

**CITY OF BLOOMINGTON**  
**R-3B ZONING DISTRICT ANALYSIS**

Joint Plan Commission and Zoning Board of Appeals Workshop

Wednesday, September 11, 2019



# WHY ARE WE HERE?

Overview of the analysis and preliminary policy direction

# **WHY ARE WE ANALYZING THE R-3B ZONING DISTRICT?**

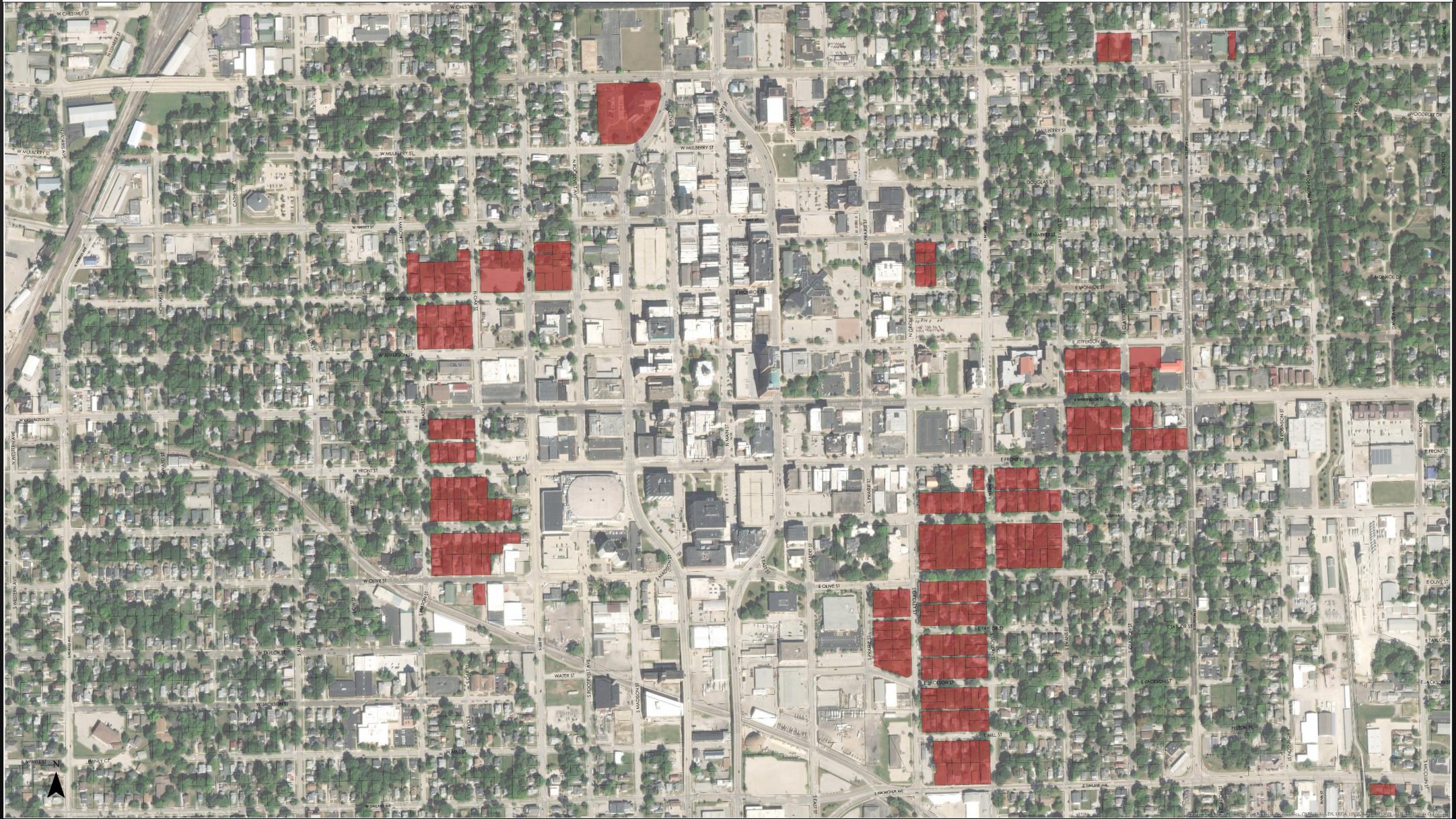
- Feedback from residents indicated that existing regulations do not reflect the existing character and style of development in the R-3B designated neighborhoods around Downtown

City of Bloomington

# R-3B District Study Area

## Legend

- (R-3B) Multiple-Family Residence District
- Parcels



# WHAT ARE THE EXISTING CONDITIONS?

- 223 parcels
- 85% of lots primarily built as single-family detached
- 8% of lots primarily built as single-family attached
- 7% of lots primarily built as multi-family dwellings









# WHAT ARE THE EXISTING CONDITIONS?

- 30% of single-family detached homes are converted
- Condition of homes
  - **A:** 34 properties, 15%
  - **B:** 161 properties, 72%
  - **C:** 28 properties, 13%

# WHAT ARE THE EXISTING REGULATIONS?

**Intent and Purpose:** The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures.

The district allows for a maximum density of **seventy (70) dwelling units per acre** and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present.

# WHAT ARE THE EXISTING REGULATIONS?

**TABLE 44.4-3(C): BULK AND SITE STANDARDS R-3 DISTRICTS**

District	Lot Characteristics		Site Design			Development Intensity			
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (s.f.)	Floor Area Ratio (FAR)	Max. Building Height	
			Min.	Min.	Min.			Feet	Stories
<b>R-3B</b>									
<b>Single- and Two-Family Residential</b>	60'	5,000	20'	6'	25'	2,500	-	35'	2.5
<b>Attached and Multi-Residential</b>	60'	5,000	20'	Min. 9' or 1/3 of building height for buildings > 3 stories	25'	620	0.8	65'	6
<b>Other Uses</b>	60'	7,000	20'	Min. 9' or 1/3 of building height for buildings > 3 stories	25'	7,000	-	65'	6

# WHAT ARE THE EXISTING REGULATIONS?

<b>TABLE 4-2 (A: RESIDENTIAL DISTRICTS – PERMITTED AND SPECIAL USES</b>		
	R-3B	Reference
<b>AGRICULTURAL</b>		
Apiary/Bee Keeping	P	10-5
Chicken Keeping	S	10-11
Urban Agriculture	S	
Urban Garden	P	
<b>RESIDENTIAL</b>		
Household Living		
Dwelling Unit, Single-Family	P	
Dwelling Unit, Single-Family Attached	P	
Dwelling Unit, Two-Family	P	
Dwelling Unit, Multiple-Family	P	
Manufactured Homes		
Mobile Homes		
Dwelling Unit, Accessory		
Live/Work Unit	S	

Manufactured Homes		
Mobile Homes		
Dwelling Unit, Accessory		
Live/Work Unit	S	
Group Living		
Agency Supervised Homes	S	10-19
Agency-Operated Family Homes	P	10-19
Agency-Operated Group Homes	P	10-19
Convents, Monasteries	P	10-19
Dormitories	P	10-19
Group Homes for Parolees	S	10-19
<b>INSTITUTIONAL</b>		
Education		
Pre-schools	S	
Government		
Government Services and Facilities	P	
Police Stations, Fire Stations	P	
Religious		
Place of Worship	S1	
Cemetery and Columbarium	S	10-10
Residential-Type		
Domestic Violence Shelter	P	
Home for the Aged	S	10-19
Other Institutional, Cultural		
Clubs and Lodges	S	
Food Pantry	S	10-18
<b>RECREATIONAL</b>		

Clubs and Lodges	S	
Food Pantry	S	10-18
<b>RECREATIONAL</b>		
Country Clubs, Golf Clubs, Golf Courses	S	10-12
Community Center	S	10-13
Parks and Recreation Facilities	P	
Swimming Clubs	S	
Swimming Pools, Community	S	10-32
<b>COMMERCIAL</b>		
Entertainment and Hospitality		
Sports and Fitness Establishments	S	10-13
Lodging		
Bed & Breakfast Establishments	S	10-7
Boarding and Rooming Houses	P	10-19
Offices		
Medical or Dental Office or Clinic	S	10-24
Medical Laboratory	S	
Personal Services		
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	S2	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	S2	
Day Care Centers	S	
Retail and Service		
Drug Stores and Pharmacies	S2	
Grocery Stores, Supermarkets	S2	
<b>INDUSTRIAL</b>		
Utilities		

Medical or Dental Office or Clinic	S	10-24
Medical Laboratory	S	
Personal Services		
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	S2	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	S2	
Day Care Centers	S	
Retail and Service		
Drug Stores and Pharmacies	S2	
Grocery Stores, Supermarkets	S2	

### **INDUSTRIAL**

Utilities		
Public or Private Utility Facility, Minor	P	
Private Solar Energy Conversion Facilities	P	10-31
Wireless Communication Facilities	S	10-37

### **NOTES**

1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.

The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores

# WHAT IS THE EXISTING POLICY?

- Bring it on Bloomington!
  - Preservation Area: balancing preservation with market demands of demolition or conversion
  - Regeneration Area: comprehensive and collaborative approach to revitalization

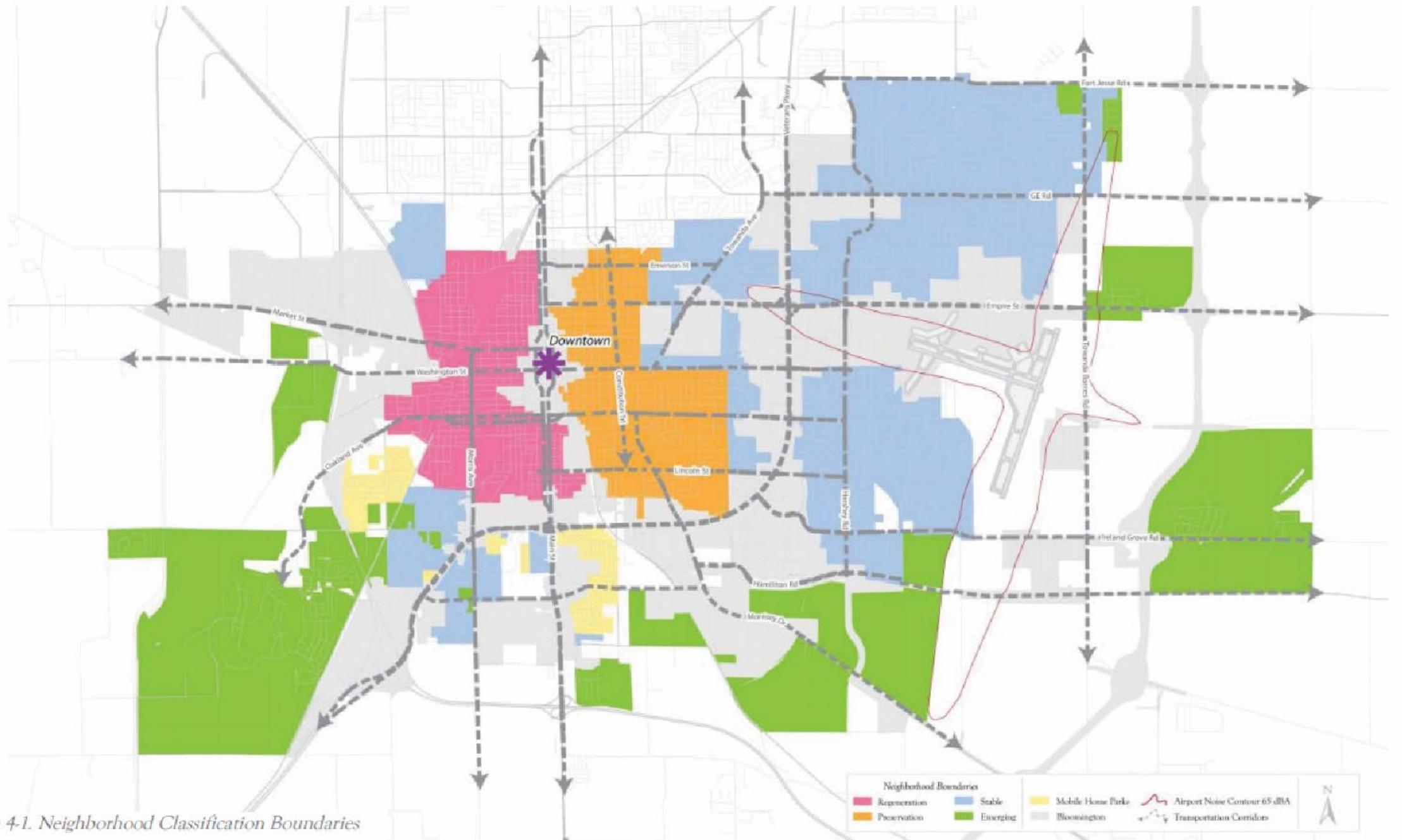


Figure 4-1. Neighborhood Classification Boundaries

# PRELIMINARY POLICY DIRECTION

Should we...

- Revise the code to permit development that is more reflective of the existing scale and character of the neighborhood including single-family detached, single-family attached, and small scale multifamily?
- Reduce the maximum permitted density to less than the 70 units per acre currently allowed?
- Reduce the maximum permitted height to less than the 65 feet currently allowed in most areas?

# PRELIMINARY POLICY DIRECTION

Should we...

- Explore the creation of regulations to further restrict the conversion of single-family detached structures to multi-family dwellings?
- Explore the expansion of the rental property registration and inspection process for owner-occupied units?
- Explore opportunities to encourage local preservation of eligible properties?



**QUESTIONS?**

