

For immediate release

## CONA Unanimously Endorses ADUs as Conditional Use in All Bloomington Neighborhoods, Opposes Multi-Unit "Plexes" in Single-Family Neighborhoods

October 10, 2019 -- The attendees at the Council of Neighborhood Associations of Bloomington, Indiana (CONA), at its October 8, 2019 meeting, voted unanimously in favor of two resolutions expressing their sentiments on the City of Bloomington's draft revisions of its Unified Development Ordinance (UDO).

CONA's members voted unanimously to endorse the language in the UDO draft that emerged from City's Plan Commission review in September that defined Accessory Dwelling Units (ADUs) as conditional uses for properties in all Bloomington Neighborhoods, subject to the requirement that the property owner occupy either the main dwelling or the ADU. Conditional use refers to a structure that is allowed but which requires a hearing and approval by the Board of Zoning Appeals prior to construction.

The attendees also voted unanimously to oppose allowing multi-unit structures -- duplexes, triplexes or other multi-unit dwellings other than ADUs -- in Bloomington neighborhoods currently zoned for single-family houses, specifically areas to be zoned R2 or R3 in the draft UDO. The UDO draft approved by the Plan Commission and now headed to the City Council for review, contains language allowing the so-called "plexes" as conditional uses in the city's neighborhoods that would be zoned R2 or R3, and in other areas where multi-unit dwellings already are allowed.

Neighborhoods that would be zoned R2 or R3 include many of Bloomington's neighborhoods, core and suburban, where single-family houses have been the predominant use.

The City Council begins deliberations on the UDO draft on October 16, 2019, and will start evaluating the details of the text, including uses such as ADUs and plexes, on October 22. Members of the public are encouraged to attend and comment. Meetings are in the Council Chambers at City Hall, 501 North Morton Street.

CONA is an umbrella organization representing Monroe County's neighborhood associations. It formulates positions on public policy and represents neighborhoods at city, county and state government meetings.

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