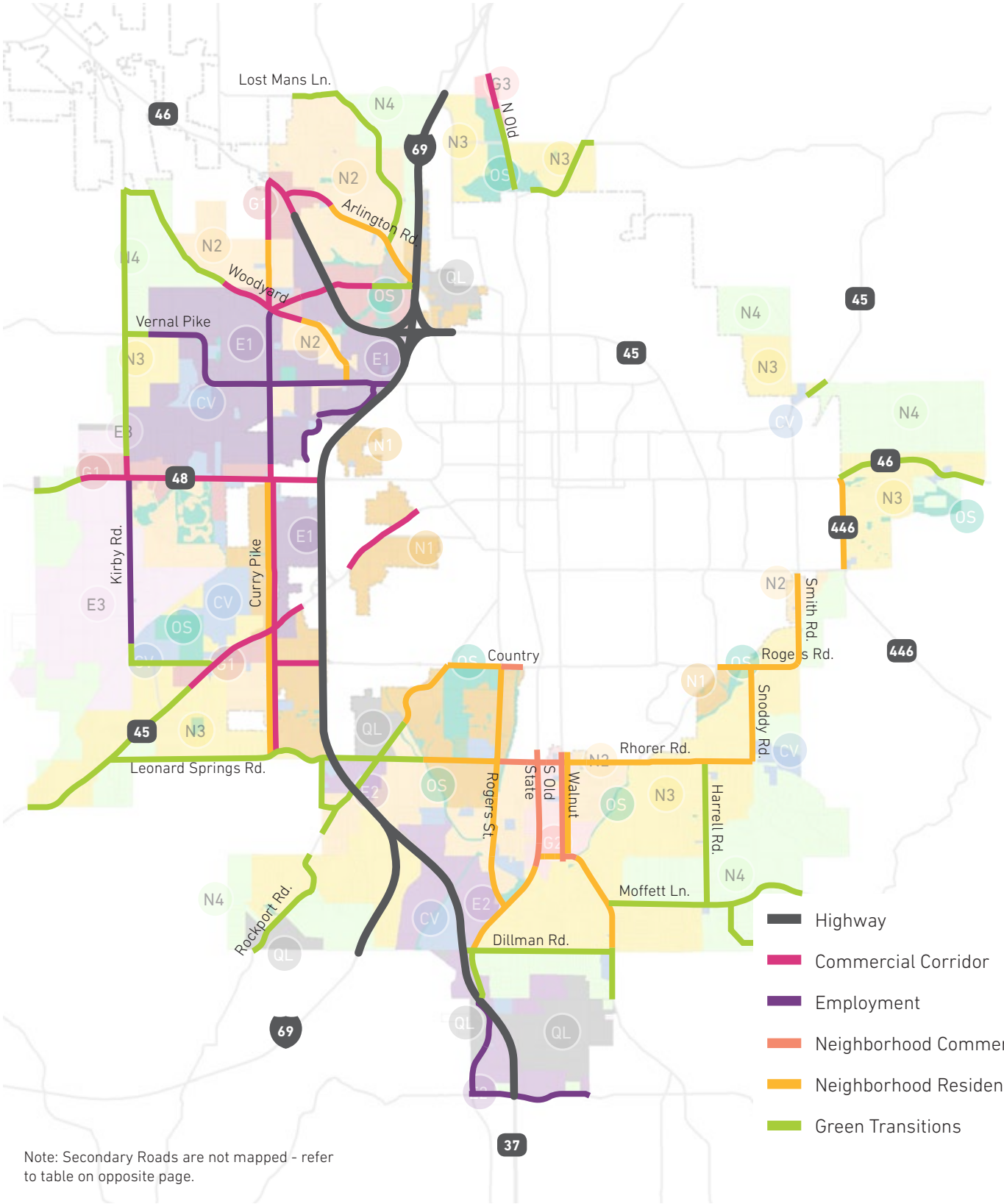


Green Transitions Frontage - Scenic Setback

This street frontage character is typical of rural roadways or roads transitioning from urban to rural. Setbacks may vary widely and buildings are typically spaced far from one another. These roads may have a shared pedestrian/bicycle path, but this is not always typical. Roads are typically surface drained with a ditch or swale. In this variation, larger developments such as residential subdivisions, are setback behind a generous roadside open space. This approach is most appropriate for the Conservation Development District, but may also be applied to other districts.



Frontage Type Locations - Primary Roads



Note: Secondary Roads are not mapped - refer to table on opposite page.

Frontage Types - Secondary Roads

The purpose of this table is to identify the location of frontage type applications as they relate to "Local Roads" under the functional road classification in the County Thoroughfare Plan. For all other roads, refer to the Frontage Type Locations Map.

	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAY WEST	GATEWAY NORTH	GATEWAY SOUTH	WEST SIDE EMPLOYMENT	SOUTH SIDE EMPLOYMENT	AIRPORT	NEIGHBORHOOD DEVELOPMENT	URBAN INFILL NEIGHBORHOOD	CONSERVATION DEVELOPMENT	RURAL TRANSITION	QUARRY LANDSCAPE	OPEN SPACE	CIVIC
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Frontage Type													
Highway													
Commercial Corridor													
Employment				+	+	+							+
Neighborhood Commercial			+										+
Neighborhood Residential	+	+		+			+	+	+				+
Green Transitions									+	+	+	+	

Introduction

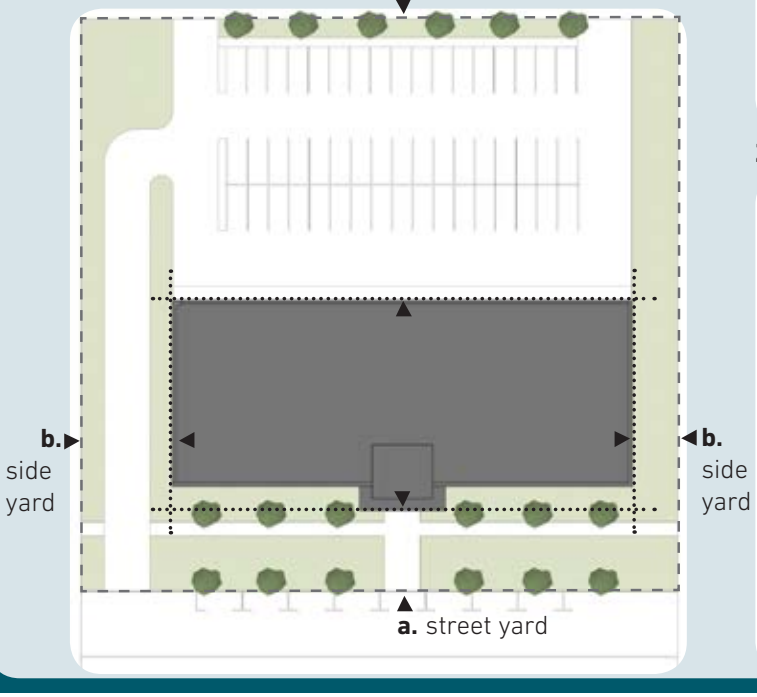
This framework proposes a variety of typical building types to establish the range of acceptable development forms and associated standards for new construction and renovated structures within the Urbanizing Area. The intent of these building types is to provide a range of residential, commercial, mixed-use and institutional building options consistent with the intended character of each district.

The illustrations and accompanying table below provide an example of how each building type is graphically represented (see pages 46-83 for specific building types). The diagram and "benchmark" photographs are examples only, and are intended to provide a general understanding of typical building form, lot layout, scale and character. The letters on each diagram correspond to dimensional design standards in the adjoining table. Photo benchmarks are prototypes and are not intended to represent the only architectural styles or building designs that may be used.

Each table includes minimum and maximum ranges for various dimensional standards such as building height, setbacks, and other pertinent design considerations. These are organized according to the applicable zoning character districts in which the building type is recommended, also illustrated on the accompanying map.

BUILDING TYPE ILLUSTRATIONS - EXAMPLE

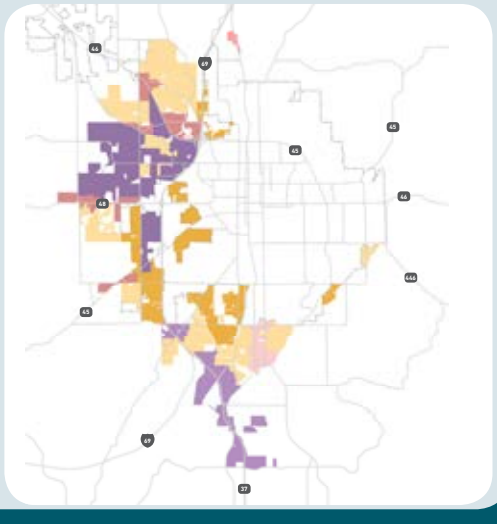
TYPICAL LOT CONFIGURATION



DESIGN STANDARDS	ZONING DISTRICT	
	MIN.	MAX.
Street Yard (a):	Front setback (ft.)	
Side Yard (b):	Side setback (ft.)	
Rear Yard (c):	Rear setback (ft.)	
Height (d):	Building Height (ft.)	

BENCHMARK EXAMPLE

ZONING CHARACTER DISTRICTS MAP



Building Type Locations

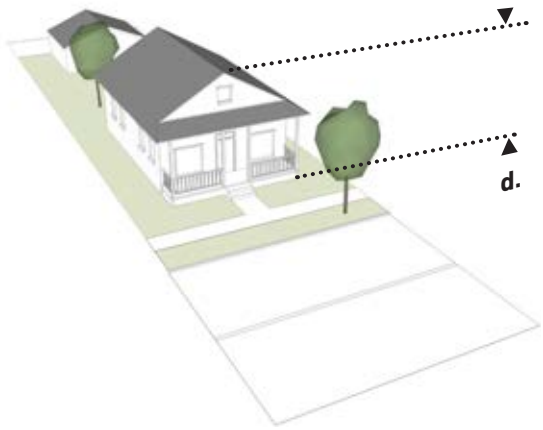
	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAY WEST	GATEWAY SOUTH	GATEWAY NORTH	WEST SIDE EMPLOYMENT	SOUTH SIDE EMPLOYMENT	AIRPORT	URBAN INFILL NEIGHBORHOOD	NEIGHBORHOOD DEVELOPMENT	CONSERVATION DEVELOPMENT	RURAL TRANSITION	QUARRY LANDSCAPE	OPEN SPACE	CIVIC
	G1	G2	G3	E1	E2	E3	N1	N2	N3	N4	QL	OS	CV
Single Family - Small Lot (Rear-Loaded)		+					+	+	+				
Single Family - Small Lot (Front-Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid-Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two-Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial	+	+	+	+	+		+	+					
Commercial Outlot	+	+	+	+	+								
Neighborhood Mixed-Use	+	+					+	+					
Mixed-Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large-Format Flex Industrial				+	+	+							
Re-Use/Retrofit	+	+	+	+	+	+	+	+	+	+	+	+	+

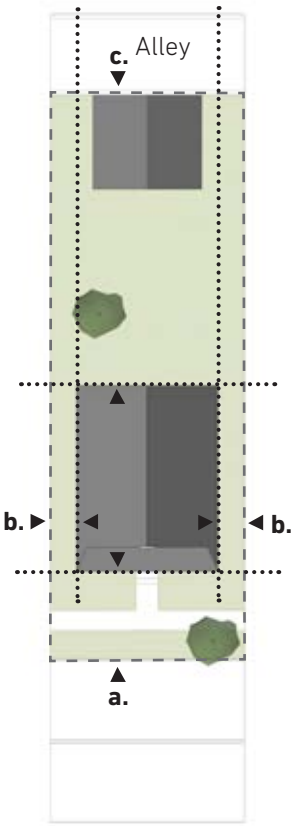
Single Family - Small Lot (Rear-Loaded)

SINGLE-FAMILY SMALL LOT DESCRIPTION

A small detached structure with small side and street yards and garage access from a rear alley.

TYPICAL LOT CONFIGURATION





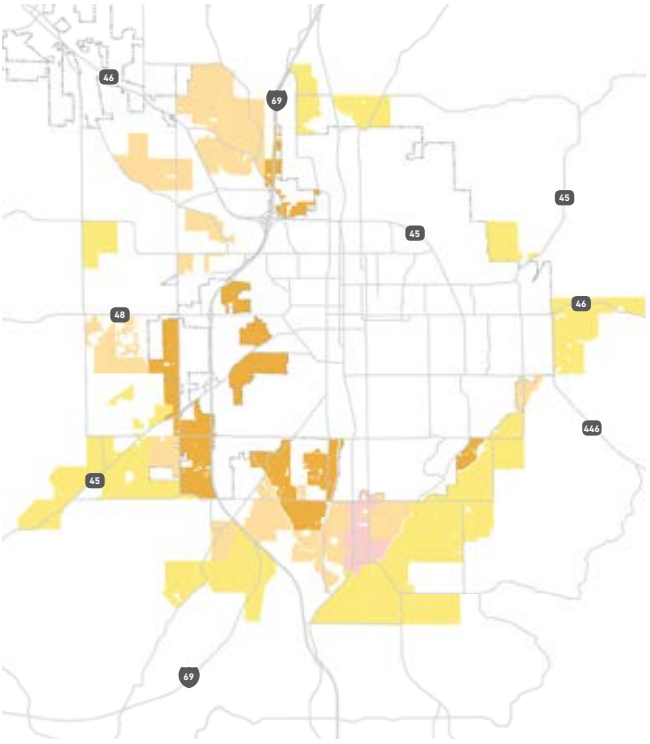
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for single family small lot (rear-loaded) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G2, N1, N2, N3	
	MIN.	**MAX.**
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	no min	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Alley/Rear-loaded garage	
Development Type	C	

*See Open Space Requirements

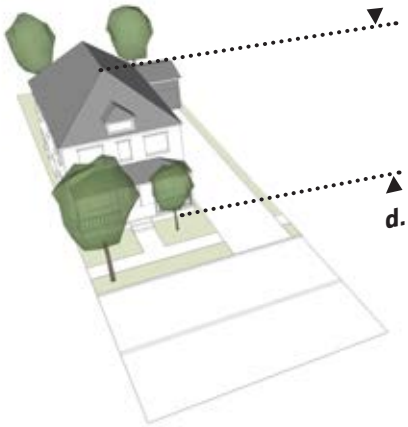


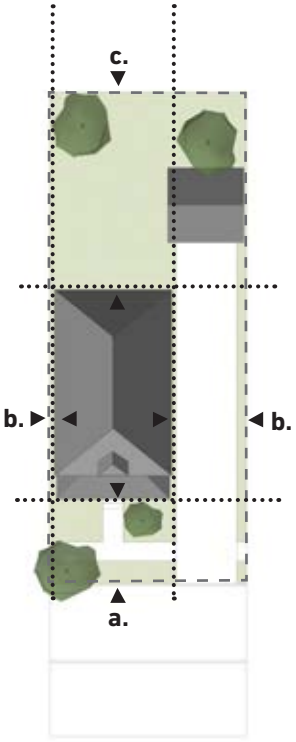
Single Family - Small Lot (Front-Loaded)

SINGLE-FAMILY SMALL LOT DESCRIPTION

A small detached structure with small side and street yards. Garage access is from the street, but garages are clearly subordinate to the primary structure.

TYPICAL LOT CONFIGURATION





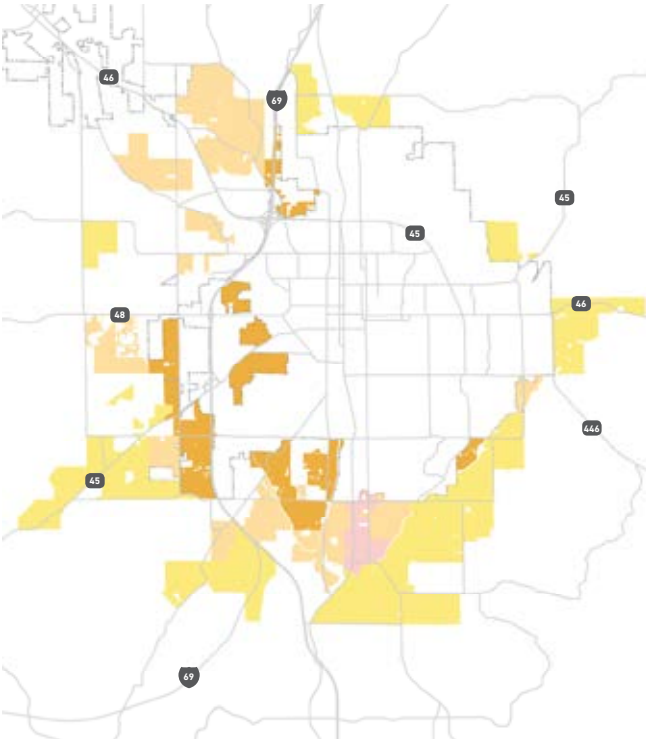
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for single family small lot (front-loaded) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G2, N1, N2, N3	
	MIN.	**MAX.**
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded garage - garage must be setback from front facade	
Development Type	C	

*See Open Space Requirements

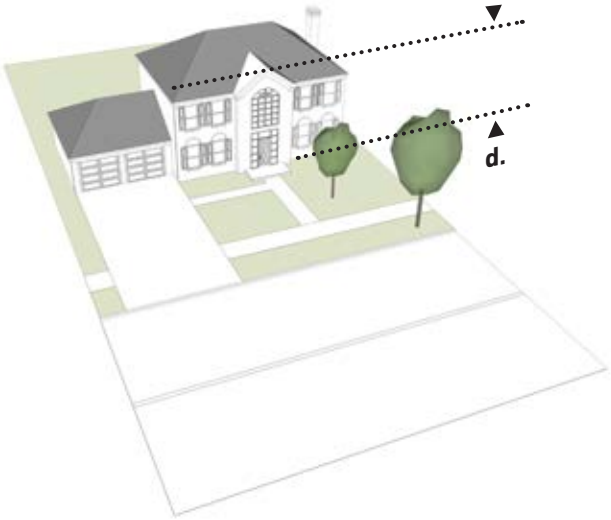


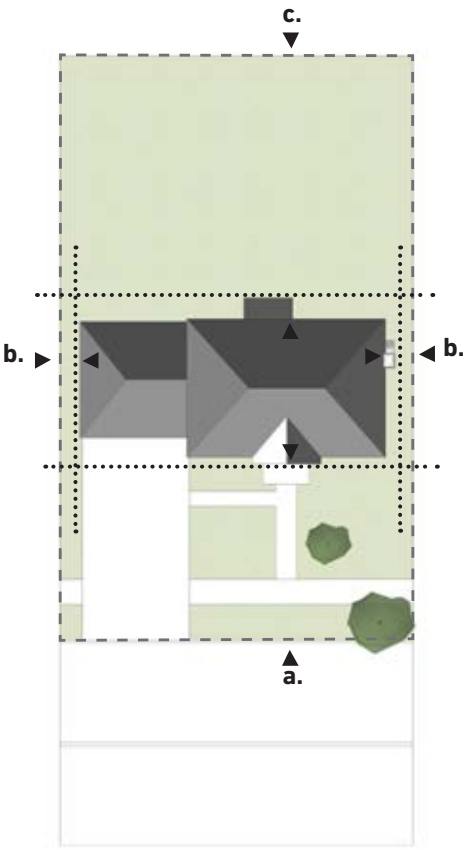
Single Family - Contemporary

CONTEMPORARY LOT DESCRIPTION

A house structure that is two-story or split-level. Garages are typically front loaded but can be side-loaded in some instances. Garages should be set back from the front facade.

TYPICAL LOT CONFIGURATION





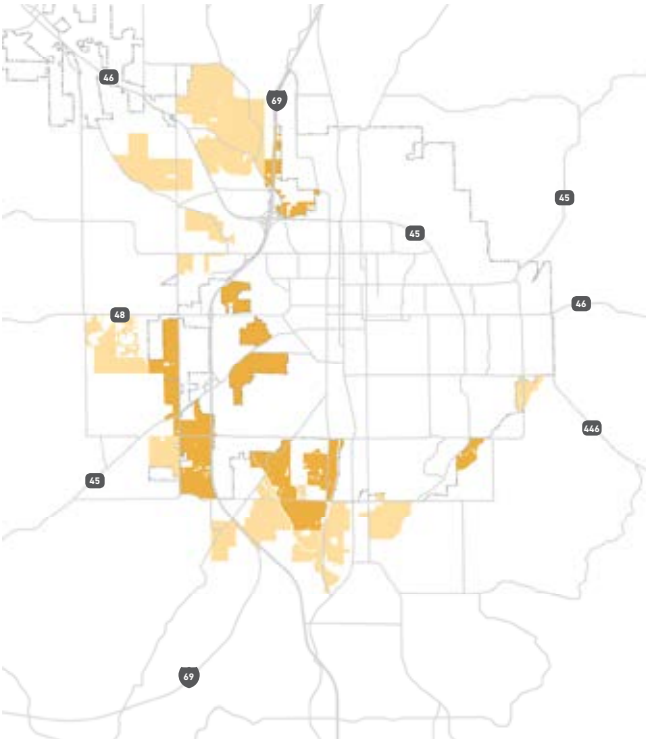
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for single family - contemporary buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	N1, N2	
	MIN.	**MAX.**
Lot Width:	60'	80'
Lot Coverage:	no min	60%
Street Yard (a):	10'	30'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded	
Development Type	C	

*See Open Space Requirements



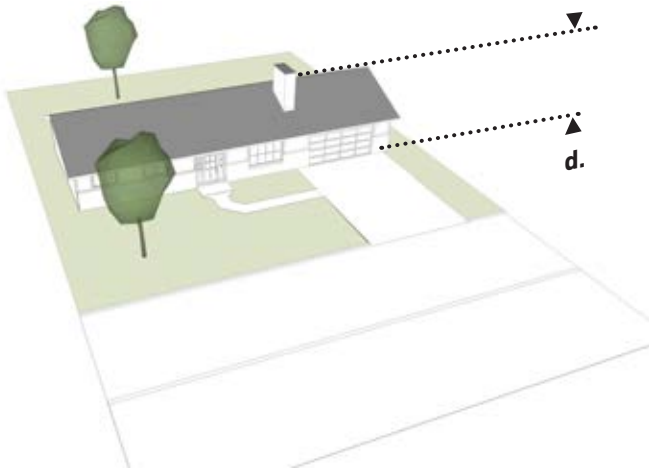
Single Family - Mid-Century

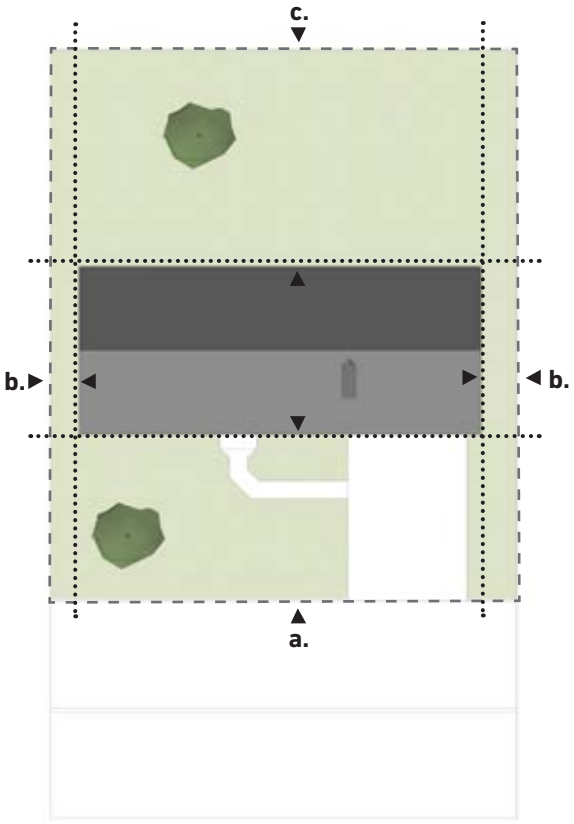
MID-CENTURY DESCRIPTION

Moderate sized, ranch style home with single or two car garages attached.

BENCHMARK EXAMPLES

TYPICAL LOT CONFIGURATION



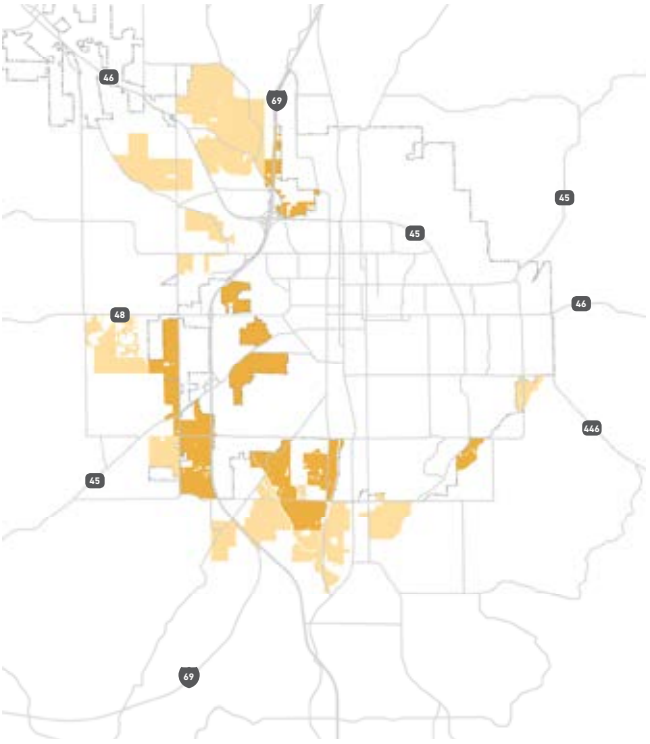


LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for single family - mid-century buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	N1, N2	
	MIN.	**MAX.**
Lot Width:	60'	100'
Lot Coverage:	no min	60%
Street Yard (a):	10'	30'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded	
Development Type	C	

*See Open Space Requirements

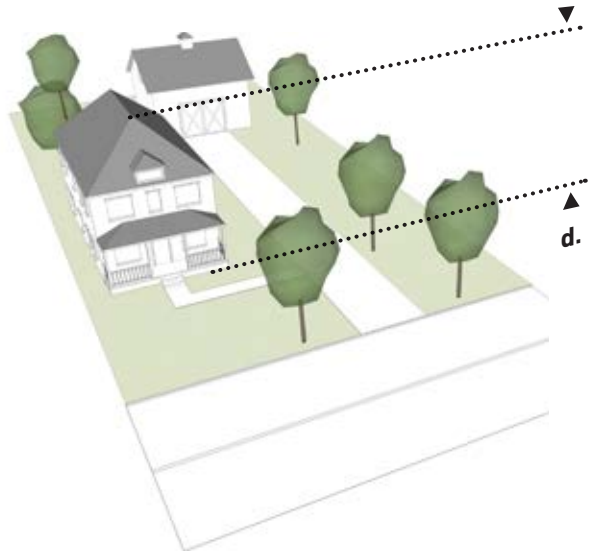


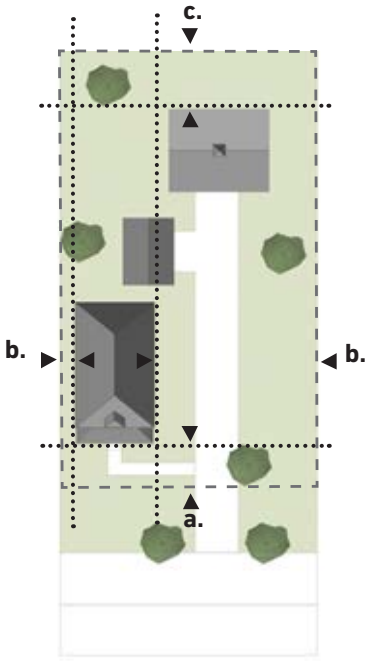
Single Family - Rural Residential

RURAL RESIDENTIAL DESCRIPTION

A large detached structure placed on a generous lot and larger permitted accessory structures.

TYPICAL LOT CONFIGURATION





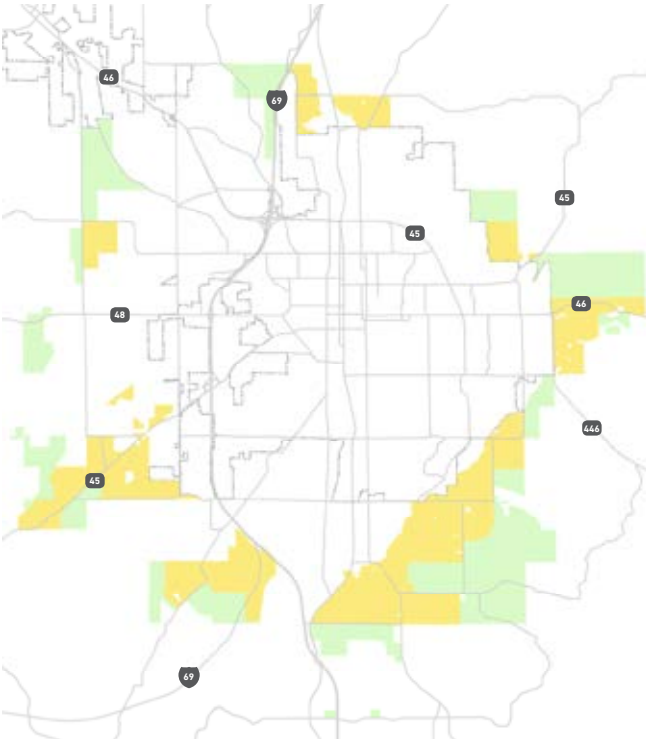
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for single family - rural residential buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	N3, N4	
	MIN.	**MAX.**
Lot Width:	100'	no max
Lot Coverage:	no min	50% or 15,000 sf
Street Yard (a):	20'	no max
Side Yard (b):	15'	no max
Rear Yard (c):	20'	no max
Stories:	1	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded	
Development Type	C	

*See Open Space Requirements

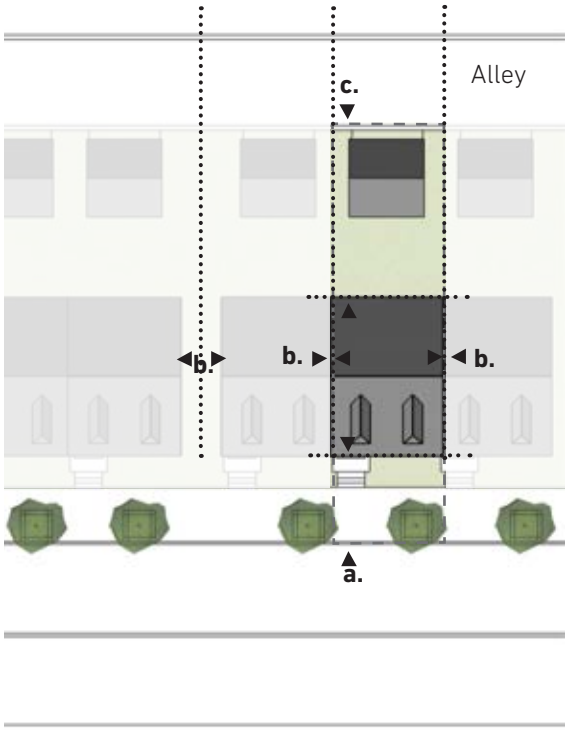


Attached Townhome

TOWNHOME DESCRIPTION

A structure with common walls on either side with no units above or below it. Garage access is typically from a rear alley or shared parking area.

TYPICAL LOT CONFIGURATION



BENCHMARK EXAMPLES

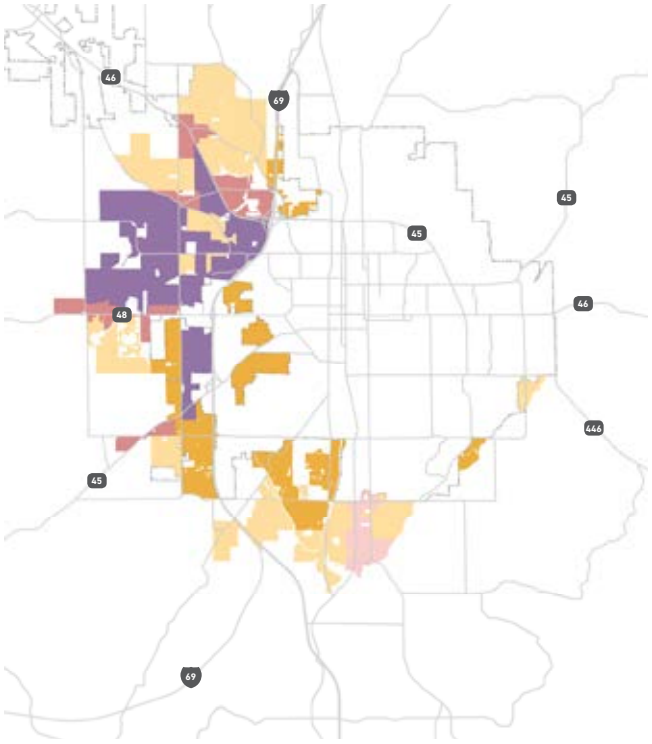
LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for attached townhome buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1		G1, G2, N1		N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	25'	40'	25'	40'	25'	50'
Lot Coverage:	no min	80%	no min	80%	no min	80%
Street Yard (a):	5'	20'	5'	20'	5'	20'
Side Yard (b):	0'; 5'**	no max	5'	no max	5'	no max
Rear Yard (c):	5'	no max	5'	no max	10'	no max
Stories:	2	3	2	3	2	3
Height (d):	no min	35'	no min	35'	no min	35'
Sign Types	Subject to residential sign standards					
Parking Types	Rear					
Development Type	ABC		BC		BC	

*See Open Space Requirements

**No side yard required for individual attached units in a single structure. A minimum 5-foot side yard setback is required for the entire multi-unit structure, with a minimum total building separation of 10 feet.

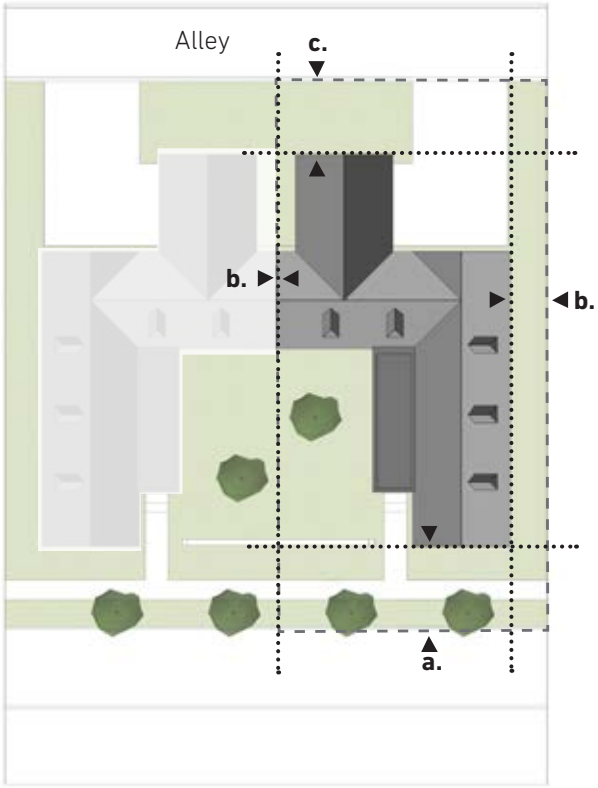


Attached Courtyard

ATTACHED HOUSE DESCRIPTION

A house structure that is partially attached to another house structure or closely clustered. Massing of the two adjacent structures may vary completely. Yards are small or zero.

TYPICAL LOT CONFIGURATION



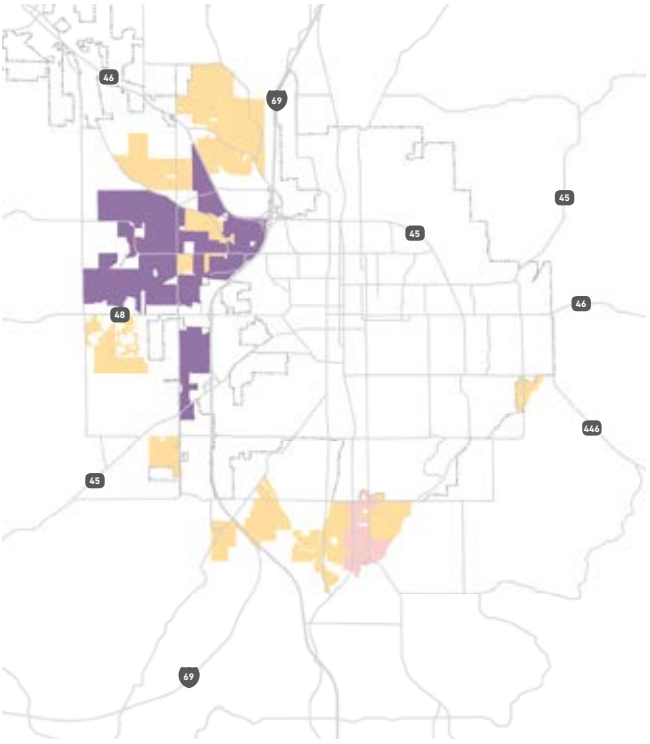
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for attached courtyard buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1		G2, N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**
Lot Width:	40'	60'	40'	60'
Lot Coverage:	no min	70%	no min	70%
Street Yard (a):	5'	20'	5'	20'
Side Yard (b):	0'	15'	0'	15'
Rear Yard (c):	15'	no max	15'	no max
Stories:	2	2	2	2
Height (d):	no min	35'	no min	35'
Sign Types	Subject to residential sign standards			
Parking Types	Rear, Side, Front-loaded			
Development Type	ABC		BC	

*See Open Space Requirements

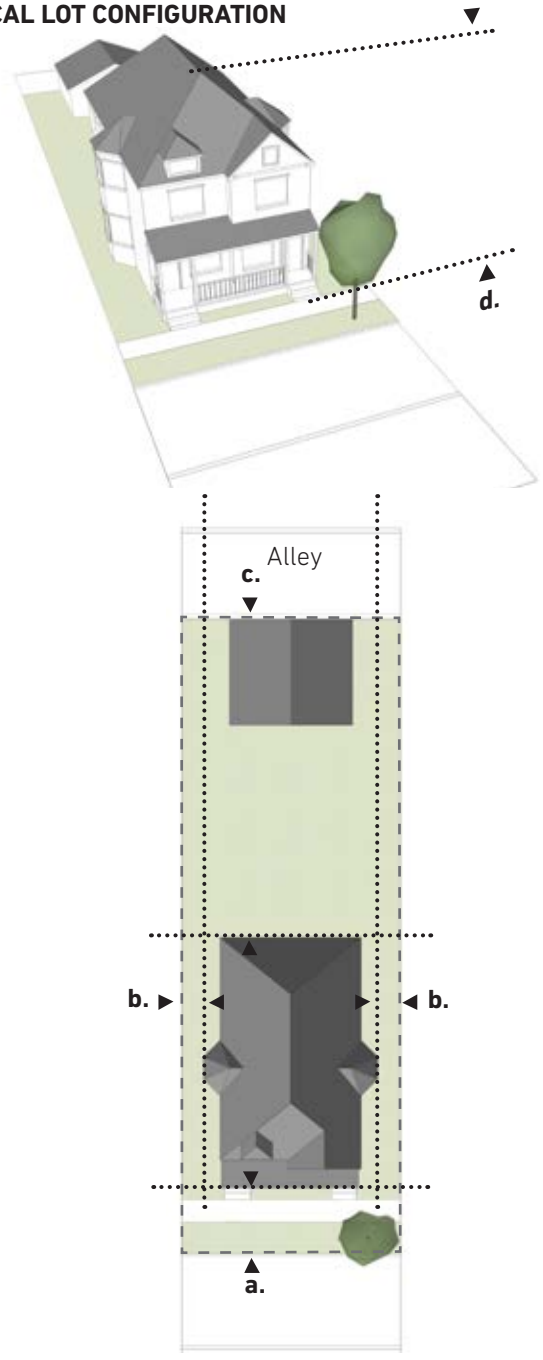


Two-Family Home (Duplex)

TWO-FAMILY DESCRIPTION

A detached structure with two units that is massed as a single structure. Yards can range from small to large and units are typically side-by-side but maybe stacked.

TYPICAL LOT CONFIGURATION



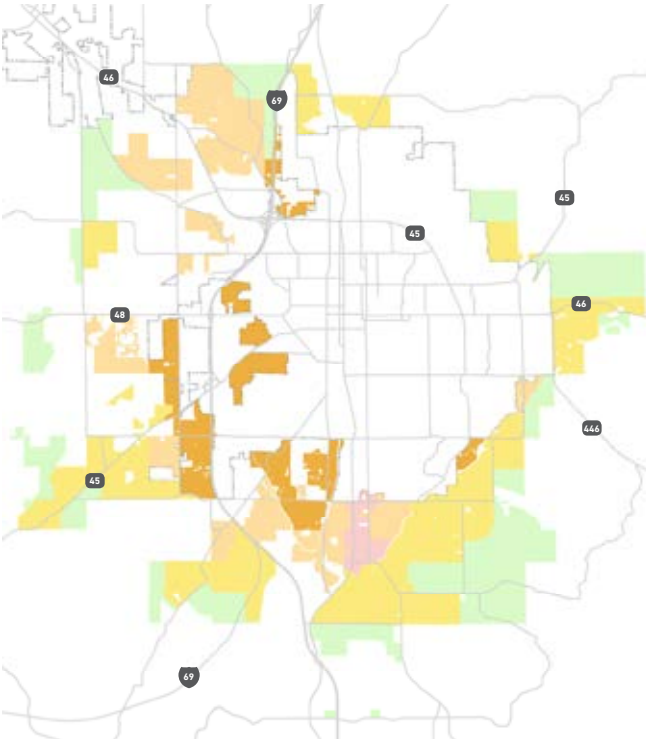
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for two-family home buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G2, N1, N2, N3, N4	
	MIN.	**MAX.**
Lot Width:	40'	60'
Lot Coverage:	no min	70%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Rear, or Front-loaded if setback from front facade	
Development Type	C	

*See Open Space Requirements

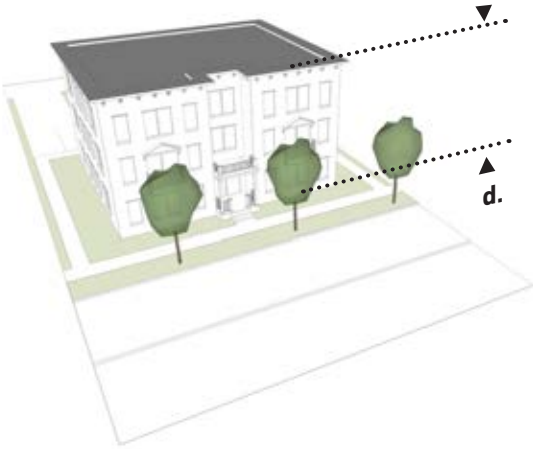


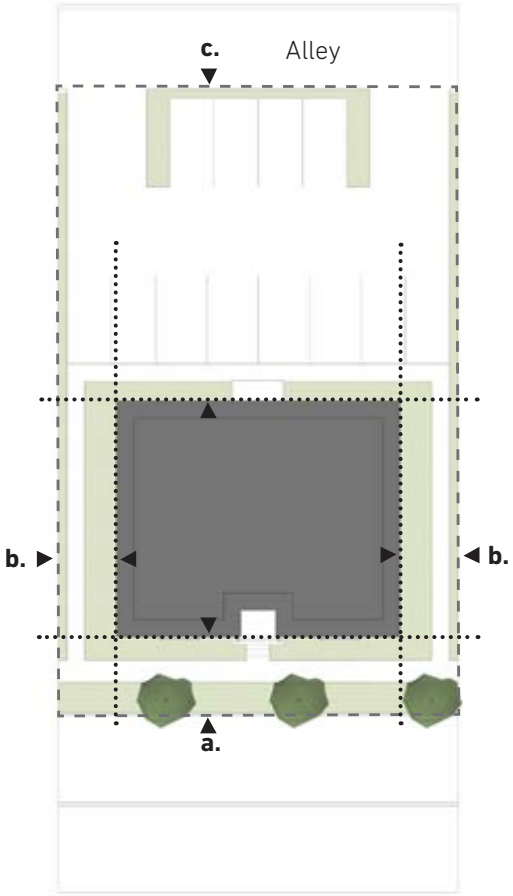
Multi-Family

MULTI-UNIT BUILDING DESCRIPTION

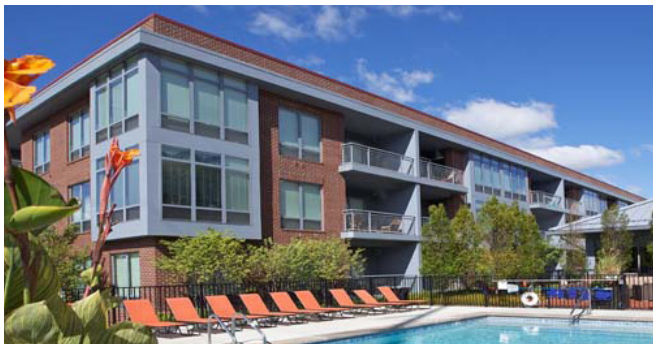
A structure designed to accommodate multiple units above or beside each other. Typically contains more than 3 units.

TYPICAL LOT CONFIGURATION





BENCHMARK EXAMPLES

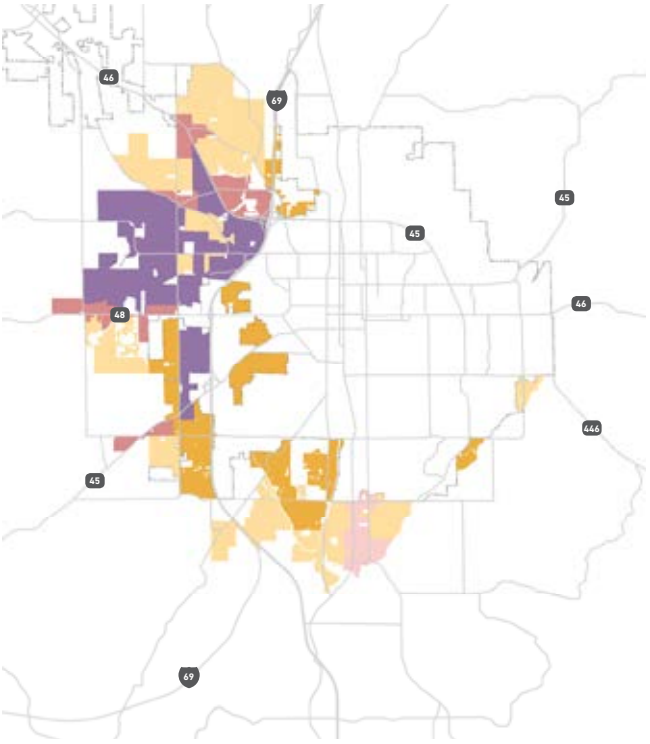


LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for multi-family. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, E1		G2		N1		N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	90'	200'	90'	200'	90'	200'	90'	200'
Lot Coverage:	no min	75%	no min	75%	no min	75%	no min	75%
Street Yard (a):	5'	20'	5'	20'	5'	20'	5'	20'
Side Yard (b):	5'	no max	5'	no max	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max	15'	no max	15'	no max
Stories:	2	4	2	3	2	2	2	2
Height (d):	no min	45'	no min	35'	no min	35'	no min	35'
Sign Types	Wall or monument							
Parking Types	Surface, side or rear, or within building							
Development Type	AB		AB		AB		B	

*See Open Space Requirements

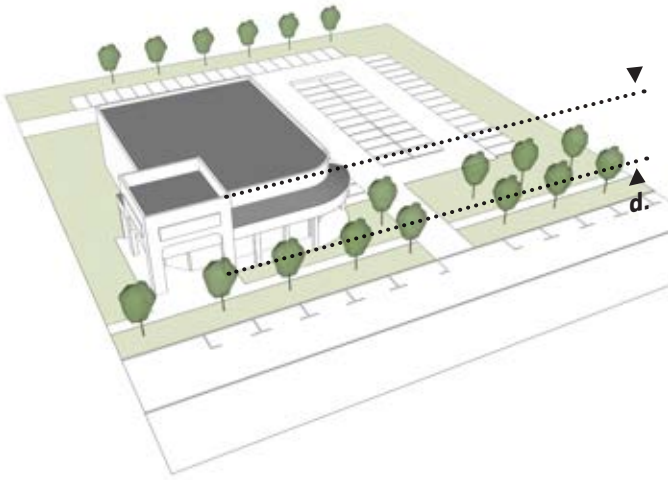


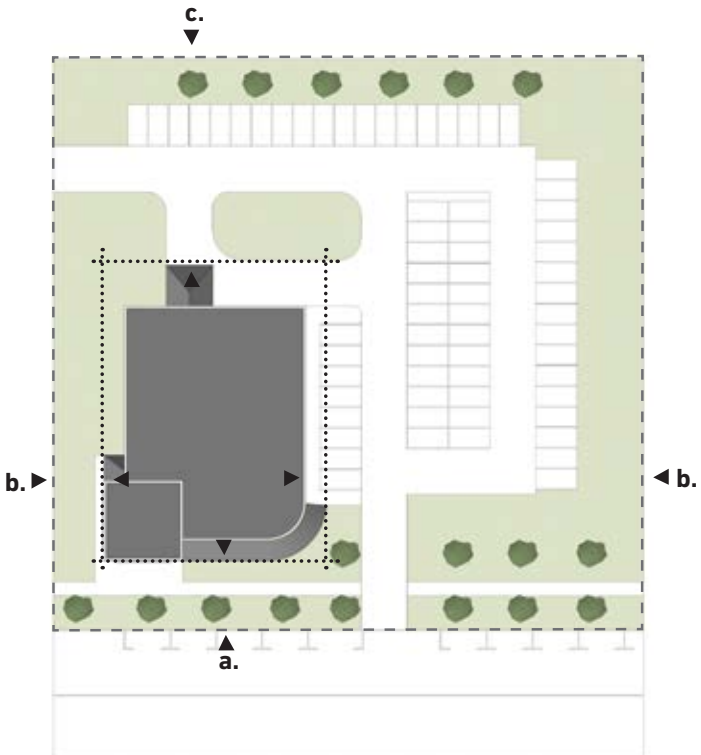
Commercial

COMMERCIAL BUILDING DESCRIPTION

An individual building designed to accommodate a single commercial tenant. Parking is located to the side or rear.

TYPICAL LOT CONFIGURATION



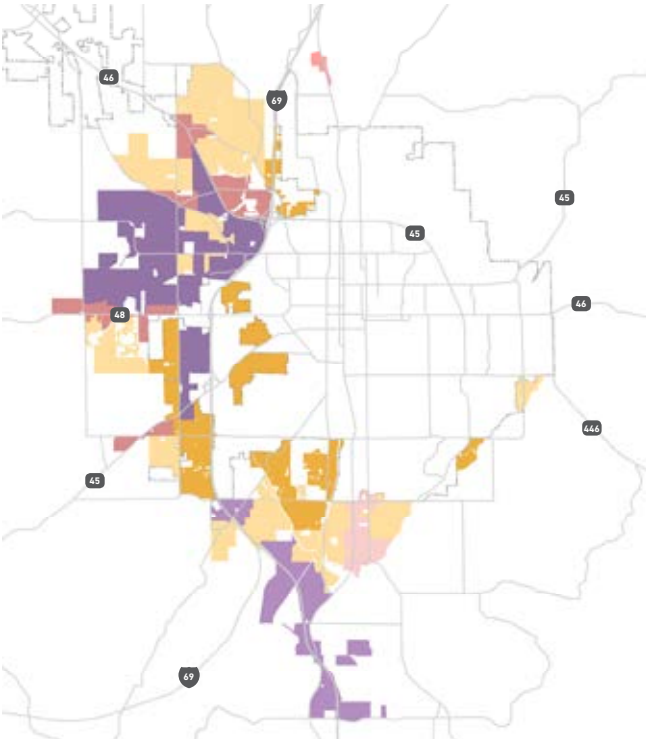


BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for commercial buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1, E2		G1, G2, G3		N1, N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	30'	Context Dependent	30'	Context Dependent	30'	Context Dependent
Lot Coverage:	no min	60%	no min	60%	no min	60%
Street Yard (a):	5'	25'	5'	25'	5'	25'
Side Yard (b):	5'	no max	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max	15'	no max
Stories:	1		1		1	
Height (d):	no min	35'	no min	35'	no min	35'
Sign Types	Wall, monument, blade, awning				Monument, wall, window, awning, blade	
Parking Types	Side or Rear					
Development Type	AB		AB		B	

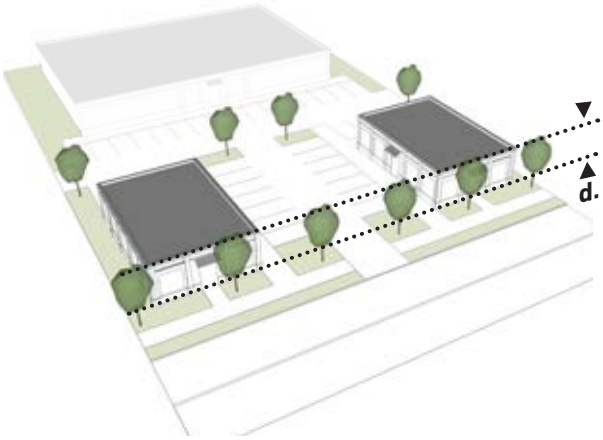


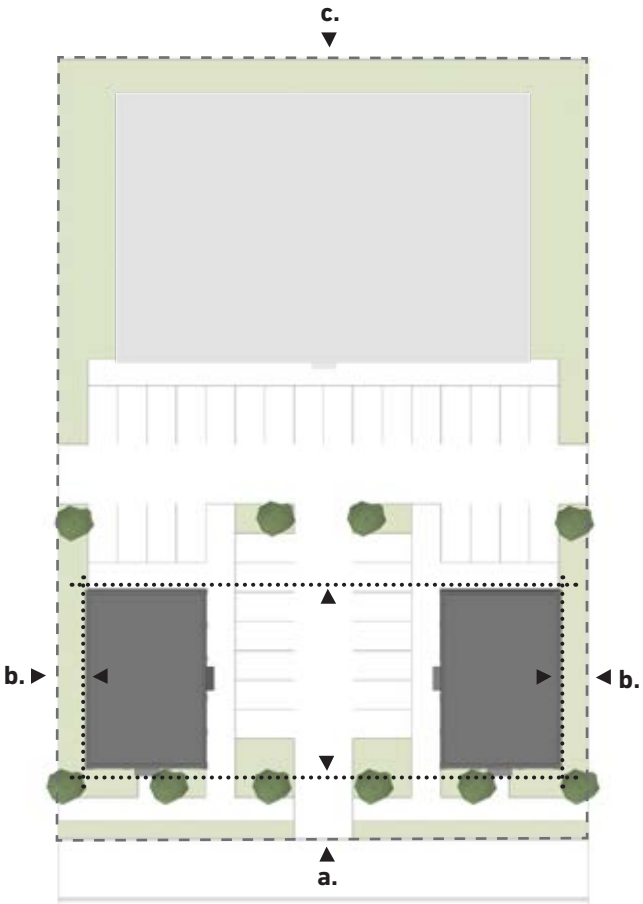
Commercial Outlot

COMMERCIAL OUTLOT DESCRIPTION

A small commercial building along the frontage of a larger shopping center. May contain individual or multiple tenants. Buildings should not be set behind parking or drive aisles.

TYPICAL LOT CONFIGURATION



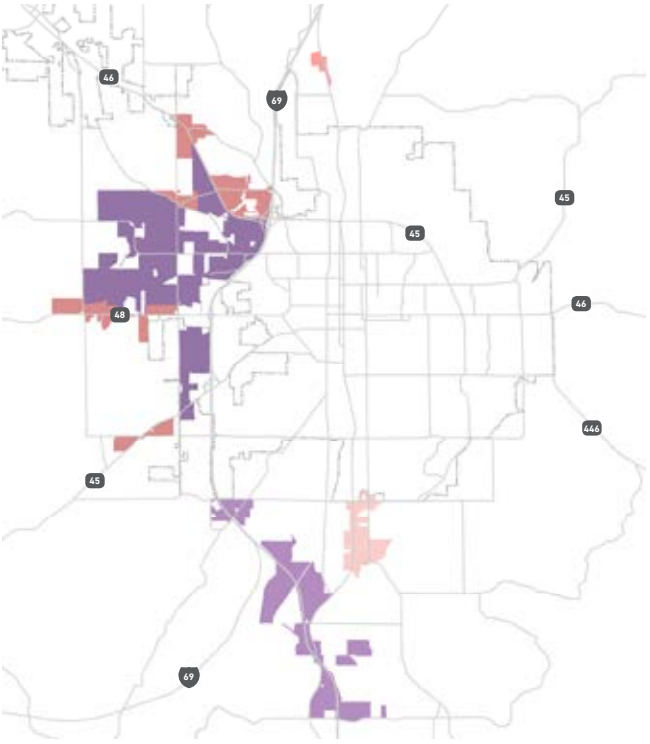


BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for commercial outlot buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1, E2		G1, G2, G3	
	MIN.	**MAX.**	**MIN.**	**MAX.**
Lot Width:	30'	-	30'	-
Lot Coverage:	no min	60%	no min	60%
Street Yard (a):	5'	25'	5'	25'
Side Yard (b):	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max
Stories:	1		1	
Height (d):	no min	35'	no min	35'
Sign Types	Wall, monument, blade, awning			
Parking Types	Side or Rear			
Development Type	AB		AB	

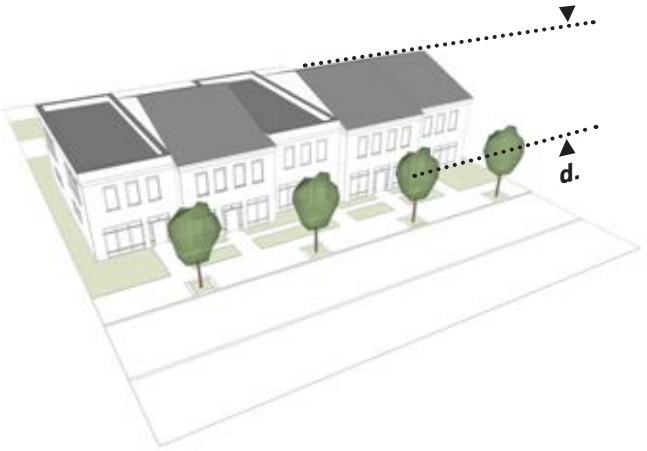


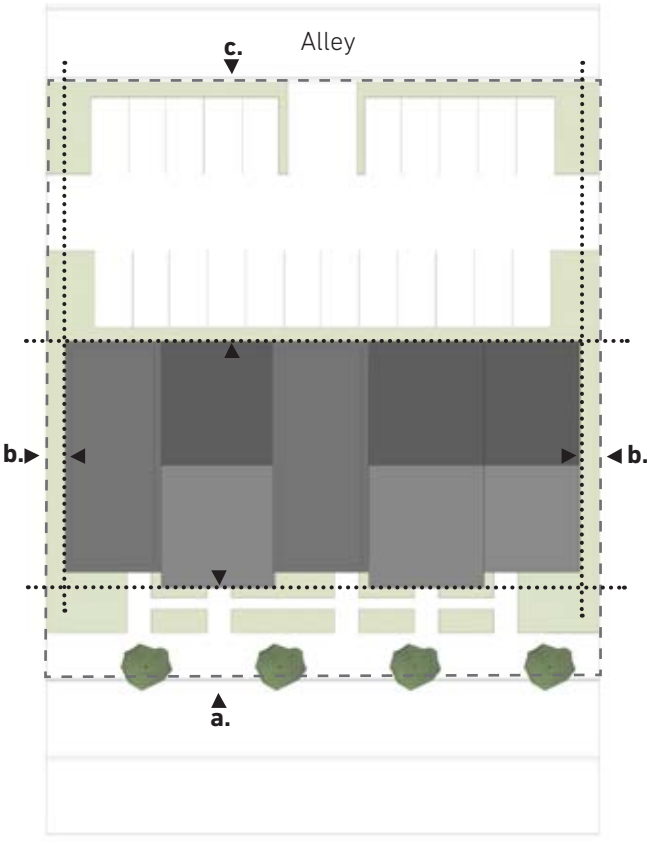
Neighborhood Mixed-Use

NEIGHBORHOOD MIXED-USE DESCRIPTION

A medium scale structure designed to accommodate a mix of uses. Can also be used for live-work scenarios. Building lengths are short and typically do not extend an entire block.

TYPICAL LOT CONFIGURATION





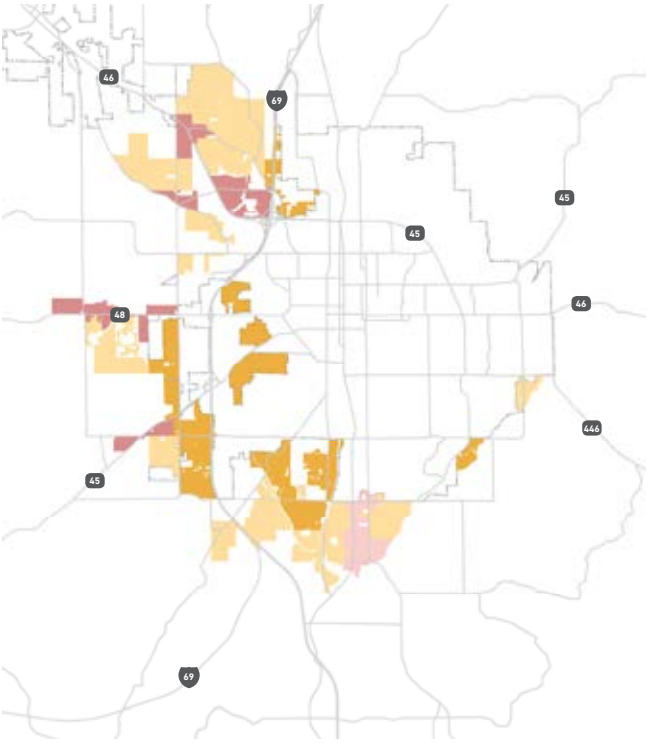
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for neighborhood mixed-use buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, G2,	N1, N2
	MIN.	**MAX.**
Lot Width:	no min	200'
Lot Coverage:	no min	100%
Street Yard (a):	0'	20'
Side Yard (b):	0'	20'
Rear Yard (c):	15'	no max
Stories:	2	3
Height (d):	no min	40'
Sign Types	Wall, monument, window, blade, awning	
Parking Types	Street, side or rear	
Development Type	A	B

*See Open Space Requirements

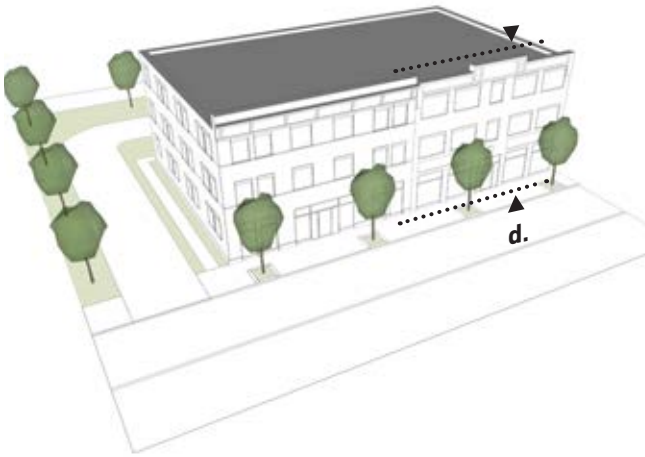


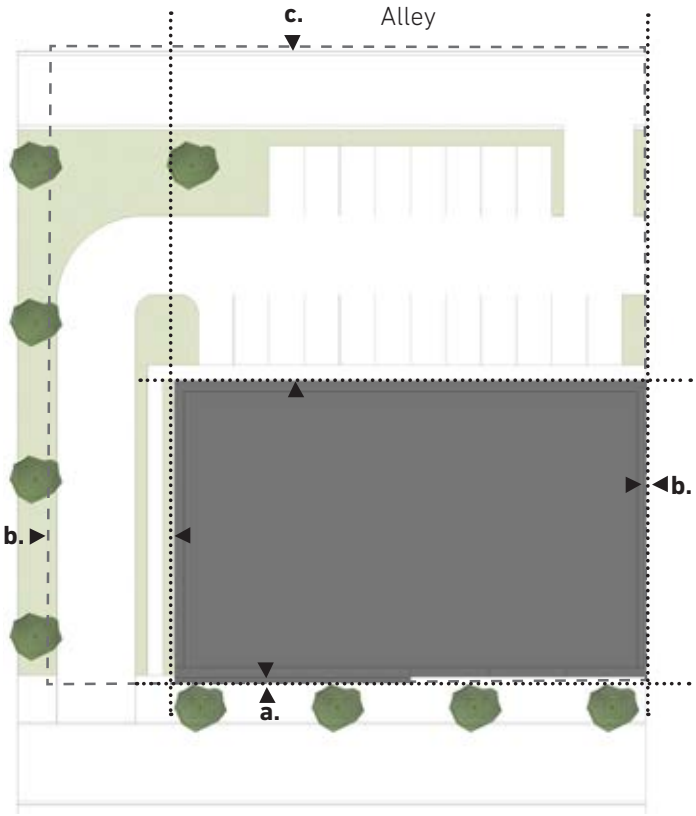
Mixed-Use

MIXED-USE DESCRIPTION

A larger scale structure designed to accommodate a vertical mix of uses. Buildings share common walls and may create an entire block. Floor to ceiling heights are taller.

TYPICAL LOT CONFIGURATION





BENCHMARK EXAMPLES

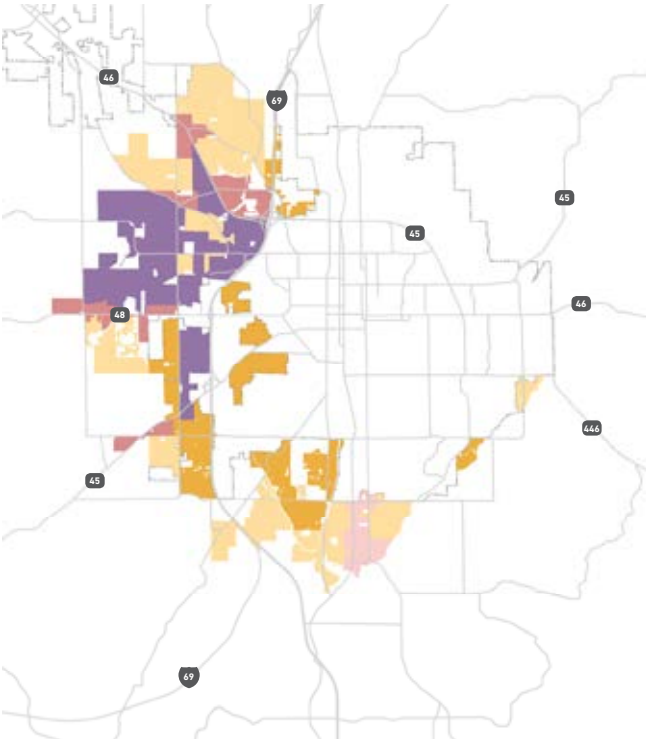
LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for mixed-use buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1		G1, G2		N1, N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	no min	no max	no min	no max	no min	no max
Lot Coverage:	no min	100%	no min	100%	no min	90%**
Street Yard (a):	0'	20'	0'	20'	0'	20'
Side Yard (b):	0'	10'	0'	20'	0'	20'
Rear Yard (c):	15'	no max	15'	no max	15'	no max
Stories:	2	4	2	3	2	3
Height (d):	no min	55'	no min	40'	no min	40'
Sign Types	All Except Monument					
Parking Types	Rear, Street					
Development Type	AB		AB		B	

*See Open Space Requirements

**Subject to edge standards and residential adjacency requirements

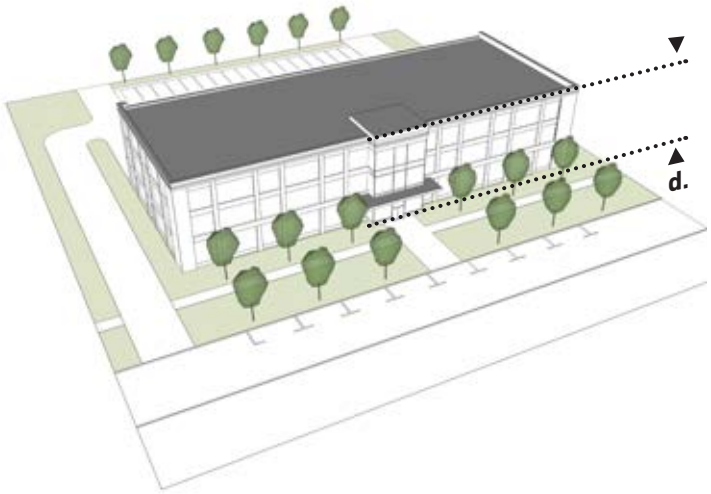


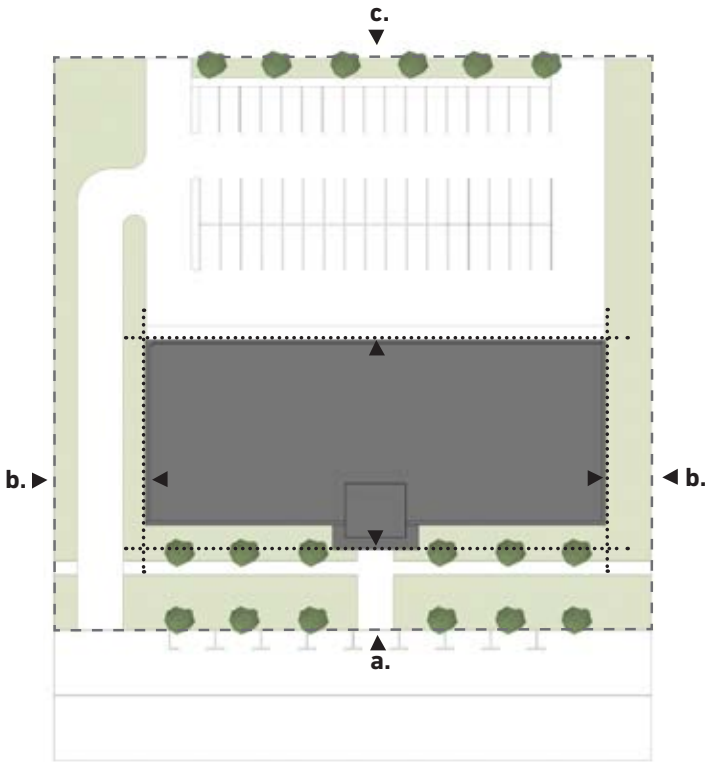
Office Building

OFFICE BUILDING DESCRIPTION

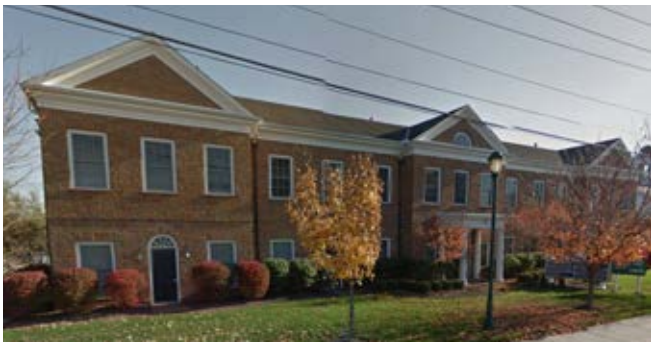
This building type may take a variety of sizes and configurations and be designed to accommodate either individual or multiple tenants, typically intended for professional office users.

TYPICAL LOT CONFIGURATION





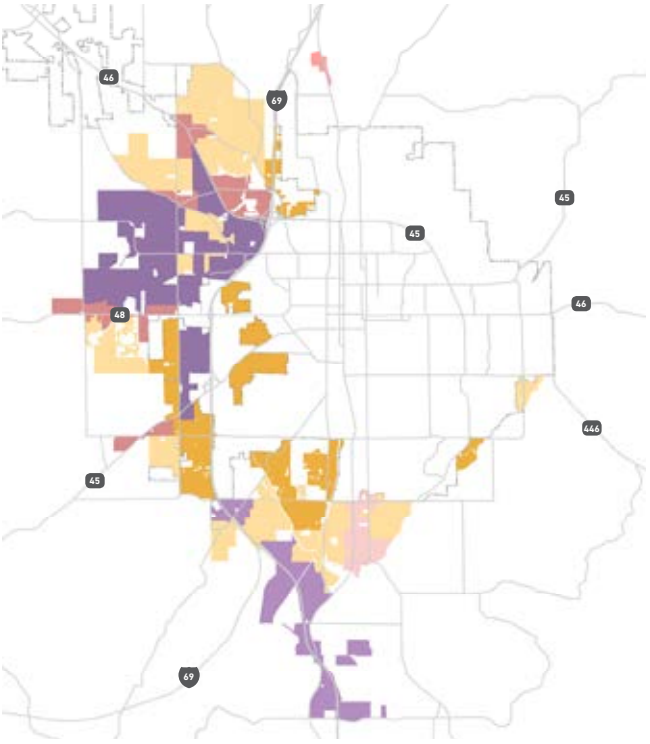
BENCHMARK EXAMPLES



LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for office buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1, E2, G1		G2		G3		N1, N2	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	30'	60'	30'	60'	30'	60'	30'	60'
Lot Coverage:	no min	60%	no min	60%	no min	60%	no min	60%
Street Yard (a):	5'	20'	5'	20'	5'	20'	5'	20'
Side Yard (b):	5'	no max	5'	no max	5'	no max	5'	no max
Rear Yard (c):	5'	no max	5'	no max	5'	no max	5'	no max
Stories:	1	4	1	2	1	3	1	2
Height (d):	no min	35'	no min	35'	no min	35'	no min	35'
Sign Types	Wall or Monument							
Parking Types	Side or Rear							
Development Type	AB		AB		AB		B	

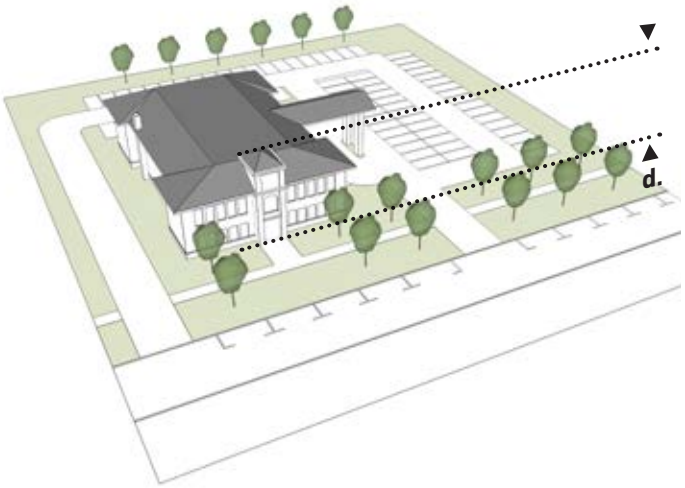


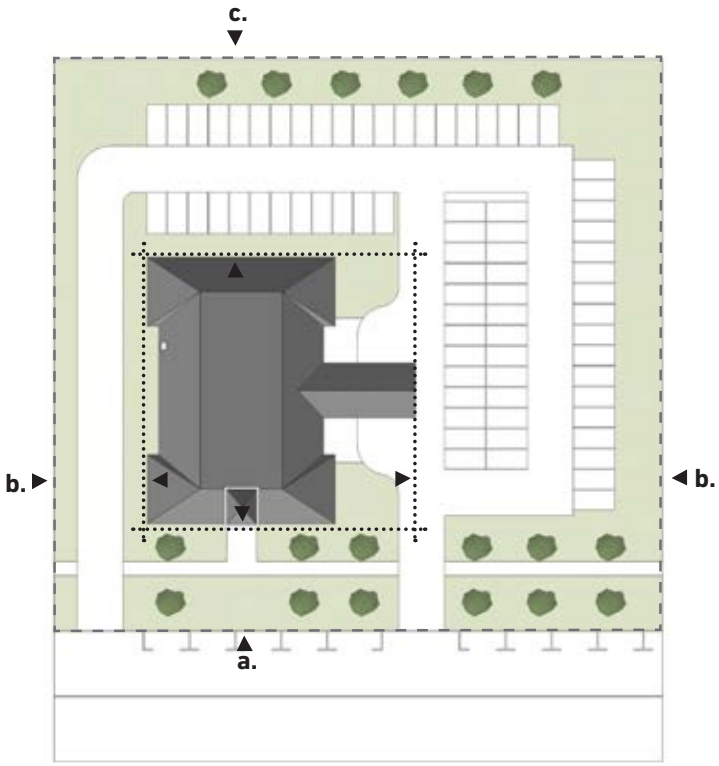
Civic/Institutional Building

CIVIC BUILDING DESCRIPTION

This building type may take a variety of sizes and configurations. Typically designed for a single user, such as a school, religious facility, or government office. May include a vehicular drop-off, oriented to the side or rear.

TYPICAL LOT CONFIGURATION





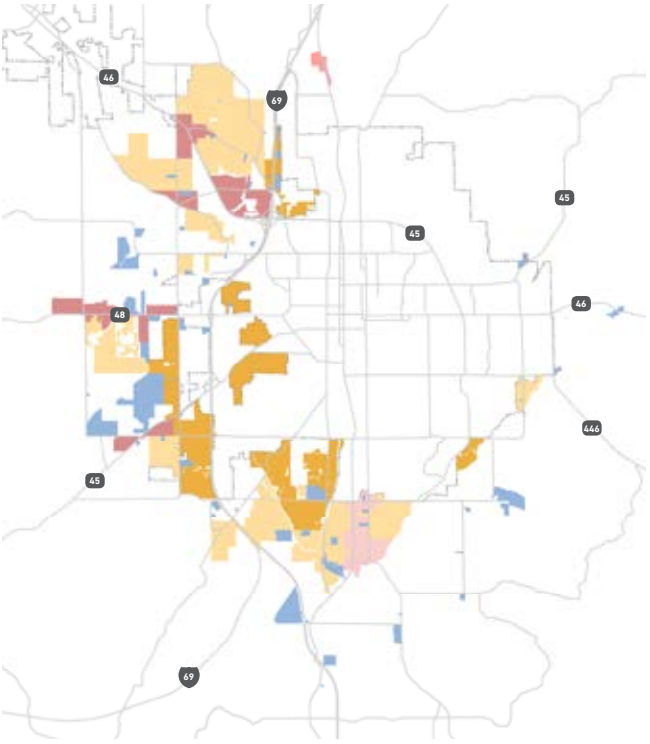
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for civic/institutional buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, G2, G3		N1, N2		CV	
	MIN.	**MAX.**	**MIN.**	**MAX.**	**MIN.**	**MAX.**
Lot Width:	30'	60'	30'	60'	30'	60'
Lot Coverage:	no min	60%	no min	60%	no min	60%
Street Yard (a):	10'	30'	10'	30'	10'	30'
Side Yard (b):	5'	no max	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max	15'	no max
Stories:	1	2	1	2	1	2
Height (d)*	no min	35'	no min	35'	no min	35'
Sign Types	Wall or Monument					
Parking Types	Side or Rear					
Development Type	AB		AB		AB	

*Towers, cupolas, spines and other prominent vertical architectural features may extend above height limit

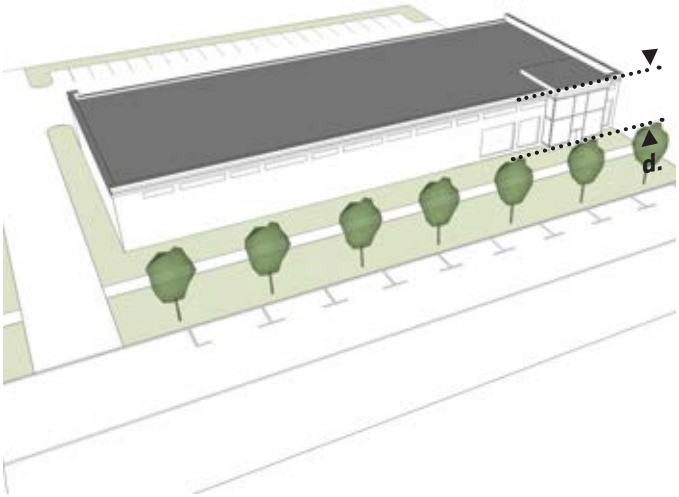


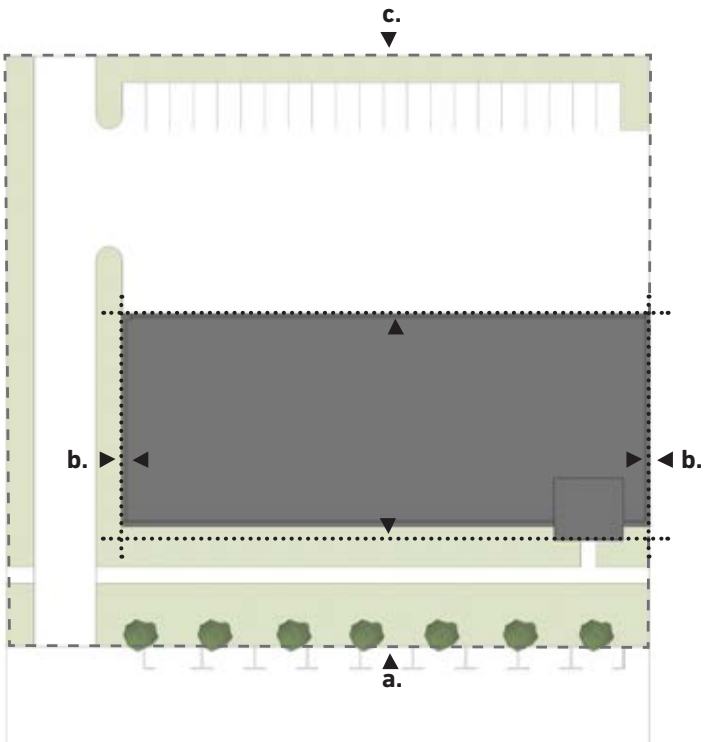
Flex Building - Option A

FLEX BUILDING DESCRIPTION

This building type may take a variety of sizes and configurations. Where possible, street frontage should be maximized.

TYPICAL LOT CONFIGURATION





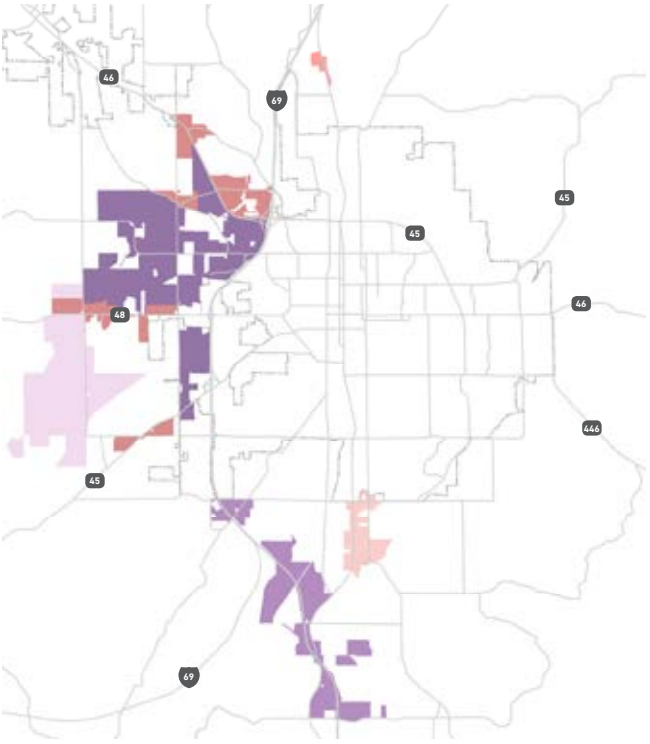
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for flex building - option (a) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	G1, G2, G3		E1, E2, E3	
	MIN.	**MAX.**	**MIN.**	**MAX.**
Lot Width:	30'	-	30'	-
Lot Coverage:	N/A	N/A	N/A	N/A
Street Yard (a):	10'	no max	10'	no max
Side Yard (b):	5'	no max	5'	no max
Rear Yard (c):	15'	no max	15'	no max
Stories*:	1	2	1	2
Height (d)*:	no min	35'	no min	50'
Sign Types	Wall, Monument			
Parking Types	Side, Rear			
Development Type	AB		AB	

*Building heights intended to accommodate high-bay warehouse construction



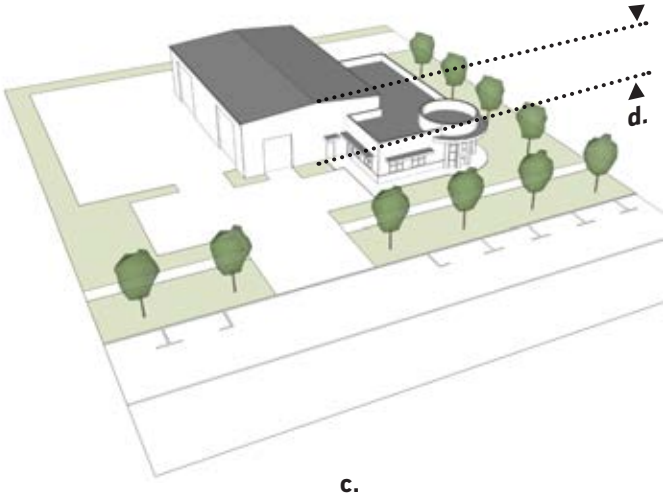
Flex Building - Option B

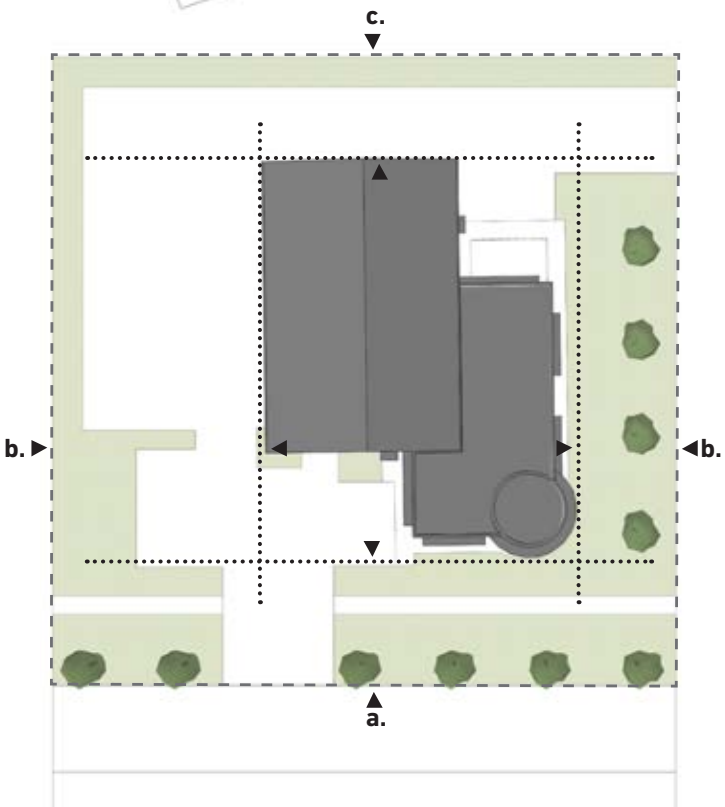
FLEX BUILDING DESCRIPTION

This building type may take a variety of sizes and configurations. Freight access and loading may street-oriented docks or overhead doors.

BENCHMARK EXAMPLES

TYPICAL LOT CONFIGURATION



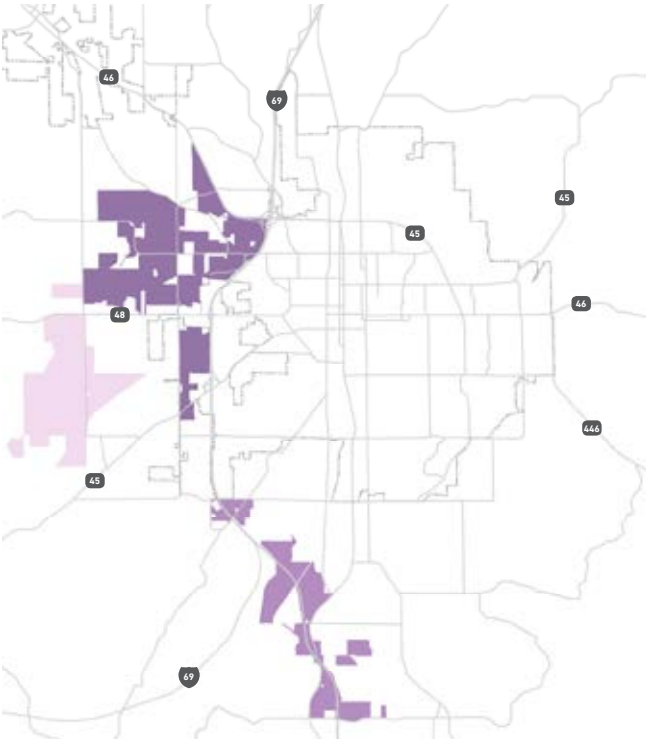


LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for flex building - option (b) buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1, E2, E3	
	MIN.	**MAX.**
Lot Width:	30'	-
Lot Coverage:	no min	60%
Street Yard (a):	N/A	N/A
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2
Height (d)*:	no min	50'
Sign Types	Wall, Monument	
Parking Types	Side, Rear, Front	
Development Type	AB	

*Building heights intended to accommodate high-bay warehouse construction

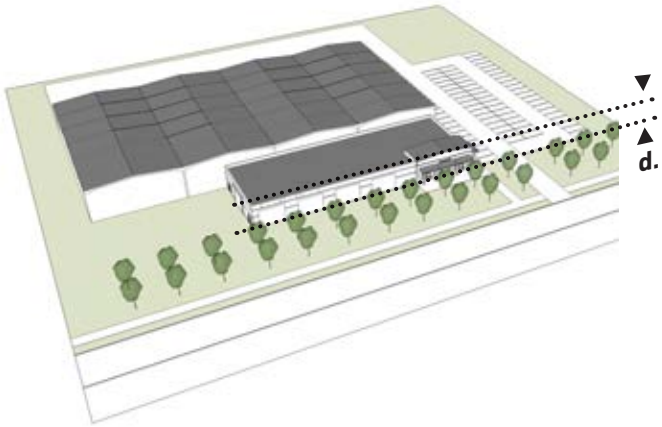


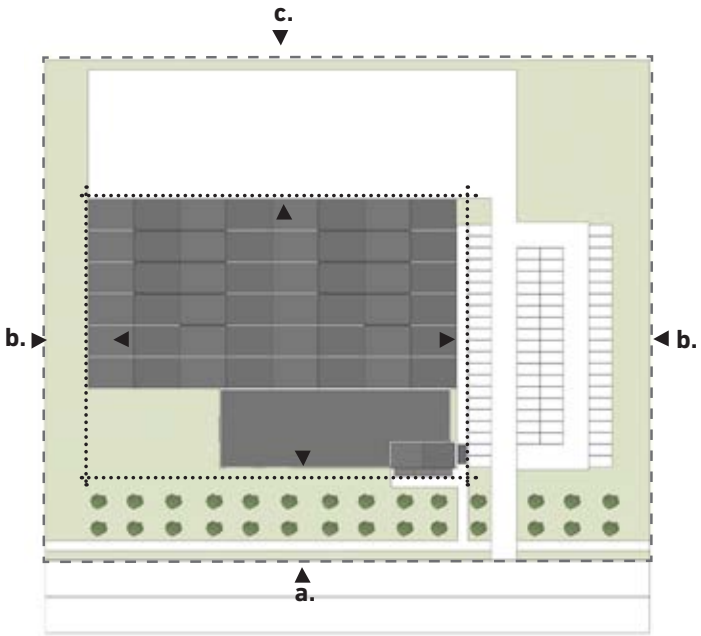
Large-Format Flex Industrial

LARGE-FORMAT FLEX INDUSTRIAL BUILDING DESCRIPTION

This building type may take a variety of sizes and configurations, but typically includes

TYPICAL LOT CONFIGURATION





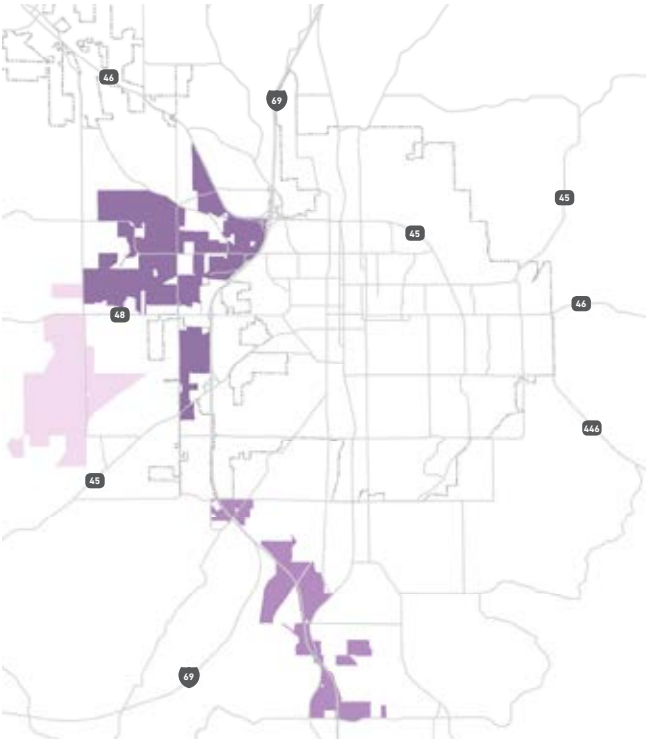
BENCHMARK EXAMPLES

LOT AND BUILDING STANDARDS

The following lot and building standards provide typical development parameters for large-format flex industrial buildings. These standards may require further calibration for application to specific locations within the urbanizing area.

	E1, E2, E3	
	MIN.	**MAX.**
Lot Width:	N/A	N/A
Lot Coverage:	no min	60%
Street Yard (a):	10'	N/A
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2
Height (d)*:	no min	50'
Sign Types	Wall or Monument	
Parking Types	Side or Rear	
Development Type	AB	

*Building heights intended to accommodate high-bay warehouse construction

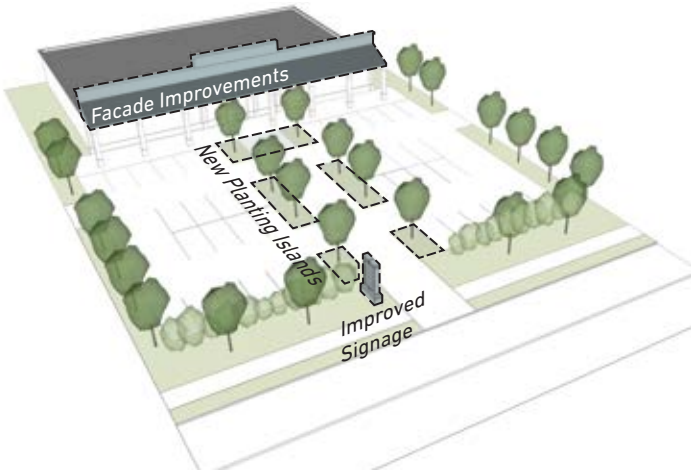


Re-Use/Revitalization

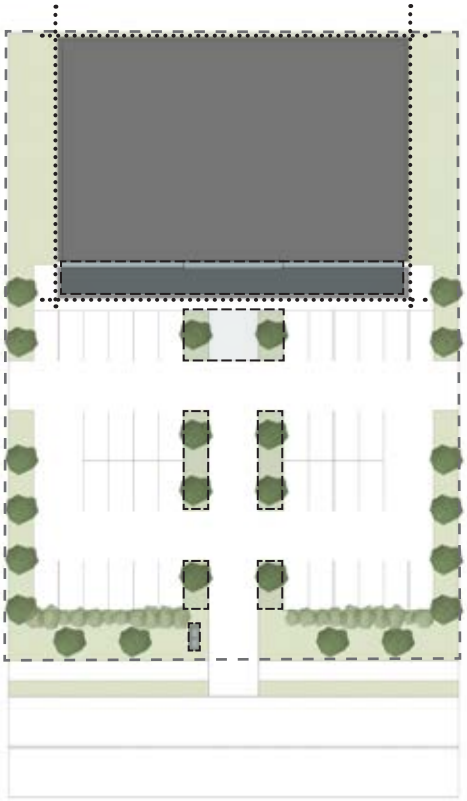
RE-USE/RETROFIT

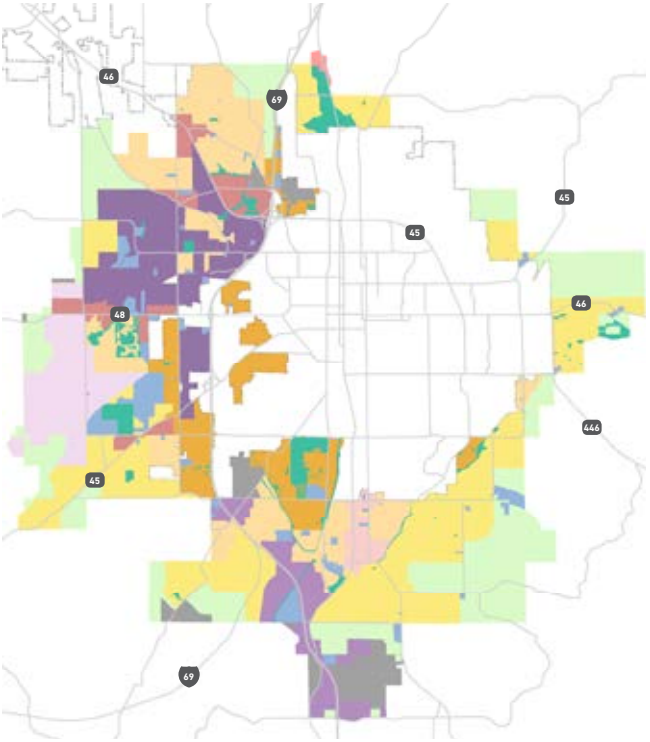
This building type is intended to promote the re-use and rehabilitation of existing developed sites. Strategic upgrades to building facades, parking lots and landscape areas are encouraged to promote community aesthetics.

TYPICAL LOT CONFIGURATION



BENCHMARK EXAMPLES





	E1, E2, E3, N1, N2, N3, N4, G1, G2, G3, QL, OS, CV,	
	EMPLOYMENT DISTRICTS	**GATEWAY, OPEN SPACE, NEIGHBORHOOD, & CIVIC**
REQUIREMENT*	> Retrofits or conversion to retail uses must provide the required design upgrades and at least <u>two</u> of the potential design upgrades below: > Retrofits for non-retail uses must provide at least one design upgrade.	> All building retrofits must include the required design upgrades and at least <u>four</u> of the following potential design upgrades:
REQUIRED DESIGN UPGRADE	> Installation of a sidewalk and tree lawn/street side planting zone if not already present, or alternatively, provision of sufficient right-of-way for future installation, or provide a fee in-lieu as determined by the county. > Installation of parking lot landscape islands including trees and/or stormwater BMP treatments. > Landscape enhancement and/or expansion along the street edge and/or site perimeter. Inclusion of stormwater BMP treatments is encouraged. > Conversion of a pole sign to monument sign.	
POTENTIAL DESIGN UPGRADES (Examples to be calibrated depending on context and applicability)	> Installation of a low masonry street wall or decorative fence treatment along the street edge. > Facade enhancements such as roofline variations, decorative wall signs, canopy treatments, additional window transparency, exterior materials, additional or enhanced entrances. > Provision of outdoor public use areas, such as plazas, patios, benches, etc. > Creation of a designated pedestrian way through a front parking lot from the public sidewalk to the main entrance. > Aesthetic upgrades to parking lot or exterior building light fixtures (new fixtures must be cut-off, downcast design). > Surface upgrades to deteriorated parking areas. > Installation of permeable pavement.	

	E1, E2, E3, G1, G2, G3, QL, OS, CV,	N1, N2, N3, N4,
Development Type	AB	B

*These requirements apply when an existing structure's use changes (as noted above), or when the footprint of a structure is modified by more than 5,000 square feet or 10% of the gross floor area.

Stormwater Management Best Practices

INTRODUCTION

The management of stormwater is an important component to site planning. The following chart identifies the best practices for stormwater management in the Urbanizing Area. The implementation of these will enhance the efficiency, aesthetic and environmental quality of the site.

NOTE

To be calibrated to building types and/or zoning districts.

		DESCRIPTION
Rain Barrels		Rain barrels are above-ground containers that are connected to a downspout system and collect water that runs through the gutters. These tend to be used on residential properties, but can vary in size and be used on commercial sites as well.
Cisterns		Cisterns are containers used for catching and storing stormwater runoff. There are different types and models of cisterns, some are kept underground, while others are above-ground. Stormwater stored in the cistern can be used for different purposes including irrigation.
Filter Strip		Filter strips are usually long, narrow sections of vegetation or gravel between impervious surfaces and vegetation that slow the flow of stormwater run off, allowing sediments and pollutants to filter out of the water.
Media Filter		A media filter uses sand, peat, or other material to filter out pollutants from stormwater run off. Often, water is collected in a settling area before being treated with the media filter. The cleaned stormwater is then collected using an underdrain system.
Bioretention Pond		In a bioretention pond, stormwater is collected in a shallow, depressed basin. These often include natural features, such as plants and soil composed of various elements, that help filter out pollutants before the water is absorbed or directed towards drains or bodies of water.
Bioswale		Bioswales are often linear landscaped components of a site that collect stormwater run off, filtering it through plants, soil, and other natural features before it is absorbed or directed toward a drainage system or body of water.

		DESCRIPTION
Stormwater Planter		A variation of the more open bioswale, stormwater planters are often located within a streetscape, and serve to collect and filter stormwater. These often include openings in the planter walls, as well as small channels to the street if it is nearby.
Bioswale Curb Extension		Bioswale curb extensions are similar to stormwater planters, but are located at intersections. These provide an additional buffer between pedestrians and motorists, collect and filter stormwater run off from the street and sidewalk, and enhance the aesthetic of the streetscape.
Permeable Pavement		Permeable pavement allows water to be absorbed through the surface, filtering out pollutants and decreasing the amount of stormwater run off. Permeable pavement comes in different materials.
Green Roof		A green roof is the partial or full covering of a building roof with living plants. These are often planted over a waterproofing membrane.
Stormwater Wetland		Stormwater wetlands are constructed wetlands, designed with the intent of filtering stormwater. These differ from bioretention ponds due to their varied water depth and the type, diversity of vegetation, and size.
Rain Garden		Often located in more urban or developed areas, rain gardens are landscaped gardens located in shallow basins that collect stormwater run off. The design of the garden and the section of plants is intended to take advantage of pooling water. These help slow and filter stormwater runoff before it is absorbed into the soil.
Extended Dry Detention Basin		Extended dry ponds are similar to bioretention ponds. They are designed to collect stormwater, and hold it for a period of time, allowing for the settlement of pollutants. These ponds are generally dry, until there is a significant amount of rainfall.
Underground Retention/Detention		Underground retention/detention systems collect stormwater from impervious surface through some type of drain system. The water is then stored underground and piped to an out.

Open Space Type Requirements

INTRODUCTION

The primary purpose of open space types is to ensure a variety of functional, well designed parks and open spaces are distributed throughout the Urbanizing Area, consistent with the recommendations of the Urbanizing Area Plan. All open space types are intended to be designed as useable, human-scaled spaces, scaled appropriate to the development context and expected levels of neighborhood, community, or regional service.

PROVISION OF OPEN SPACE

All residential and mixed use development including more than 2 units should be required to provide publicly accessible open space at a minimum of 200 square feet per dwelling unit. Open space should be located within a walkable distance (660 feet or one-eighth mile) from the main entrance of each residential building. Open spaces should be designed according to the parameters of one or more of the following open space types.

POCKET PLAZA

Pocket plazas are intended to provide a formal open space of relatively small scale to serve as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open space types. Seating areas are required and special features, such as fountains and public art installations, are encouraged.

POCKET PLAZA DESIGN STANDARDS	
Minimum % Perimeter along street/building	30% of perimeter along street / building
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Front or Corner
Impervious & Semi-pervious Surface %	Min: 40%; Max: 80% + 10%
Maximum Open Water %	20%
Permitted Uses/ Structures	None

	MIN.	MAX.
Square Feet:	300 sq. ft.	1200 sq. ft.
Dimension (Feet):	30; average of 60	-

WOODLAND GREEN PLAZA, PHILADELPHIA, PA

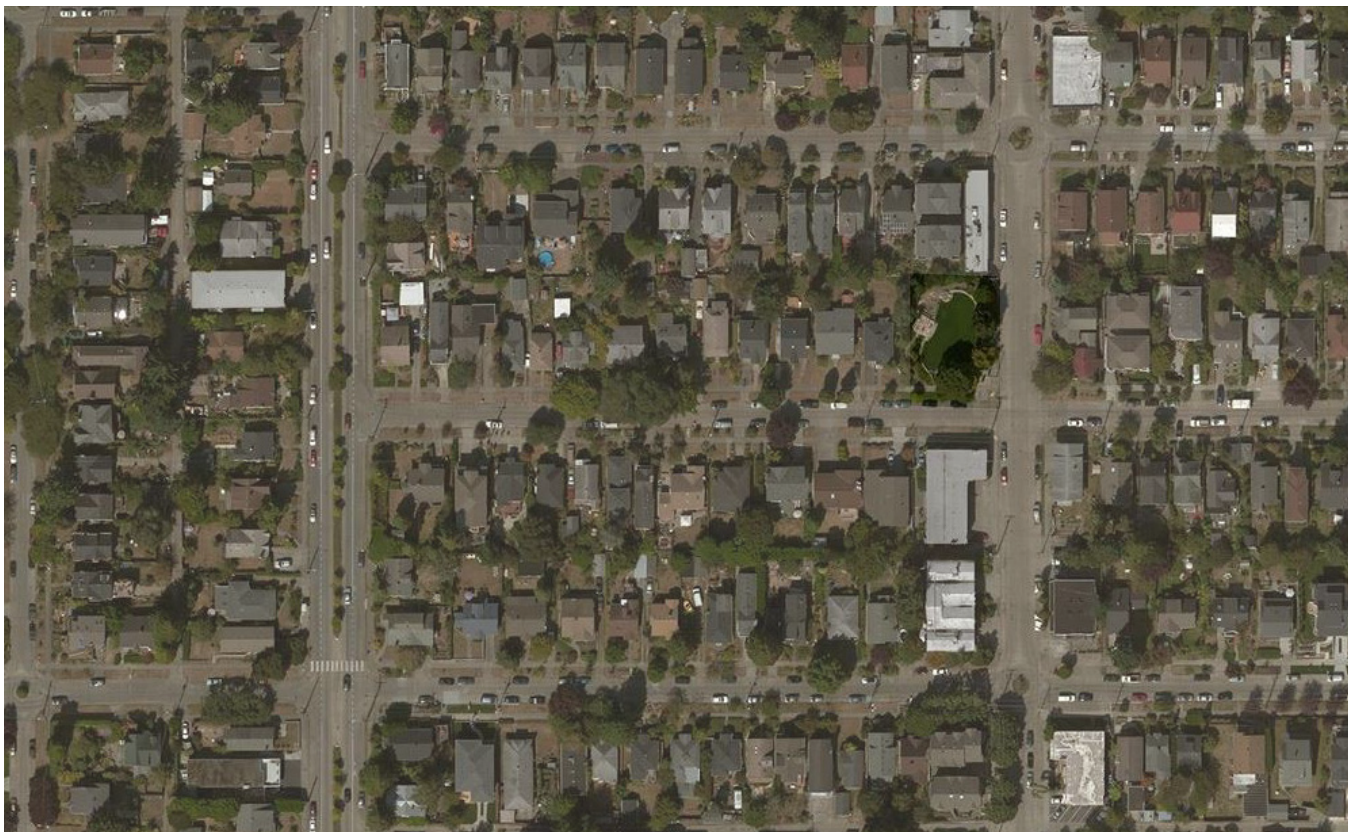
POCKET PARK

Pocket parks are intended to provide small scale, primarily landscaped active or passive recreation and gathering spaces for neighborhood residents within walking distance. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity.

POCKET PARK DESIGN STANDARDS	
Minimum % Perimeter along street/building	30%
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Any
Impervious & Semi-pervious Surface %	30% + 10%
Maximum Open Water %	20%
Permitted Uses/ Structures	Playgrounds

	MIN.	MAX.
Acres:	.10	.50
Dimension (Feet):	None	-

BALLARD PARK POCKET PARK, SEATTLE, WA



Open Space Type Requirements

GREEN

Greens are intended to provide informal, medium scale active or passive recreation for neighborhood residents within walking distance.

PARK ON MORTON, BLOOMINGTON, IN

GREEN DESIGN STANDARDS	
Minimum % Perimeter along street/building	100%; 50% for over 1.25 acres
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Front or Corner
Impervious & Semi-pervious Surface %	20% + 15%
Maximum Open Water %	30%
Permitted Uses/ Structures	Playgrounds

	MIN.	MAX.
Acres:	0.5	3
Dimension (Feet):	45	-

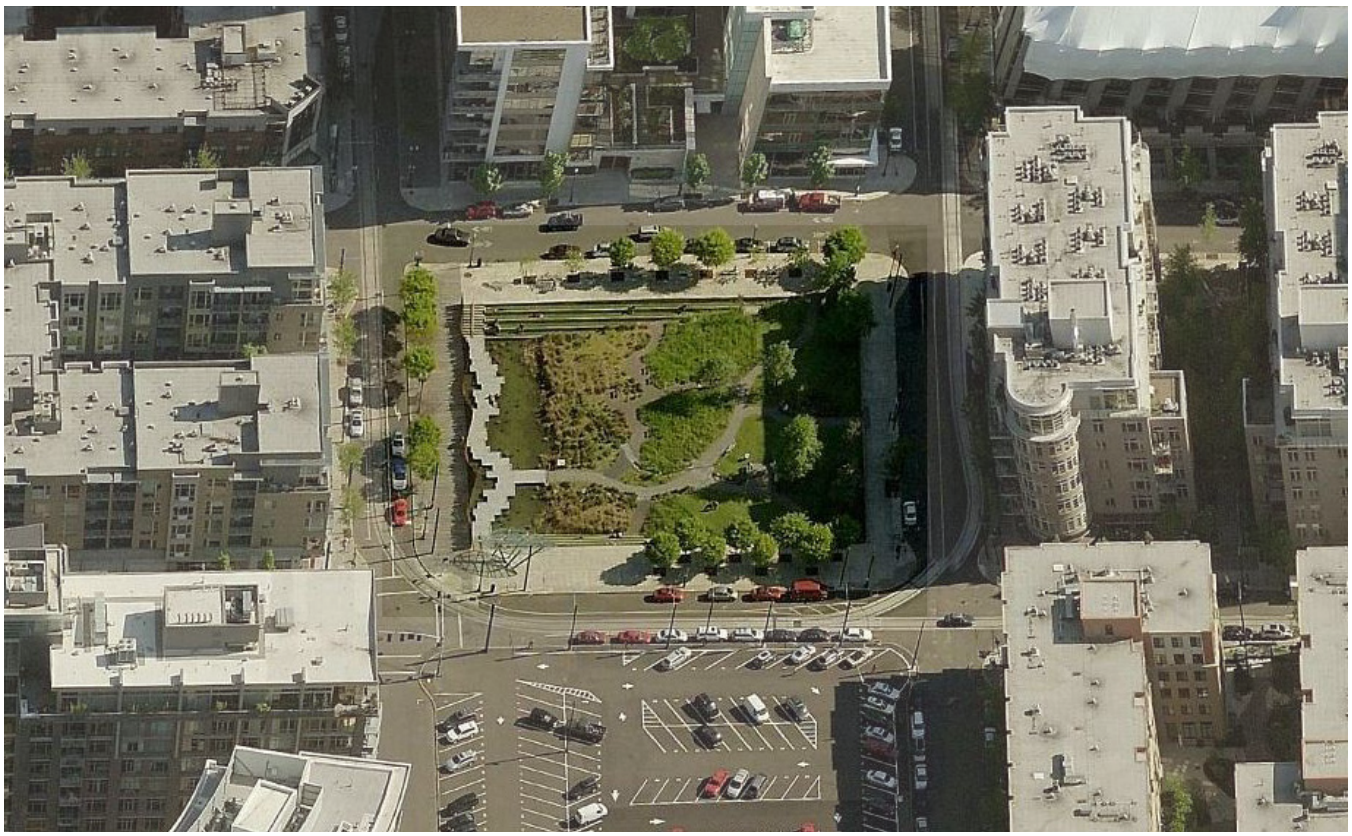
SQUARE

Squares are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping.

TANNER SPRINGS PARK, PORTLAND, OR

SQUARE DESIGN STANDARDS	
Minimum % Perimeter along street/building	100%
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Front or Corner
Impervious & Semi-pervious Surface %	40% + 20%
Maximum Open Water %	20%
Permitted Uses/ Structures	Fully Enclosed Structures: Max 5% of area

	MIN.	MAX.
Acres:	0.25	2
Dimension (Feet):	80	-



Open Space Type Requirements

PLAZA

Plazas are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity. The plaza may contain a greater amount of impervious coverage than any other open space type. Special features, such as fountains and public art installations, are encouraged.

PLAZA DESIGN STANDARDS	
Minimum % Perimeter along street/building	30% of perimeter along street/ building
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Front or Corner
Impervious & Semi-pervious Surface %	Min: 40%; Max: 80% + 10%
Maximum Open Water %	30%
Permitted Uses/ Structures	Fully Enclosed Structures: Max 5% of area

	MIN.	MAX.
Acres:	0.25	1

CULLIGAN PLAZA, ALPENA, MI

PARK

Parks are intended to provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts.

PARK DESIGN STANDARDS	
Minimum % Perimeter along street/building	30% up to 5 acres; 20% over 5 acres
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Any
Impervious & Semi-pervious Surface %	25% + 10%
Maximum Open Water %	20%
Permitted Uses/ Structures	Sports Fields; Playgrounds; Fully Enclosed Structures: If 3 Acres or greater-max 2% of area

	MIN.	MAX.
Acres:	2	None
Dimension (Feet):	100	-

BRYAN PARK, BLOOMINGTON, IN

Open Space Type Requirements

GREENWAY

Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations. Portions of greenways may follow and preserve a natural feature, such as a river or stream edge, ravine, or tree row, or man-made features, such as streets. Greenways can be used to define edges of neighborhoods and districts and may be directly adjacent to other open space types.

GREENWAY DESIGN STANDARDS	
Minimum % Perimeter along street/building	50%
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Any
Impervious & Semi-pervious Surface %	20% + 10%
Maximum Open Water %	30%
Permitted Uses/ Structures	Playgrounds

	MIN.	MAX.
Acres:	1	None
Dimension (Feet):	30; average of 60	-

KARST FARM GREENWAY, BLOOMINGTON, IN

REGIONAL PARK

A regional park is an area of land preserved usually due to its natural beauty, historic interest, recreational use or other reason. These larger scale Regional Parks are home to many amenities for both passive and active play. Many Regional Parks are also locations to trail heads that connect to a larger trail/park network.

PARK DESIGN STANDARDS	
Minimum % Perimeter along street/building	30% up to 5 acres; 20% over 5 acres
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Any
Impervious & Semi-pervious Surface %	25% + 10%
Maximum Open Water %	20%
Permitted Uses/ Structures	Sports Fields; Playgrounds; Fully Enclosed Structures: If 3 Acres or greater-max 2% of area

	MIN.	MAX.
Acres:	2	None
Dimension (Feet):	100	-

KARST FARM PARK, BLOOMINGTON, IN

Open Space Type Requirements

URBAN AGRICULTURE

Urban agriculture is a specialized type of open space use that may be characterized by public or private community gardens within parks or associated with institutional uses (such as a religious facility), or may be larger scale for-profit or not-for-profit enterprises.

GREENWAY DESIGN STANDARDS	
Minimum % Perimeter along street/building	50%
Districts Permitted	All
Frontage Orientation Buildings/Parcels	Any
Impervious & Semi-pervious Surface %	20% + 10%
Maximum Open Water %	30%
Permitted Uses/ Structures	Playgrounds

	MIN.	MAX.
Acres:	1	None
Dimension (Feet):	30; average of 60	-

WILL DETMER PARK, BLOOMINGTON, IN

Appendix **1**

Existing Development Types

Commercial (Retail) Typologies

IN-LINE RETAIL BUILDING

This single-story building type takes a variety of forms throughout the Urbanizing Area. It typically has an auto-oriented site design, with parking in front of the building and expansive curb cuts. Buildings generally lack architectural character. Buildings often face the street, set behind a parking lot, but may be oriented with a blank wall facing the street. Setbacks vary widely. Tenant spaces are indicated with flat wall signs. Sites may also include pole-mounted signs identifying the name of the center and/or multiple tenants. Site landscaping is often minimal, or non-existent.

LARGE FORMAT RETAIL BUILDING

Commonly referred to as "Big Box" retail, these are single-story structures ranging in size to above 100,000 square feet. They are typically designed for a specific national retailer. These are often single tenant structures, but may be part of an in-line shopping center complex. Buildings are surrounded by pavement, including side/rear loading areas, and expansive front parking lots. Sites typically have more parking than is necessary for average use. Sites generally have modest perimeter and parking lot landscaping. Sites may include outlot retail buildings in closer proximity to the arterial roadway.

FREE-STANDING/OUTLOT COMMERCIAL

Small floorplate single-story buildings typically with an individual commercial tenant, often a restaurant or retail service. Fast food restaurants and banks typically include a drive-through. Buildings are often located on out-parcels associated with large-format commercial as part of a shopping center. In that configuration, they typically are surrounded by a larger parking lot but include their own parking and circulation (completely surrounding the building) with shared shopping center access. Buildings may also be developed on individual parcels along commercial corridors separate from a shopping center. In that configuration, sites typically have their own roadway access and are physically separated from adjacent, yet similarly designed developments.

Automobile Service Typologies

VEHICLE FUELING STATION

The common gas station is found in various locations in the study area, often at corners of prominent intersections. As is typical throughout the country, a single-story convenience store is set behind a fuel pump canopy. Curb cuts are often excessively wide. Signs are typically pole-mounted with digital copy, in addition to canopy and parapet sign bands. Site landscaping is often minimal.

AUTOMOBILE SERVICE FACILITY (RETAIL)

These include structures designed for vehicle maintenance and repair, including automatic and self-serve car washes, and mechanic shops. By their very nature, they require extensive pavement and vehicle circulation areas. In the Urbanizing Area, sites often have minimal landscaping and are oriented with auto bays facing the street.

AUTO DEALERSHIP / REPAIR FACILITY

These are specialized facilities designed for retail sales of automobiles. They typically include large format flex buildings with display rooms, offices, and mechanic bays. Sites include large parking fields dedicated to vehicle storage and display.

Office Typologies

SMALL FORMAT OFFICE BUILDING

These buildings generally have simple rectangular floorplates and range from one to two stories in height (sometimes three). They are typically set back from the street behind a parking lot. Parking needs may vary by professional and medical-oriented office types. Roof forms may be flat or pitched. Buildings occur on individual lots and in multi-building developments with shared parking fields. These sites often have large landscape setbacks.

LARGE FORMAT OFFICE BUILDING/COMPLEX

These office buildings typically house a single corporate tenant with a large employment base. They are generally two to three stories in height, with a prominent main entrance. The primary example in the Urbanizing Area is the Cook Group Corporate Headquarters. These buildings are often surrounded be extensive parking fields for employees, and typically have well-manicured landscaping. They may have a simple rectangular floorplate, or as in the case of Cook, an irregular floorplate with a series of interconnected wings.

COLLEGE COMPLEX/CAMPUS

Designed for institutional uses, these are similar in development character to the Large Format Office Building. The Ivy Tech Community College - Bloomington campus is the primary example in the Urbanizing Area.

Industrial Typologies

WAREHOUSE/INDUSTRIAL FLEX BUILDING

These building types range widely in size, but are typically simple and rectangular in shape. Sites require medium to heavy truck traffic access, circulation and dock areas. Facilities may include an attached office component with associated employee and visitor parking. Buildings are of utilitarian construction, often with predominantly corrugated metal exteriors. Internal operations typically preclude windows (excepting office components). Setbacks range widely. Site landscaping is often minimal. Loading facilities sometimes face the public street.

LIGHT ASSEMBLY/MANUFACTURING FACILITY

These building types are similar in architectural character to Warehouse/Industrial Flex Buildings, but are designed for a wider array of light industrial operations. They are often constructed with "high-bay" space, allowing for material loading and handling and associated internal operations. Sites require heavy truck traffic access, circulation and dock areas. Facilities may include an attached office component. Buildings are of utilitarian construction, often with predominantly corrugated metal exteriors, concrete masonry units or EIFS. Some facades may have clerestory windows. Setbacks range widely. Sites may include perimeter landscaping. Parking and loading facilities may be located to the front, side, or rear of the building.

HEAVY INDUSTRIAL COMPLEX

Similar in character to the examples above, but much larger. This development type is typically composed of multiple industrial buildings connected together to form a larger complex, often functioning as one large building or as an industrial campus. Sites include expansive employee parking, heavy truck circulation and loading areas. Sites may include exterior material and fuel storage and on-site utility systems. Site landscaping is often minimal. Sites may include undeveloped space to accommodate future expansion.

Residential Typologies (Single Family)

SINGLE FAMILY DWELLING - HISTORIC

These are homes built from the late 19th Century through early 20th Century. They take a wide variety of sizes, forms, and architectural styles, from single-story cottages and bungalow styles to two-story Midwest Vernacular. Some are farmhouses in rural portions of the study area; others are clustered together in a village setting, such as the Clear Creek area. These often have modest setbacks (less than 20 feet) with front porches or stoops oriented to the street. Some structures have been wholly or partially adapted to commercial use.

SINGLE FAMILY DWELLING - MID-CENTURY LOT

Typically developed in subdivisions during the 1950's-70's, these are often modestly sized, ranch-style homes within the Urbanizing Area, but sometimes are two-story or split-level designs. They typically have a single- or two-car, front-loaded, attached garage. Front setbacks vary, but often range from 30 to 40 feet from curb. Some subdivisions are organized in a grid or curvilinear grid street layout, including some cul-de-sacs. These types of homes are also found on individual lots along rural roadways.

SINGLE FAMILY DWELLING - CONTEMPORARY LOT

Modern subdivisions built from the 1980's through the present. Homes are generally two-story or split-level in various architectural styles. Homes are typically front or side-loaded with attached two-car garages. Garages sometimes dominate the front facade of the house. Subdivision are designed with a curvilinear street layout and multiple cul-de-sacs. Setbacks vary, but generally range from 30 to 40 feet.

Residential Typologies (Single Family)

SINGLE FAMILY DWELLING - RURAL/ESTATE LOT

Single-family homes on larger lots with deep setbacks. Homes take a variety of forms and architectural styles, but may be similar in design to homes found in single-family subdivisions. Garages may be attached or detached. Lots may have sheds or other outbuildings, but are not part of a farmstead.

FARMSTEAD

Rural portions of the study area include numerous working and "hobby" farms of various sizes. These generally include at least one single-family home and a variety of outbuildings (barns, sheds, etc.)

MANUFACTURED HOME DEVELOPMENT

Manufactured homes can take a variety of forms, but the typical example in the Urbanizing Area is the linear, mass-produced unit commonly referred to as a "mobile home." These are typically located in large parks with numerous units that, although not permanently affixed to a foundation, are rarely moved. Developments often include a private street system, sometimes organized in a loop or grid-like layout, sometimes with little internal organization.

Residential Typologies (Multiple Family, Attached & Group Quarters)

SMALL-SCALE ATTACHED RESIDENTIAL

Attached dwellings generally ranging from two to five units per structure and one to two stories in height. These are generally designed with compatible scale and style to nearby single-family subdivisions. Garages are typically attached and front-loaded, but separate multiple garage accessory structures may also be provided. Some developments are designed with townhome-style units, others as clustered patio-style homes.

MULTI-FAMILY APARTMENT BUILDING/COMPLEX

Buildings may be stand-alone, but are often developed in complexes of multiple, identical structures. Usually at least two- to three-stories in height within the Urbanizing Area. Structures take a variety of forms and architectural styles. Surface parking is typically provided with head-in spaces directly in front of each building. Buildings sometimes include exterior stairwells to upper-floor units.

INSTITUTIONAL RESIDENTIAL (GROUP QUARTERS)

This includes a range of residential nursing care facilities, typically oriented toward seniors. They may include out-patient care components. Typically one-story in height, with complex building footprints designed with wings and courtyards. Parking is distributed for visitors and employees. Sites are typically well-landscaped. Setbacks vary by individual site designs. Developments typically include a single interconnected complex, but may also include accessory structures.

Institutional (Public Assembly) Typologies

PUBLIC ASSEMBLY - RELIGIOUS FACILITY

Religious facilities take a variety of forms and sizes, often with an iconic architectural element, such as a spire or bell tower, although this is less typical for modern construction (see example to right). These often have large parking lots and vehicular drop-off areas at the main entrance. Parking is sometimes located in front of the building and sometimes to the side and/or rear. The quality of site landscaping varies widely throughout the Urbanizing Area.

PUBLIC ASSEMBLY - RECREATIONAL FACILITY

The Northwest YMCA is the primary example of this specialized facility type. Building form, parking, and site design standards depend on the specific requirements of the use and operator.

PUBLIC ASSEMBLY - EDUCATIONAL FACILITY

Size and design varies by type (i.e. elementary, middle, high), and capacity. Sometimes closely integrated with a surrounding residential neighborhood. Sites typically include an off-street circulation system with a pick-up/drop-off area. May be one or two stories in height. Facilities in the Urbanizing area generally have a landscape setback from the street, but include sidewalk connections and other pedestrian/bicycle connections to surrounding parks and neighborhoods.

Specialized Typologies

REGIONAL RECREATION COMPLEX

This development type includes large-scale sites with a variety of structures and open air activity areas designed to serve as a regional, county-wide draw. Primary examples in the Urbanizing Area are Karst Farm Park and the Monroe County Fairgrounds (shown to right). The Bloomington Speedway and Bloomington Country Club also fall within this category. These are unique development types that require site-specific considerations for site layout, landscape design, parking, architectural elements, etc.

AIRPORT

The Monroe County Airport is a special development type consisting of a variety of warehouse buildings, offices, hangars, and other specialized structures in addition to the airport runways.

UTILITY COMPLEX

This development type includes facilities designed for specialized functions. The primary example in the Urbanizing Area is the Dillman Wastewater Treatment Plant, which includes a series of offices and control buildings, in addition to open air wastewater treatment machinery and structures. Electric transmission substations also fall in this category.

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Appendix **2**

Zoning Code Diagnostic
Plan Consistency Review

TABLE KEY

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Plan Consistency Review - By Land Use Objective

		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
CHAPTER 800. GENERAL PROVISIONS					
800-1	Title	=	=	=	Consider renaming the Zoning Code "The Monroe County, Indiana Unified Development Code" to reflect the integration of zoning, subdivision, and environmental regulations.
800-2	Purpose	=	=	=	
800-3	Prohibited Uses and Acts	=	=	=	
800-4	Authority and Jurisdiction	=	=	=	
800-5	Inclusion of and Relationship to Other Ordinances	=	=	=	
800-6	Interpretation, Conflict and Separability	=	=	=	
800-7	Computation of Time	=	=	=	
800-8	Saving Provision	=	=	=	
800-9	Repealer	=	=	=	
800-10	Conditions	=	=	=	
800-11	Notices	=	=	=	
800-12	Form of Certificates, Notations, Applications and Findings	=	=	=	
800-13	Transition Rules	=	=	=	
800-14	City/County Jurisdictional Transition Rules	=	=	=	
800-15	Applicability	=	=	=	
801. DEFINITIONS					
801-1	Usage	=	=	=	
801-2	Definitions	=	=	=	The existing definitions are thorough. For readability sake, consider moving the definitions to a glossary at the end of the code.

By Land Use Objective

		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
802. ZONES AND PERMITTED USES					
802-1	Establishment of Zones	!	!	!	There is an extensive number of zoning districts, which appear to in large part be grouped by intensity. If the goal is more mixed-density and intensity in urbanizing areas, then segregating zones by density is not an effective approach. Consider creating fewer districts grouped by character area in accordance with the land use plan.
802-2	Establishment of Zoning Maps	=	=	=	Consider moving this to a new Chapter called "Introduction and Using this Code" so that all instructions related to the use of the code and related zone maps are upfront in the Code.
802-3	Determination and Interpretation of Zone Boundaries	=	=	=	Consider moving this to a new Chapter called "Introduction and Using this Code" so that all instructions related to the use of the code and related zone maps are upfront in the Code.
802-4	Performance Standards for Permitted Uses	=	=	=	Note: This seems out of place in this section. Consider a separate section for performance standards in a section called "Common Regulations."
802-5	Permitted Land Uses Table 2-1 Permitted Land Use Table Conditions Pertaining to Permitted Uses in Zoning Districts	=	=	=	Consider creating a land use companion to the glossary so that all definitions are located in one place in the code. The glossary could be followed by a table similar to Table 2-1. Like with Performance Standards, consider creating a new Chapter called "Common Regulations" that includes sections on each of the Conditions Pertaining to Permitted Uses.
803. PRE-EXISTING NONCONFORMING USES					
803-1	Nonconforming Uses of Land and/or Structures	=	=	=	Consider moving this Chapter after the Land Use Districts and Common Regulations as these are more administrative regulations.
803-2	Nonconforming Parcels and/or Structures	=	=	=	Same as above.
803-3	Burden of Establishing Status	=	=	=	Same as above.

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804. HEIGHT, BULK, AREA, AND DENSITY PROVISIONS					
804-1	Height, Bulk, Area and Density Regulations	!	=	=	Consider using graphical depictions of what is permitted. These types of regulations are best demonstrated graphically. Additionally, it is important to state upfront in this section or in the Introduction and Use Chapter how to measure to determine these dimensions.
804-2	General Exceptions to Height, Bulk, Area and Density Regulations Figure 4-1	!	=	!	Consider requiring administrative review and approval for certain height exceptions instead of carte blanche exemptions. Consider allowing shared open space to allow for clustering and greater density. Consider prohibiting front yard parking spaces for aesthetics and safety and vision purposes. + B(4), (C) and Figure 4-1 promote flexibility and density.
804-3	Safety and Vision	=	=	=	Consider a graphical representation of this regulation for ease of use and interpretation.
804-4	Special Requirements Table 4-1 Height, Bulk, Area and Density Table	!	=	!	Consider allowing for more than one principal structure on a lot outside of the PUD context under certain conditions and upon review and approval. Consider moving these Special Requirements to a new Chapter called "Common Regulations." Consider moving the regulations associated with Figure 4-2 to the environmental chapter of the Code.
805. MANUFACTURED HOME PARKS					
805-1	Purpose	=	=	=	Question: Is this prevalent in the County. Does Indiana law require the provision of manufactured home parks?
805-2	PUD Requirement	=	=	=	Consider how these types of developments will be addressed if PUD is eliminated.
805-3	Design Standards and Requirements	=	=	=	
805-4	Limitations	=	=	=	
806. OFF-STREET PARKING AND LOADING					
806-1	Purpose and Scope	!	=	=	How many streets in the County permit on-street parking? Would the streets be congested if off-street parking requirements were relaxed some and on-street parking was provided as an option?
806-2	Parking and Loading Requirement	!	=	=	

By Land Use Objective

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806-3	General Parking Regulations	!	=	=	
806-4	Parking Development Standards	!	=	=	Consider prohibiting front-yard parking in residential districts or for residential uses. Section (C) addresses recurring issue of restaurants locating in shopping centers. Consider creating special regulations to address these instances. Consider depicting any dimensional requirements graphically for ease of use and interpretation.
806-5	Minimum Parking Requirements and Calculation Method	!	=	=	Consider eliminating parking requirements that are tied to the number of employees. This is very difficult to police and enforce and could fluctuate. It could also be seen as a disincentive to employment growth. Consider instead relying on floor area devoted to certain types of uses.
806-6	Shared Parking	+	+	+	Shared parking is critical to achieving increased density and mixed-use development.
806-7	Loading Area Development Standards	!	=	=	Consider allowing loading to utilize up to two required parking spaces for flexibility and increased density in certain mixed-use districts.
806-8	Minimum Loading Area Requirements	=	=	=	
	Table 6-1 Off-Street Parking Requirements	!	=	!	Off-street parking requirements require additional impervious surfaces. Consider eliminating off-street parking requirements where there is ample public parking, or where market conditions are likely to support a parking equilibrium. This entire table should be revisited once new zoning districts are identified.
807. SIGNS					
807-1	Purpose and Effect	=	=	=	Generally, the County should identify a number of sign types (i.e. monument, wall, projecting, etc...) and allowable maximum dimensions and include a graphical sign menu for ease of use and interpretation.
807-2	Applicability	=	=	=	
807-3	Permits	=	=	=	
807-4	Exemptions	=	=	=	
807-5	Lawful Nonconforming Signs	=	=	=	

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807-6	Placement Prohibitions	=	=	=	
807-7	General Sign Regulations	=	=	=	Note: The U.S. Supreme Court in Reed v. Gilbert has ruled that local governments cannot distinguish sign types based on any content whatsoever. Any content-based temporary signage regulations should be deleted in favor of time, place, and manner restrictions. For example, a temporary sign of any type can be reasonably regulated for size and placement, but the regulations cannot differentiate between types of sign based on their content. Also, consider including a menu of permitted signs with maximum dimensions depicted graphically. Further consider development of an electronic sign code, which regulates moving displays and sound.
808. FLOOD DAMAGE PREVENTION					
808-1	Purpose	=	=	+	Consider locating this Chapter in a new environmental regulations section of the Code.
808-2	Duties of the Administrator	=	=	+	
808-3	Permit Requirement	=	=	+	
808-4	Development Standards	=	=	+	
808-5	Variances	=	=	+	
808-6	Disclaimer of Liability	=	=	+	
808-7	\Violations	=	=	+	
809. PRESERVATION OF AGRICULTURAL USES					
809-1	Change in Type of Operation	=	+	+	Consider locating this Chapter under Common Regulations.
809-2	Change in Hours of Operation	=	+	+	
810. HISTORIC PRESERVATION AND PROTECTION					
810-1	Title	=	=	=	.
810-2	Purpose	=	=	=	

By Land Use Objective

		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
810-3	Maps of Historic Districts; Criteria; Classification of Historic Buildings and Structures	=	=	=	
810-4	Approval of Maps of Historic Districts; Conflicts between 810-2 Zoning Districts and Historic Districts	=	=	=	
810-5	Additional Surveys and Maps	=	=	=	
810-6	Assistance form County Departments	=	=	=	
810-7	Construction Projects within Historic Districts; Certificates of Appropriateness Required; Exception	=	=	=	
810-8	Applications for Certificates of Appropriateness	=	=	=	
810-9	Approval or Denial of Applications for Certificates of Appropriateness	=	=	=	
810-10	Reconstruction, Alteration, Maintenance and Removal of Historic Buildings and Structures; Preservation of Historic Character	=	=	=	

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810-11	Demolition of Buildings Following Failure to Secure Certificates of Appropriateness; Notice	=	=	=	Note: This section is vague and confusing. There are no standards of proof for showing that a historic building is incapable of earning an economic return on its value. Demolition-by-neglect is also not addressed. Consider specific penalties for violating Chapter 810 to signal the importance of historic preservation of buildings that the County desires to preserve.
810-12	Conformance to Statutory Requirements to Buildings	=	=	=	This section references building codes. Why is this located in the zoning code? All buildings must be code compliant unless they are grandfathered and no alterations require that they be brought up to code. The nuances of vested rights and issues related to building codes are too complex for a single sentence in the zoning code, which could conflict with other applicable codes or ordinances. Consider deleting this section.
810-13	New Buildings and Non-historic Buildings within Historic Districts; Compatibility Required	=	=	=	Consider a graphical example for ease of interpretation.
810-14	Compatibility Factors	=	=	=	Consider graphical representations for ease of interpretation.
810-15	Phases; Certificates of Appropriateness; Objections	=	=	=	
810-16	Interested Party Defined; Private Rights of Action; Allegations; Bond; Liability; Attorney Fees and Costs; Revenue; Other Remedies	=	=	=	

By Land Use Objective

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811. PLANNED UNIT DEVELOPMENT					
811-1	Purpose	=	!	+	PUDs should be used for increasing density while preserving open space. They are often misused to accomplish development schemes that are contrary to the intent of established zoning districts and regulations. Chapter 811 focuses on cluster developments and preservation of open space. It is presented clearly and logically. If PUDs are being misused, consider eliminating them in favor of development pattern districts that reflect existing and desired development patterns in the County.
811-2	Definition	=	!	+	
811-3	Requirements for Planned Unit Development	=	!	+	
811-4	Procedure for Approval of Planned Unit Development	=	!	+	
811-5	Specific Content of Plans	=	!	+	
811-6	Review Considerations	=	!	+	
811-7	Changes in the Planned Unit Development	=	!	+	
812. VARIANCES					
812-1	Regulations for Use and Design Standards Variances	=	=	=	Consider moving this Chapter into a new Chapter called "Administration and Procedures."
812-2	Application for Variance	=	=	=	
812-3	Variance Approval Procedure	=	=	=	
812-4	Environmental Impact Statement	=	=	=	

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812-5	Standards for Use Variance Approval	=	=	=	
812-6	Standards for Design Variance Approval	=	=	=	
812-7	Conditional Approval	=	=	=	
812-8	Relationship to Subject Property	=	=	=	
813. CONDITIONAL USES					
813-1	Regulations for Conditional Uses	=	=	=	Consider moving this Chapter to a new Chapter called "Administration and Procedures." Conditional use standards for individual uses should be maintained.
813-2	Application for Conditional Use Approval	=	=	=	
813-3	Conditional Uses Approval Procedures	=	=	=	
813-4	Environmental Impact Statement	=	=	+	
813-5	Standards for Approval	=	=	=	
813-6	Conditional Approval	=	=	=	
813-7	Miscellaneous Guidelines	=	=	=	
813-8	Additional Criteria for Certain Categories of Conditional Uses	=	=	=	
813-9	Conditional Use Approval for Pre-Existing Nonconforming Uses	=	=	=	

By Land Use Objective

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813-10	Specific Criteria for Conditional Use Approvals	=	=	=	These specific criteria are important for the administration of conditional uses and should be maintained.
814. PERMITS AND CERTIFICATES					
814-1	Requirements for Improvement Location Permit	=	=	=	Consider moving this Chapter to a new Chapter called "Administration and Procedures." All permit and certificate procedures should be set forth in a flow chart for ease of use and interpretation.
814-2	Requirements for Land Use Certificate	=	=	=	
814-3	Application for Land Use Certificate	=	=	=	
814-4	Temporary Mobile Home Placement and Occupancy	=	=	=	
814-5	Additional Requirements Applicable to Subdivisions and Planned Unit Developments	=	=	=	
815. SITE PLAN REVIEW					
815-1	Purpose	=	=	=	Site plan review is valuable for new development, but can be burdensome on redevelopment and adaptive reuse. Consider moving this Chapter to a new Chapter called "Administration and Procedures."
815-2	Site Plan Review Requirement	=	=	=	
815-3	Site Plan Review Process	=	=	=	
815-4	General Standards for Review	=	=	=	
816. EROSION CONTROL/GRADING PLAN					
816-1	Purpose	=	=	+	Consider moving this to either a new "Environmental Regulations" or "Administration and Procedures" Chapter.

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816-2	Applications and Exemptions	=	=	+	
816-3	Definitions	=	=	+	
816-4	Submittal Requirements	=	=	+	
816-5	General Requirements for Individual Building Lots Within a Permitted Project	=	=	+	
816-6	Project Termination	=	=	+	
816-7	Inspection and Enforcement	=	=	+	
816-8	Duration of Coverage	=	=	+	
816-9	Financial Guaranty of Performance	=	=	+	
817. VIOLATIONS AND ENFORCEMENT					
817-1	Violations	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
817-2	Penalty	=	=	=	
817-3	Enforcement Procedures	=	=	=	
817-4	Authorized Remedies for Violations	=	=	=	
818. PERMIT, CERTIFICATE AND APPROVAL REVOCATION					
818-1	Authority to Revoke	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
818-2	Effect of Revocation	=	=	=	
818-3	Revocation Procedure	=	=	=	
818-4	Appeal of Revocation	=	=	=	

By Land Use Objective

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819. FEES					
819-1	Fee Requirement and Payment	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
819-2	Exemption from Fee Requirement	=	=	=	
819-3	Waiver of Fee Requirement	=	=	=	
820. BOARD OF COMMISSIONERS					
820-1	General Powers of the Board of Commissioners	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
820-2	General Duty of the Board of Commissioners	=	=	=	
821. ADVISORY BOARD OF ZONING APPEALS					
821-1	Establishment	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
821-2	Membership	=	=	=	
821-3	Qualifications of Members	=	=	=	
821-4	Terms of Office	=	=	=	
821-5	Removal of Member	=	=	=	
821-6	Vacated Membership	=	=	=	
821-7	Expenses	=	=	=	
821-8	Conflict of Interest	=	=	=	
821-9	Official Action	=	=	=	
821-10	President and Vice President	=	=	=	
821-11	Secretary	=	=	=	
812-12	Rules of Procedure	=	=	=	
812-13	Meetings and Records	=	=	=	
821-14	Findings of Fact	=	=	=	

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		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
821-15	General Powers and Duties	=	=	=	
821-16	Appeal Procedures	=	=	=	
821-17	Commitments	=	=	=	
821-18	Judicial Review				
822. ADVISORY PLAN COMMISSION					
822-1	Establishment	=	=	=	Consider moving this to a new Chapter called "Administration and Procedures."
822-2	Membership	=	=	=	
822-3	Qualifications of Citizen Members	=	=	=	
822-4	Terms of Office	=	=	=	
822-5	Removal of Member	=	=	=	
822-6	Vacated Membership	=	=	=	
822-7	Expenses	=	=	=	
822-8	Conflict of Interest	=	=	=	
822-9	Official Action	=	=	=	
822-10	President and Vice President	=	=	=	
822-11	Secretary	=	=	=	
822-12	Meetings and Records	=	=	=	
822-13	Staff and Services	=	=	=	
822-14	General Powers and Duties	=	=	=	
822-15	Citizen Committees	=	=	=	
822-16	Executive Committee	=	=	=	
822-17	Gifts and Grants	=	=	=	
822-18	Alternative Procedures	=	=	=	
822-19	Review of Zoning Ordinance	=	=	=	

By Land Use Objective

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823. HISTORIC PRESERVATION BOARD OF REVIEW					
823-1	Establishment	=	=	=	Consider moving this Chapter to a new "Historic Preservation" Chapter.
823-2	Scope of Authority	=	=	=	
823-3	Membership, Qualification, and Procedures	=	=	=	
824. PLANNING DEPARTMENT					
824-1	Purpose of the Planning Department	=	=	=	Consider moving this Chapter to a new "Administration and Procedures" Chapter.
824-2	Duties of the Planning Director	=	=	=	
824-3	Duties of the Planners	=	=	=	
824-4	Duties of the Zoning Inspectors	=	=	=	
825. ENVIRONMENTAL CONSTRAINTS OVERLAY ZONE					
825-1	Purpose	=	=	+	Consider moving this Chapter to a new "Environmental Regulations" Chapter.
825-2	Development Standards and Administration of the ECO Zone	=	=	+	
825-3	Specific Restrictions for Sensitive Lands	=	=	+	
825-4	Overlay Area Regulations	=	=	+	
825-5	Exemptions	=	=	+	
826. CLUSTER SUBDIVISION DESIGN					
826-1	Purpose	+	=	+	It is unclear how this integrates with Planned Unit Developments. Consider combining this with PUD, or crating development pattern districts that allow cluster developments and set prescriptive standards that can be reviewed as part of a site plan review.

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826-2	Standards for Design	+	=	+	
826-3	Site Planning Procedures	+	=	+	
826-4	Ownership and Maintenance of Open Space	+	=	+	
827. BUSINESS AND INDUSTRIAL OVERLAY DISTRICT					
827-1	Purpose	!	!	!	Consider eliminating this Chapter and creating new development pattern districts that reflect this type of development pattern in certain areas of the County.
827-2	Applicability	!	!	!	
827-3	Agricultural Uses with the BI Overlay	!	!	!	
827-4	Business and Industrial Uses with the BI Overlay	!	!	!	
827-5	Residential Uses with the BI Overlay	!	!	!	
827-6	Standards for Cluster Subdivision Design within the BI Overlay	!	!	!	
828. PROPOSALS TO EXTEND SANITARY SEWER SERVICE					
828-1	Purpose and Authority	!	!	!	This Chapter should be updated based on the most recent Comprehensive Plan. Consider moving this Chapter to a new Chapter called "Administration and Procedures."
828-2	Criteria	!	!	!	
828-3-	Additional Factors	!	!	!	
828-4	Findings	!	!	!	
829. KARST AND SINKHOLE DEVELOPMENT STANDARDS					
829-1	Purpose and Intent	+	+	+	Consider moving this to a new "Environmental Regulations" Chapter.
829-2	Policy	+	+	+	
829-3	Development Requirements	+	+	+	

By Land Use Objective

		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
829-4	Sinkhole Evaluation and Plan Requirements	+	+	+	
829-5	Permit Requirements	+	+	+	
829-6	Flooding Considerations	+	+	+	
829-7	Water Quality Considerations	+	+	+	
830. LANDSCAPING					
830-1	Purpose	=	=	=	Consider moving this Chapter either to a new Chapter called "Common Regulation" or "Environmental Regulations."
830-2	Applicability	=	=	=	
830-3	Enforcement	=	=	=	
830-4	Content of Landscape Plan	=	=	=	
830-5	Preservation of Existing Features	=	=	=	
830-6	General Landscaping Requirements	=	=	=	
830-7	Bufferyard Landscaping Requirements	=	=	=	
830-8	Parking Lot Landscaping Requirements	=	=	=	
830-9	Commercial and Industrial Streetscapes	=	=	=	
830-10	Residential Landscaping	=	=	=	
830-11	Modifications	=	=	=	
830-12	Installation and Maintenance	=	=	=	
830-13	Tables of Recommended Plant Materials	=	=	=	

TABLE KEY

! – Does not support land use objectives

+ – Actively promotes land use objectives

= – Either has no effect on or plays a necessary supportive function (i.e. administration and procedures).

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		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
831. AMENDMENTS TO THE ZONING MAPS AND TEXT					
831-1	Authority and Procedures	=	=	=	Consider moving this Chapter to a new "Administration and Procedures" Chapter.
831-2	Application Procedures	=	=	=	
831-3	Standards for Amendments	=	=	=	
831-4	Comprehensive Land Use Plan Amendment	=	=	=	
831-5	Effect of Approval of Amendment	=	=	=	
832. APPEALS					
832-1	Authority	=	=	=	
832-2	Initiation	=	=	=	
832-3	Processing	=	=	=	
832-4	Public Hearing	=	=	=	
832-5	Decisions	=	=	=	
832-6	Additional Considerations	=	=	=	
833. ADMINISTRATIVE ADDITIONS FOR FORMER CITY OF BLOOMINGTON JURISDICTIONAL AREAS					
833-1	Purpose and Scope	=	=	=	These areas will be zoned and regulated in accordance with new County zoning regulations and this Chapter will be eliminated.
833-2	Regulations for Former City Zoning Jurisdictional Areas	=	=	=	
834. WIRELESS COMMUNICATION FACILITIES					
834-1	Purpose	=	=	=	This should be reviewed in more detail to make sure it is in compliance with all applicable federal and state laws.
834-2	Permitted, Conditional and Exempt Uses	=	=	=	
834-3	General Requirements	=	=	=	
834-4	Provisions for Hiring Independent Consultant	=	=	=	

By Land Use Objective

		Promote Higher Density & Intensity development in Urbanizing Areas	Preserve large areas of sparse & low density residential development in Rural Areas	Protect and Enhance Vulnerable Lands	Comments and Considerations
834-5	Co-location Review	=	=	=	
834-6	Performance Standards	=	=	=	
834-7	Temporary WCF	=	=	=	
834-8	WCF Overlay	=	=	=	
834-9	WCF Overlay Amendment	=	=	=	
834-10	Abandonment	=	=	=	
835. RURAL COMMUNITY ZONING OVERLAY					
835-1	Purpose	=	+	+	Consider eliminating this Chapter in favor of a new character-based district and integrate all administration and procedures.
835-2	Utilization of the RCZO Regulations	=	+	+	
835-3	Applicability	=	+	+	
835-4	Intent	=	+	+	
835-5	Definition of Terms	=	+	+	
835-6	Process	=	+	+	
835-7	Sector and Character Zone Categories	=	+	+	
835-8	Permitted Land Uses	=	+	+	
835-9	Landscaping	=	+	+	
835-10	Building Location and Frontage	=	+	+	
835-11	Parking	=	+	+	
835-12	Signage	=	+	+	
835-13	Height/Bulk/ Density	=	+	+	
835-14	Variances	=	+	+	
835-15	Hearing Officer	=	+	+	
835-16	Incentives	=	+	+	
835-17	Authority	=	+	+	

MONROE COUNTY

Urbanizing Area Plan

Phase II Implementation Report