

Report on Ordinance 21-23 Memo

To: Bloomington Common Council

From: Planning and Transportation Department
Jackie Scanlan, AICP Development Services Manager

Date: October 26, 2023

Re: Report on Progression of Ordinance 21-23

Council approved a change to the UDO related to duplexes and triplexes in May of 2021, which was signed into law by Mayor Hamilton on July 12, 2021. The Ordinance contained the language: “The Planning and Transportation Department will track requests and approvals for the uses amended in this Ordinance, and report those findings to the Plan Commission, Administration, and Common Council every six months from the effective date.” The Ordinance made duplexes Conditional in R1-R3 and triplexes Conditional in R4. It also required that the conditional use approvals related to R1-R3 need to include a neighborhood meeting and be seen by the Board of Zoning Appeals. The Council also placed a 150-foot buffer around newly approved duplex dwellings, around which new approvals cannot be sought for 2 years. The Council also placed a cap of 15 per year on the use in those districts.

Month of Report	Number of Inquiries	Number of Dwelling, Duplex Conditional Use Approvals	Number of Dwelling, Triplex Conditional Use Approvals
February 2022	13	0	0
September 2022	14	1	0
May 2023	11	2	0

Since the May 2023 report, the Department has had 14 additional inquiries about possible duplex uses. These range from basic questions about whether or not one is allowed to process questions to proceeding with filing. A dwelling, duplex use was approved via the Conditional Use process by the Board of Zoning Appeals in August 2023 to expand and existing dwelling, duplex. The Department currently has two Conditional Use requests filed and pending.

Since Accessory Dwelling Units were added as an option in the UDO, 35 have been approved by the Department. We have been getting positive feedback on the ADU Website, and have heard that one design has been sold.