

Zoning Ordinance Update

Guiding Principles

On February 18, 2003, the City Council adopted the following principles to guide the update of Bloomington's Zoning Ordinance. The principles were formed through input from the City Council, Planning Commission and the project's Advisory Committee as well as through adaptation of the goals and policy objectives of the City's Comprehensive Plan.

Growth

- Principle 1 Support targeted commercial and residential growth as a way to:
- Meet resident desires for accessible goods and services
 - Maintain community and school vitality
 - Strengthen the tax base
 - Offer desirable employment opportunities
 - Encourage redevelopment of outdated structures and uses
 - Support existing community businesses
 - Satisfy market demands
- Principle 2 Minimize the negative impacts of growth on the city's parks, open spaces, and residential neighborhoods.
- Principle 3 Encourage the bulk of commercial growth to occur along frequent transit service corridors and around transit stations.
- Principle 4 Encourage the bulk of residential growth to occur near commercial nodes and along frequent transit service corridors.

Housing

- Principle 5 Allow mixed residential and commercial uses in appropriate locations.
- Principle 6 Encourage further development of a diverse housing stock with respect to household size, age orientation, and cost.
- Principle 7 Consider zoning methods that encourage development of additional affordable housing.
- Principle 8 Reevaluate zoning tools for flexibility in residential redevelopment.
- Principle 9 Update standards for home based businesses.

Transportation

- Principle 10 Improve pedestrian/bicycle infrastructure through enhanced standards and increased facilities and routes.
- Principle 11 Promote transit oriented design and transit supportive features in new development.
- Principle 12 Update subdivision regulations to reflect new street width standards.

Principle 13 Consider adoption of transportation demand management (TDM) standards.

Community Vitality

Principle 14 Consider adoption of commercial and residential maintenance standards as a way to keep the City attractive and neighborhoods strong.

Principle 15 Promote aesthetically attractive development and good urban design.

Principle 16 As a way to improve zoning enforcement, consider methods to provide an efficient local forum for resolution of zoning violations outside of the criminal justice system.

Principle 17 Consider crime prevention objectives when setting new design standards.

Principle 18 Review impediments to the development of desired uses (such as family restaurants) in neighborhood nodes.

Customer Service

Principle 19 Craft a document that is easier to use, clearer, more cohesive, and more concise.

Principle 20 Create a simplified system of zoning districts that better support City objectives.

Principle 21 Include additional and updated discussion of City goals and objectives within the zoning ordinance.

Principle 22 Review zoning approval processes and procedures including the level at which action is taken on zoning applications to ensure the process is commensurate with the impact of the proposal and the amount of discretion available.

Principle 23 Incorporate standards in the zoning ordinance that have previously been enforced through policy.

Principle 24 More fully utilize the City's website in support of the zoning ordinance.

Principle 25 Update development standards, definitions, findings, and administrative provisions.

Principle 26 Create a modern, concise list of uses with a corresponding use/zoning district matrix.

Principle 27 Integrate external regulations such as airport zoning and state environmental review procedures.

Principle 28 Respond to recent changes in statutory and case law.