

# Commercial Zoning Districts and Standards

## Key Underlying Principles and Assumptions

<b>Principle/Assumption</b>		<b>Reflected In</b>
<b>1</b>	<b>User-Friendly Zoning Ordinance</b> Bloomington's Zoning Ordinance should be more usable, more understandable and improve customer service.	<ul style="list-style-type: none"> <li>• Reducing the number of commercial districts (from 13 to 8)</li> <li>• Adding a use matrix</li> <li>• Using graphics where appropriate</li> <li>• Reorganizing the Zoning Ordinance</li> </ul>
<b>2</b>	<b>Preserve Neighborhood Commercial Orientation</b> Bloomington's neighborhood commercial nodes should be neighborhood oriented, should not pull regional trips into neighborhoods and should be compatible with surrounding residential uses.	<ul style="list-style-type: none"> <li>• B-1 and B-2 height limits</li> <li>• Limits on retail tenant size in B-2 and B-3</li> <li>• Use limitations in B-1, B-2 and B-3</li> </ul>
<b>3</b>	<b>Improved Walkability</b> Bloomington's commercial areas should be more walkable. A few key areas should become pedestrian oriented.	<ul style="list-style-type: none"> <li>• New citywide sidewalk standards</li> <li>• Creation of two districts (B-3 and C-5) with pedestrian oriented standards</li> </ul>
<b>4</b>	<b>Well Distributed Goods and Services</b> Bloomington residents should have convenient access to needed goods and services, for example retail uses, gas stations, drive-throughs, restaurants, and auto repair.	<ul style="list-style-type: none"> <li>• Ensuring that there are districts that accommodate all uses and that these districts are well distributed throughout the City</li> <li>• Limiting the application of more specialized districts</li> </ul>
<b>5</b>	<b>Reduced Setbacks</b> Bloomington should not use zoning standards to force parking to be in front of a commercial building.	<ul style="list-style-type: none"> <li>• Reducing required minimum setbacks from streets</li> <li>• Eliminating historic 65 foot setback requirements</li> </ul>

<b>Principle/Assumption</b>		<b>Reflected In</b>
<b>6</b>	<p><b>Promote Development of a Few Mixed-Use Commercial Nodes</b>  Bloomington should have a few commercial nodes that are considered special places – places that are attractive, desirable to live in or near, encourage people to gather, and reflect positively on the surrounding residential neighborhood.</p>	<ul style="list-style-type: none"> <li>• Creation of B-3 and C-5 Districts</li> <li>• B-3 and C-5 requirements to place parking to the side or rear of buildings to make streetscapes more attractive and pedestrian oriented</li> <li>• Increased design standards in the B-3 and C-5 Districts</li> </ul>
<b>7</b>	<p><b>Encourage Intensity Along I-494/American Blvd. Corridor</b>  Bloomington should encourage intensity along the I-494/American Boulevard Corridor and avoid underutilization of land to make quality transit service more feasible given congestion problems on I-494.</p>	<ul style="list-style-type: none"> <li>• Minimum floor area ratios in the C-1, C-3, C-4 and C-5 Districts</li> <li>• Minimum building floor areas in all Freeway Districts</li> <li>• Minimum building height requirements in the C-3 and C-5 Districts</li> </ul>
<b>8</b>	<p><b>Encourage Residential Uses in Commercial Areas</b>  Bloomington should encourage more residential uses in the American Boulevard Corridor and in some neighborhood commercial nodes. Allowing residential uses at higher densities will reduce land costs per unit, thereby making new housing more affordable.</p>	<ul style="list-style-type: none"> <li>• Residential uses allowed in the B-3, C-2, C-3, and C-4 Districts</li> <li>• Residential uses required in C-5 District</li> </ul>
<b>9</b>	<p><b>Implement Most Rezonings After Strategic Planning</b>  Bloomington should apply the new zones to the majority of the commercial land in the City after there has been additional Strategic Planning discussion. In the interim period, the district language can be adopted and applied to selected areas when deemed appropriate by the Council.</p>	<ul style="list-style-type: none"> <li>• Delaying rezoning for the vast majority of commercial land in Bloomington</li> <li>• Rezoning 22 parcels in three areas</li> </ul>
<b>10</b>	<p><b>New Zoning Standards Should be Forward-Looking</b>  Bloomington should look forward when creating zoning standards rather than backward given that nonconformities are well protected under State law.</p>	<ul style="list-style-type: none"> <li>• Proposed standards and rezonings create nonconformities in some cases</li> </ul>