



MONROE COUNTY

Proposed Rural Zoning Framework

DRAFT 11.02.16

Acknowledgements

Monroe County would like to thank all the people who participated in the process of creating this document. In particular, this text relies heavily on the Monroe County Urbanizing Area Plan and Phase II Implementation Report, which is the product of the consulting firm MKSK.

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Purpose and Intent

The purpose of this document is to serve as a companion framework to the Monroe County Urbanizing Area Plan Phase II Implementation Report. While that plan focuses on the more urban areas surrounding the City of Bloomington, this plan focuses on rural areas, including rural community areas, like Stinesville, Harrodsburg, and Smithville, to name a few.

The intent of this framework is to rely on concepts from the Monroe County Comprehensive Plan and the Monroe County Urbanizing Area Plan to guide land uses in areas outside the urbanizing area, and to promote development standards amenable to the rural context of the county. These standards are meant to provide new opportunities for economic and residential development, while still protecting agricultural and vulnerable lands. Monroe County Zoning Districts are intended to advance the County's goals for land use, development form and character, environmental preservation, and community quality of life.

Rural Zoning Districts

The Monroe County Urbanizing Area Plan Phase II Implementation Report proposes 4 general character districts: Employment, Gateway, Neighborhood and Special Districts. Each district is composed of a series of subdistricts, which can be expanded to include the following additional three rural subdistricts:

EMPLOYMENT DISTRICTS

E4 RURAL EMPLOYMENT

This district includes current businesses outside the county's urbanizing and rural community areas. It is intended to guide amenable development type standards for business in rural areas, with the goal of preserving community character and nearby sensitive lands. This district will accommodate employment activities that were in existence prior to the adoption of the district, while not allowing for the expansion of the district.

GATEWAY DISTRICTS

G4 RURAL COMMUNITY GATEWAY

This district is intended to guide development in the central areas within rural communities throughout the county. The rural gateways are intended to guide a mix of limited employment, commercial and residential uses located on main streets that maintain local community character.

NEIGHBORHOOD DISTRICTS

N5 RURAL RESERVE

This district includes rural regions that are sparsely populated and largely lack access to infrastructure that supports higher density. It also surrounds the county's main watersheds: Lake Monroe, Lake Lemon and Lake Griffy. The Rural Reserve is meant to maintain the county's large tracts of land that offer low density residential options, while protecting farmland and environmentally sensitive features.

The following subdistricts also occur in the rural areas, to varying extents. These districts and all other districts are defined in the Monroe County Urbanizing Area Plan Phase II Implementation Report :

E2

G1

N1

N2

N3

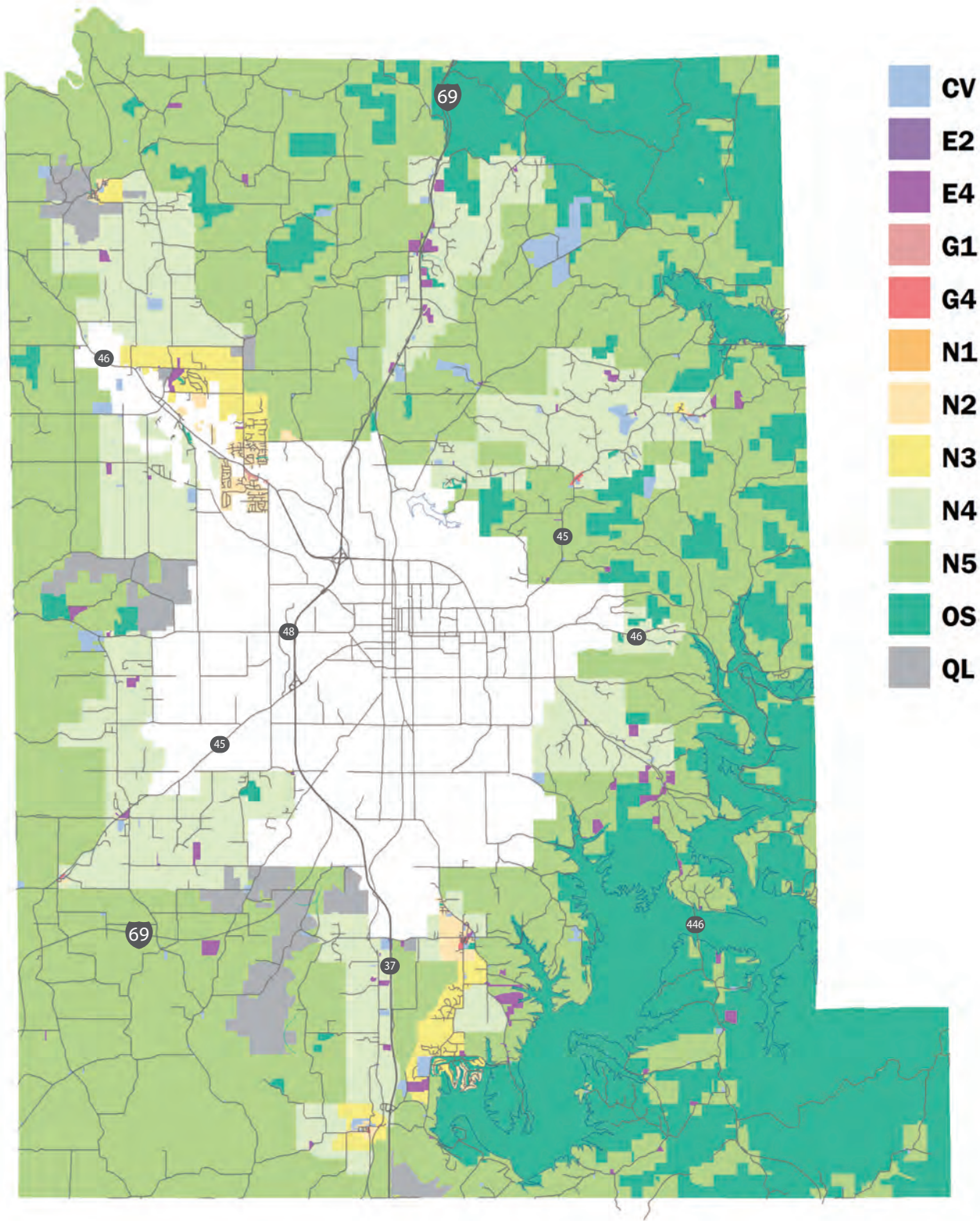
N4

CV

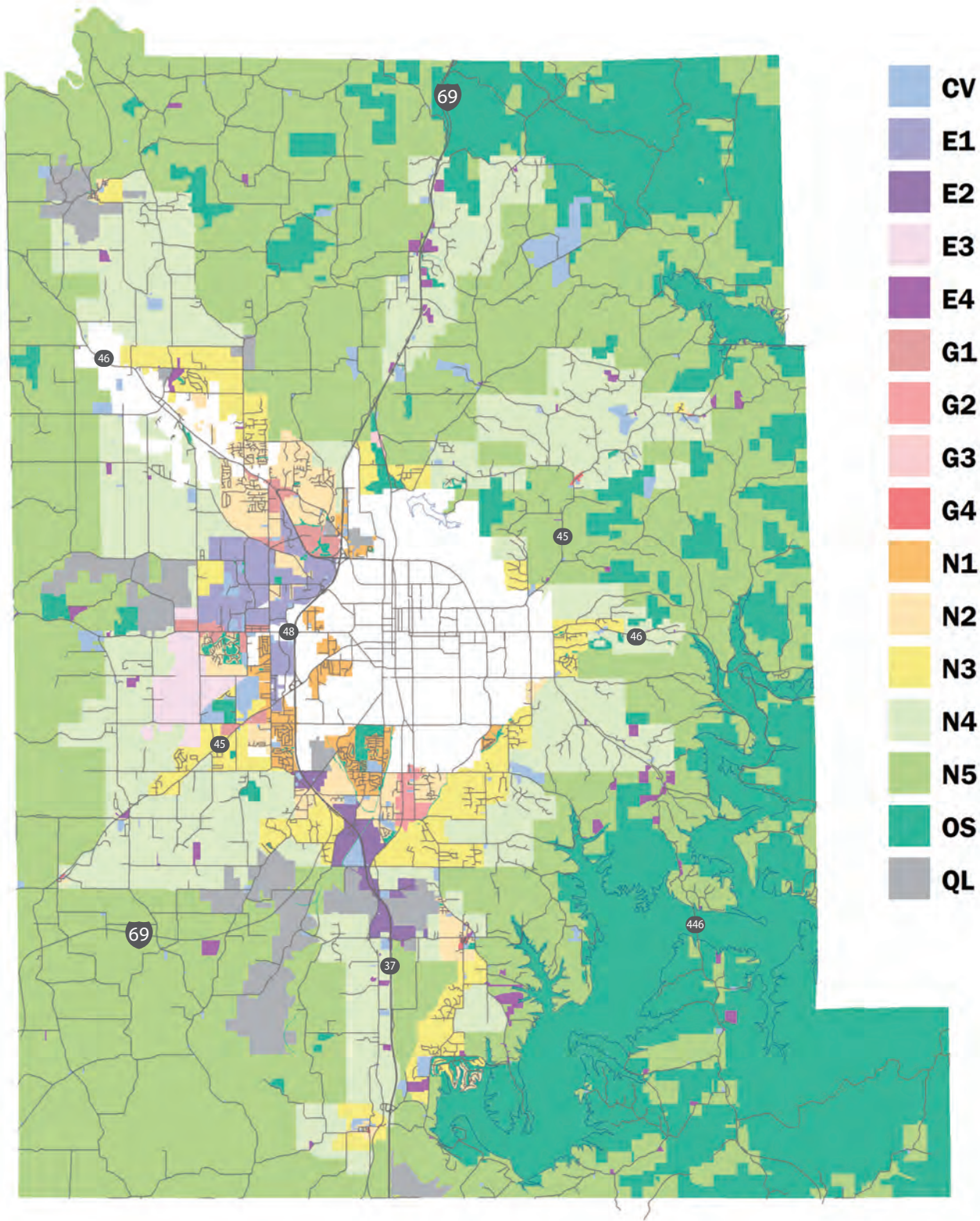
OS

QL

Conceptual Zoning Map - Rural Areas

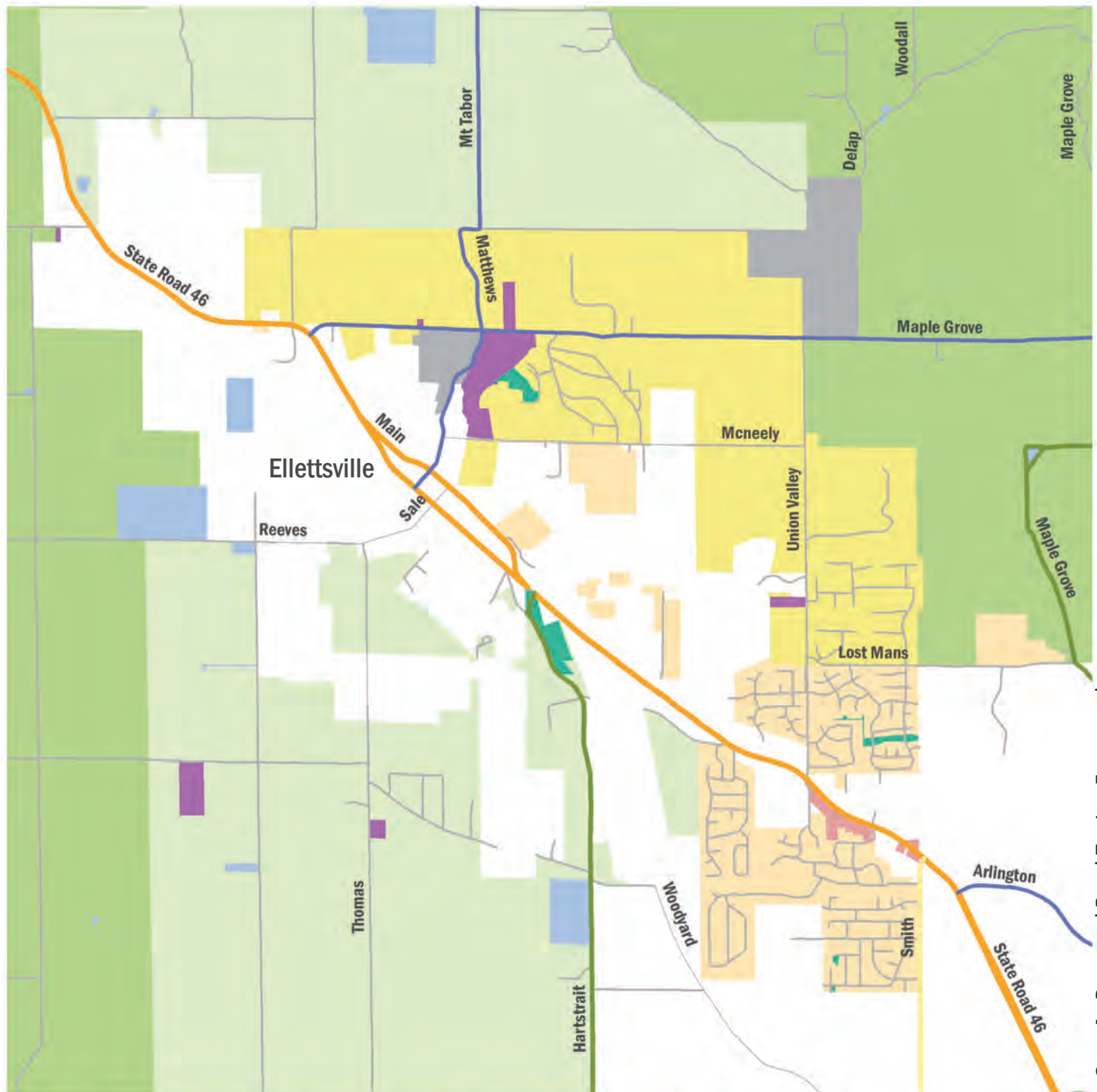


Conceptual Zoning Map - Urbanizing & Rural Areas



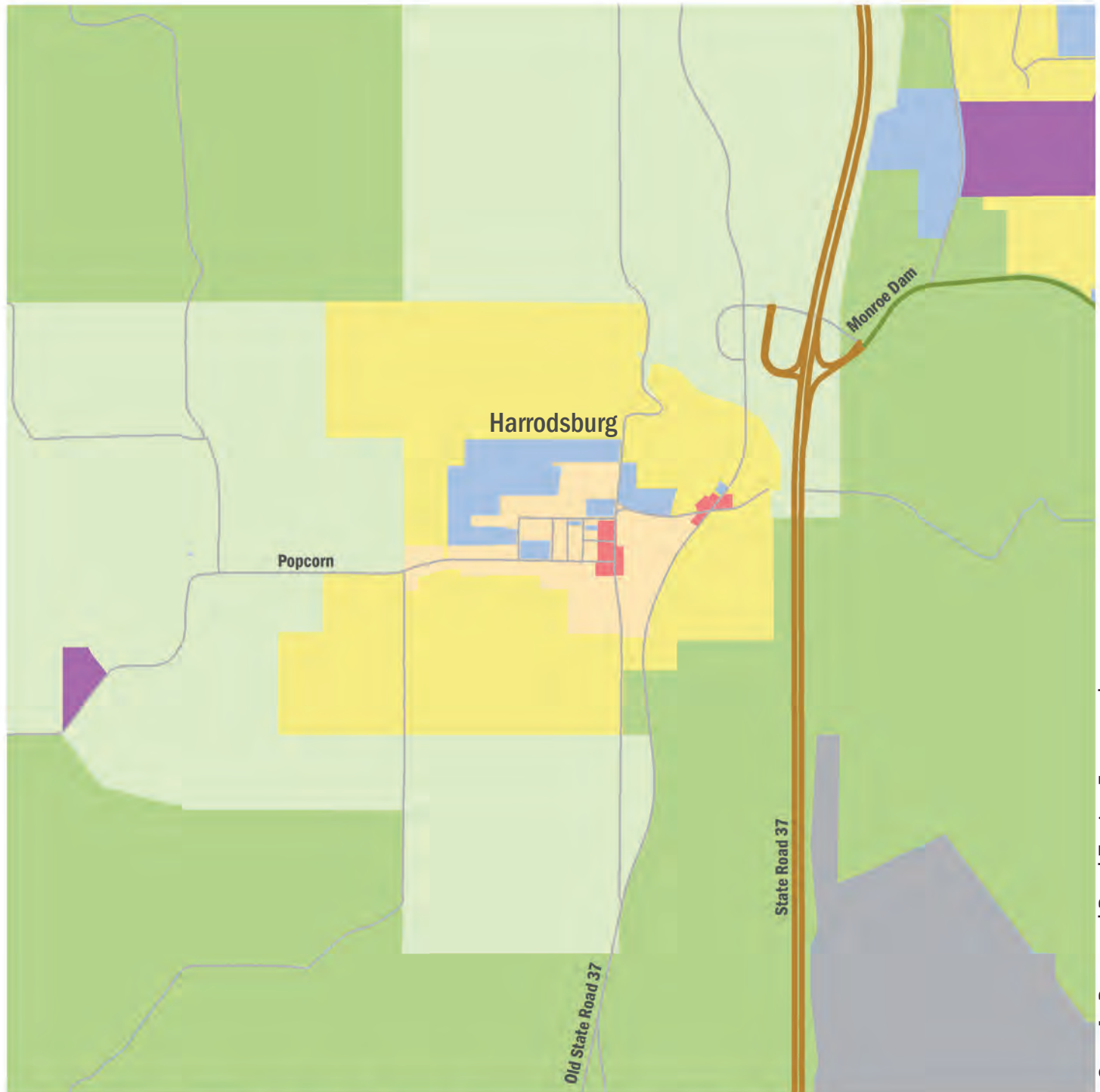
Conceptual Zoning Map - Rural Communities

Ellettsville



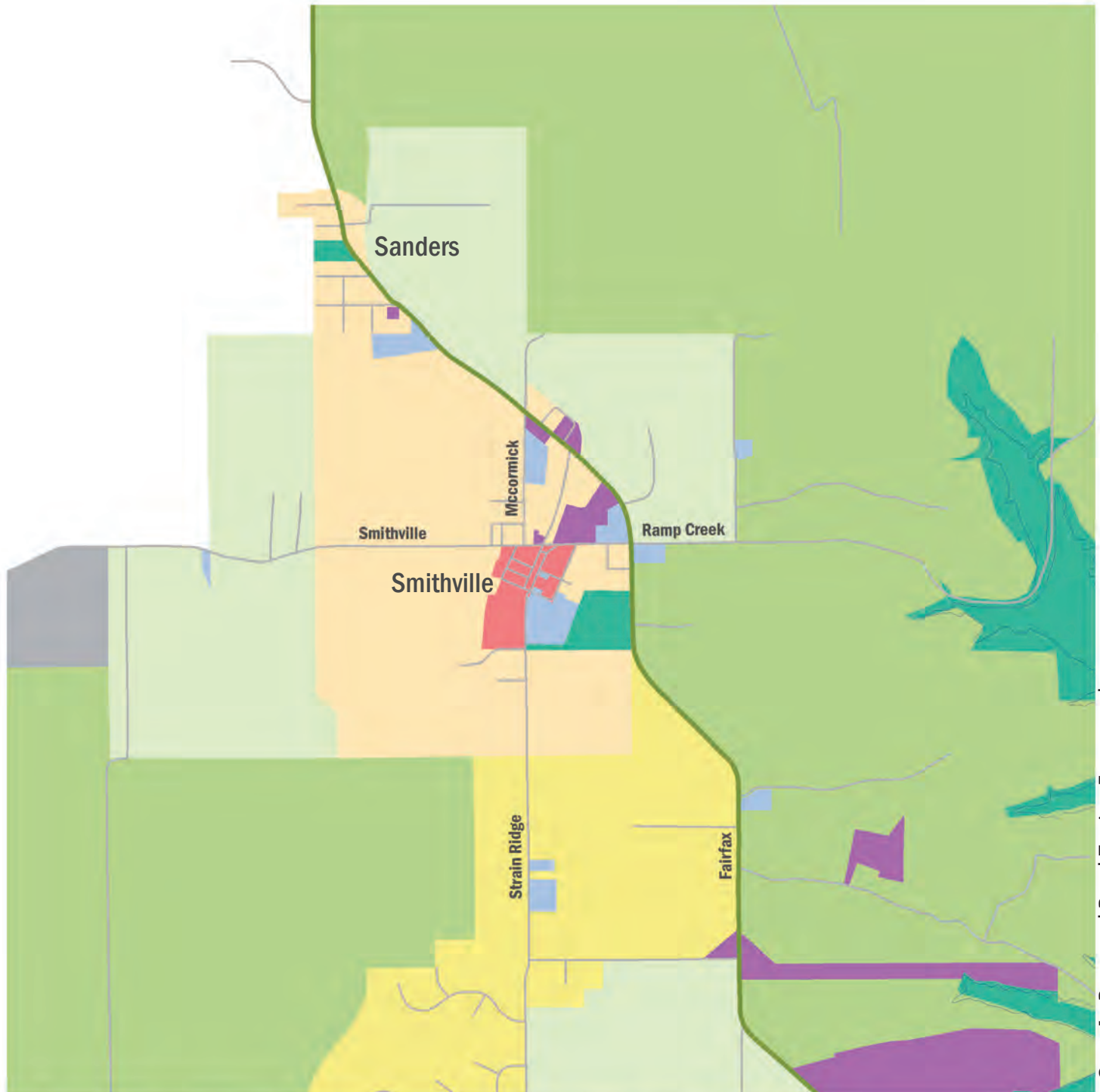
Conceptual Zoning Map - Rural Communities

Harrodsburg



Conceptual Zoning Map - Rural Communities

Smithville - Sanders



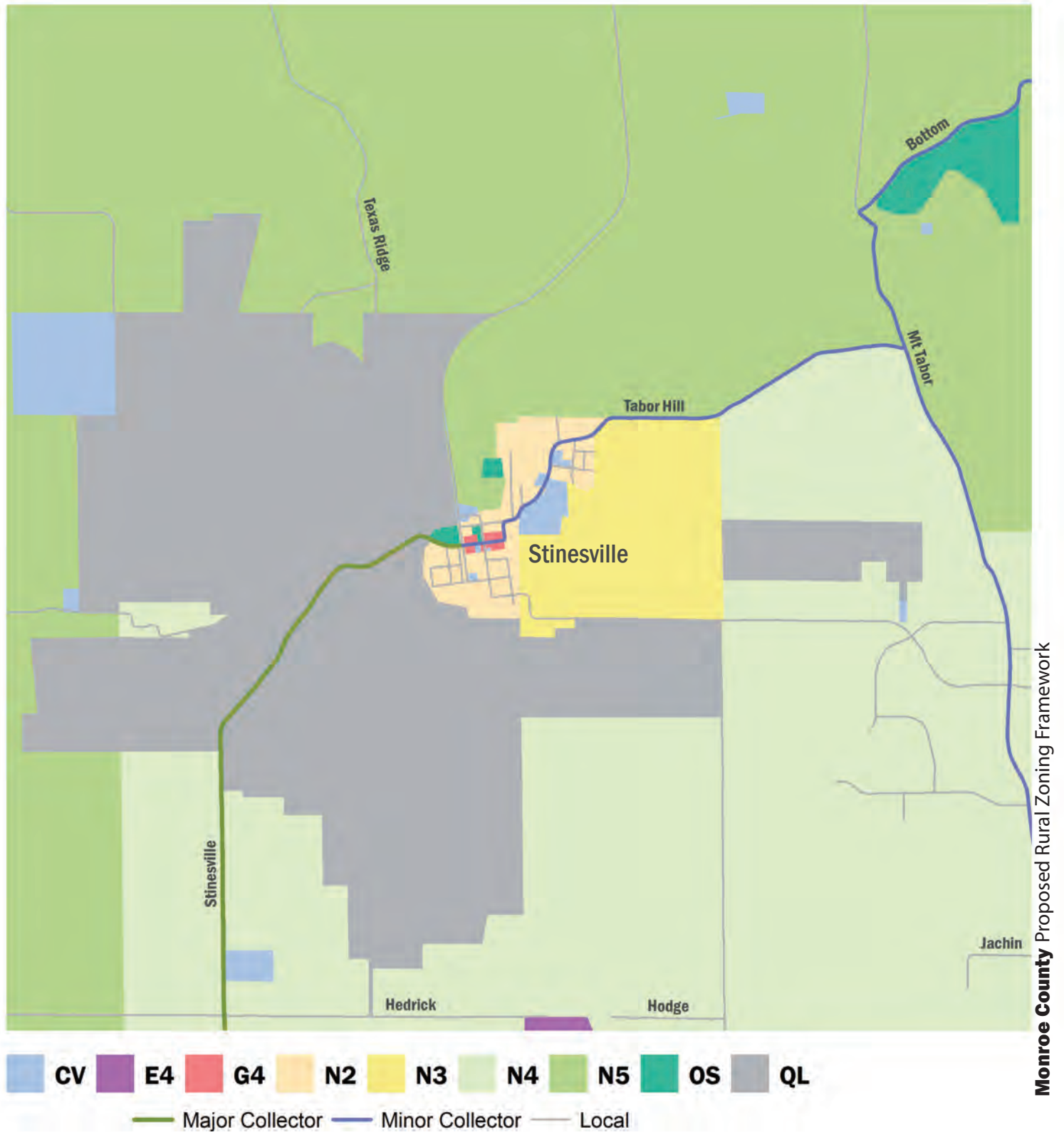
Conceptual Zoning Map - Rural Communities

Stanford



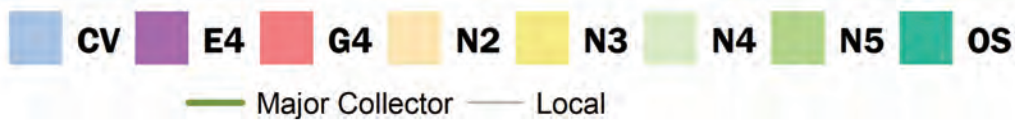
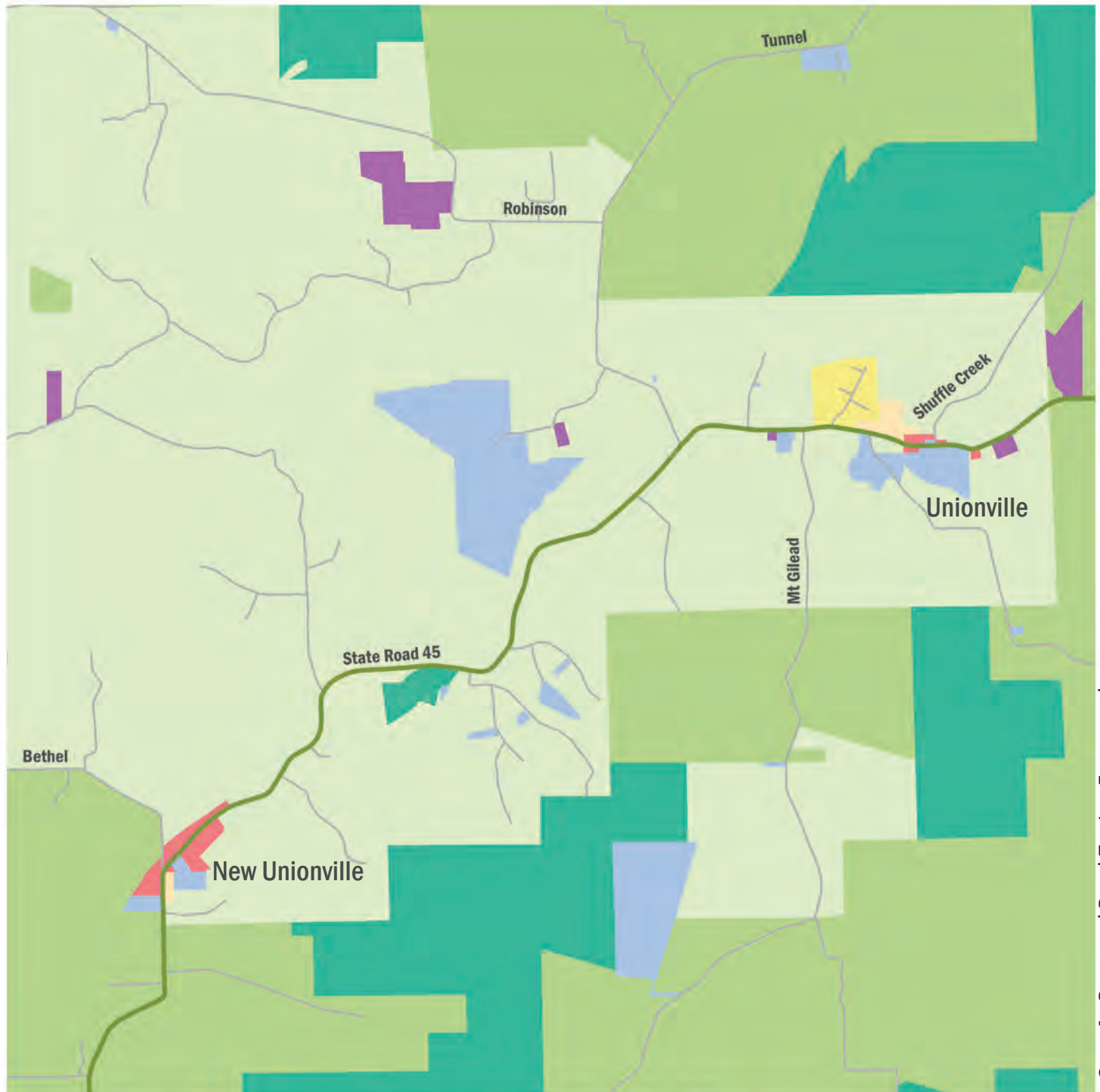
Conceptual Zoning Map - Rural Communities

Stinesville



Conceptual Zoning Map - Rural Communities

New Unionville - Unionville

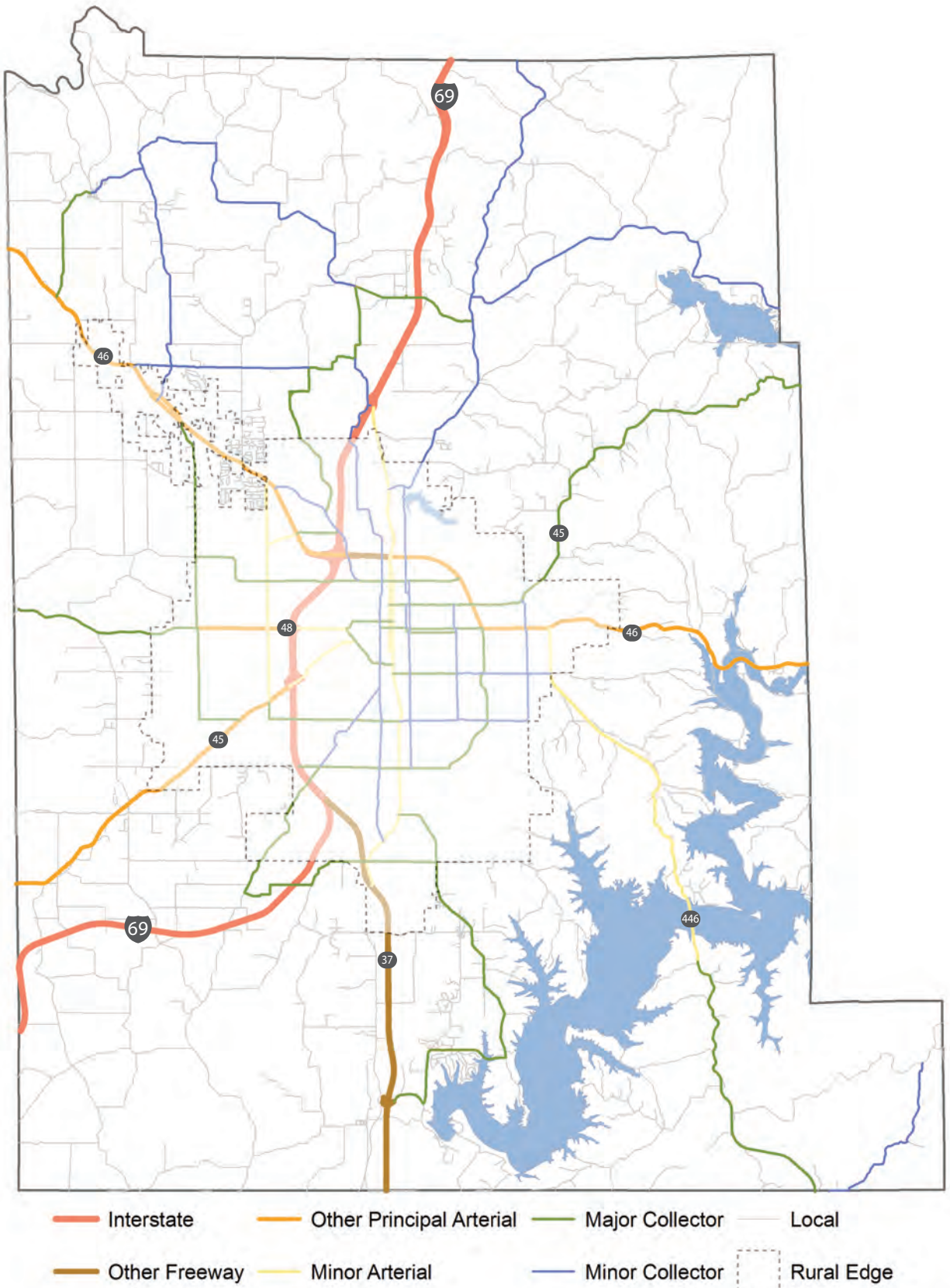


Street Frontage

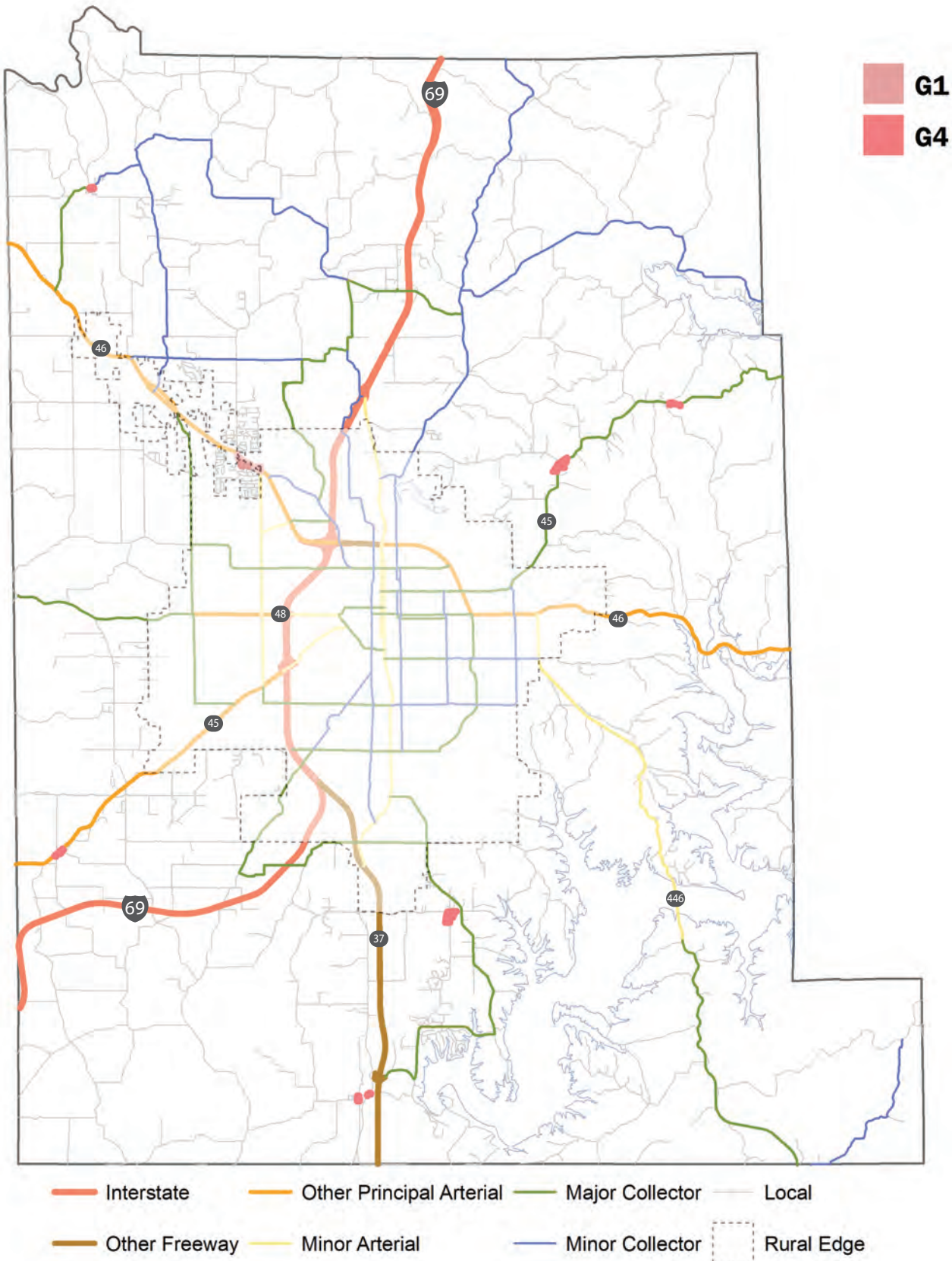
As it states in the Monroe County Urbanizing Area Plan Phase II Implementation Report, the relationship between private development and public streets is a critical component of achieving the community's objectives for multi-modal transportation options and desired development character. Development in rural areas integrates similarly whether on rural local roads or on highways, arterials or collector roads, and frontage types can identify opportunities for accomodating development and enhancing the right-of-way in targeted areas only.

The following series of maps illustrate the Monroe County Thoroughfare Plan (functional roadway classifications) as they relate to Rural Areas as a whole, and to each set of zoning character districts. The functional classifications represent a standard hierarchy of roadway typologies ranging from high volume, low access, to low volume, high access. This framework is subject to periodic updates to the County thoroughfare plan and the Bloomington/Monroe County MPO's Long Range Transportation Plan.

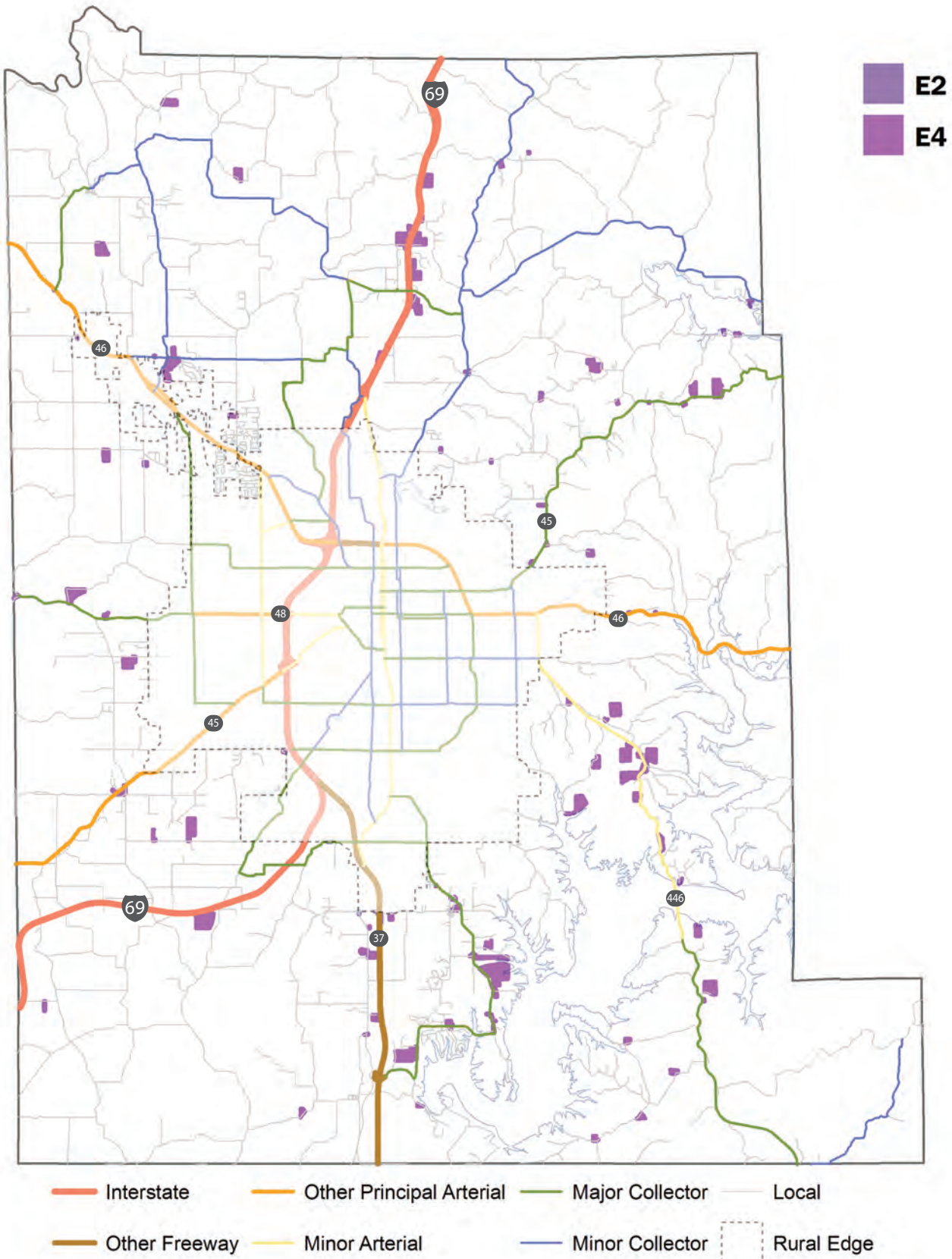
Street Frontage - Rural Thoroughfare Map



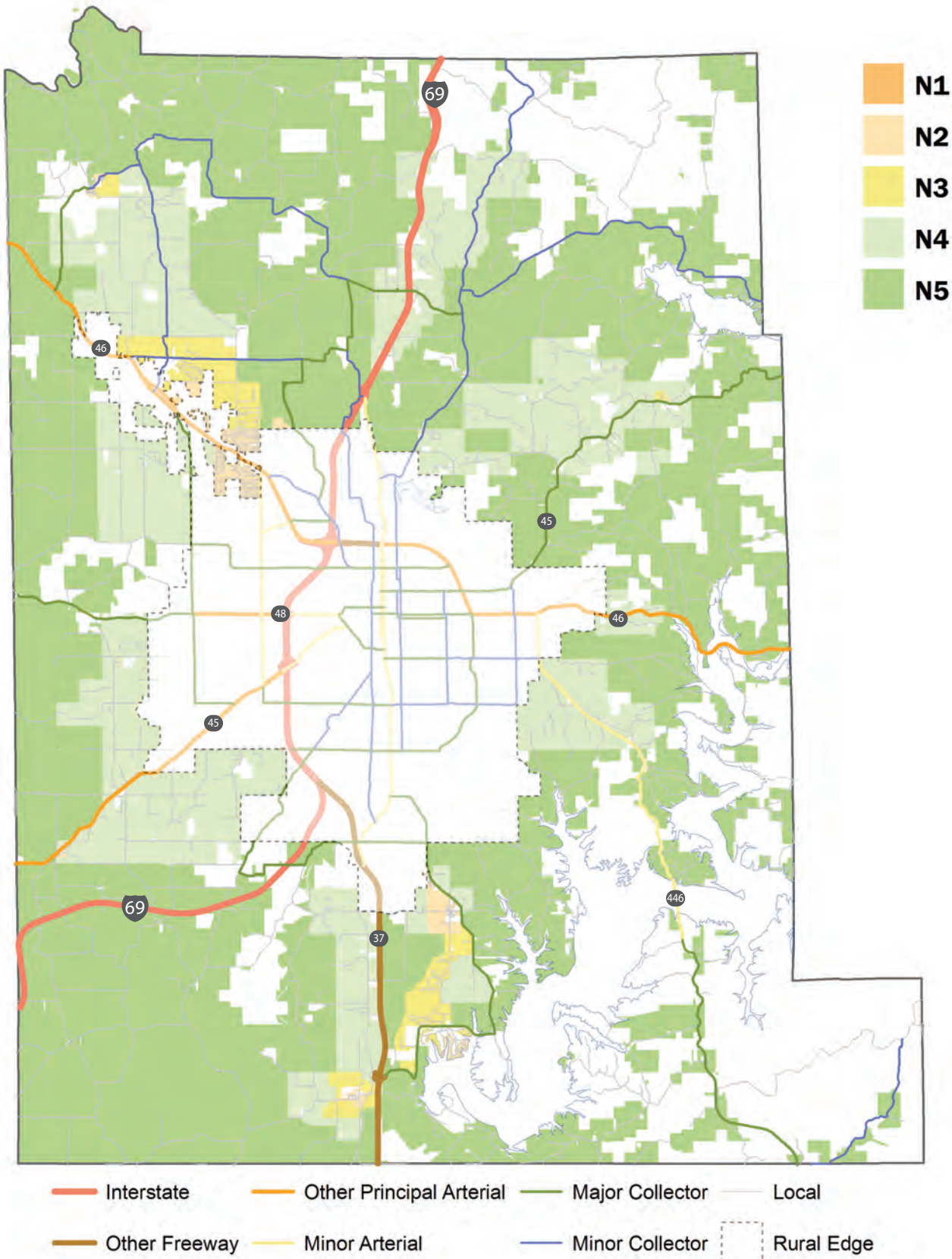
Street Frontage - Gateway Districts



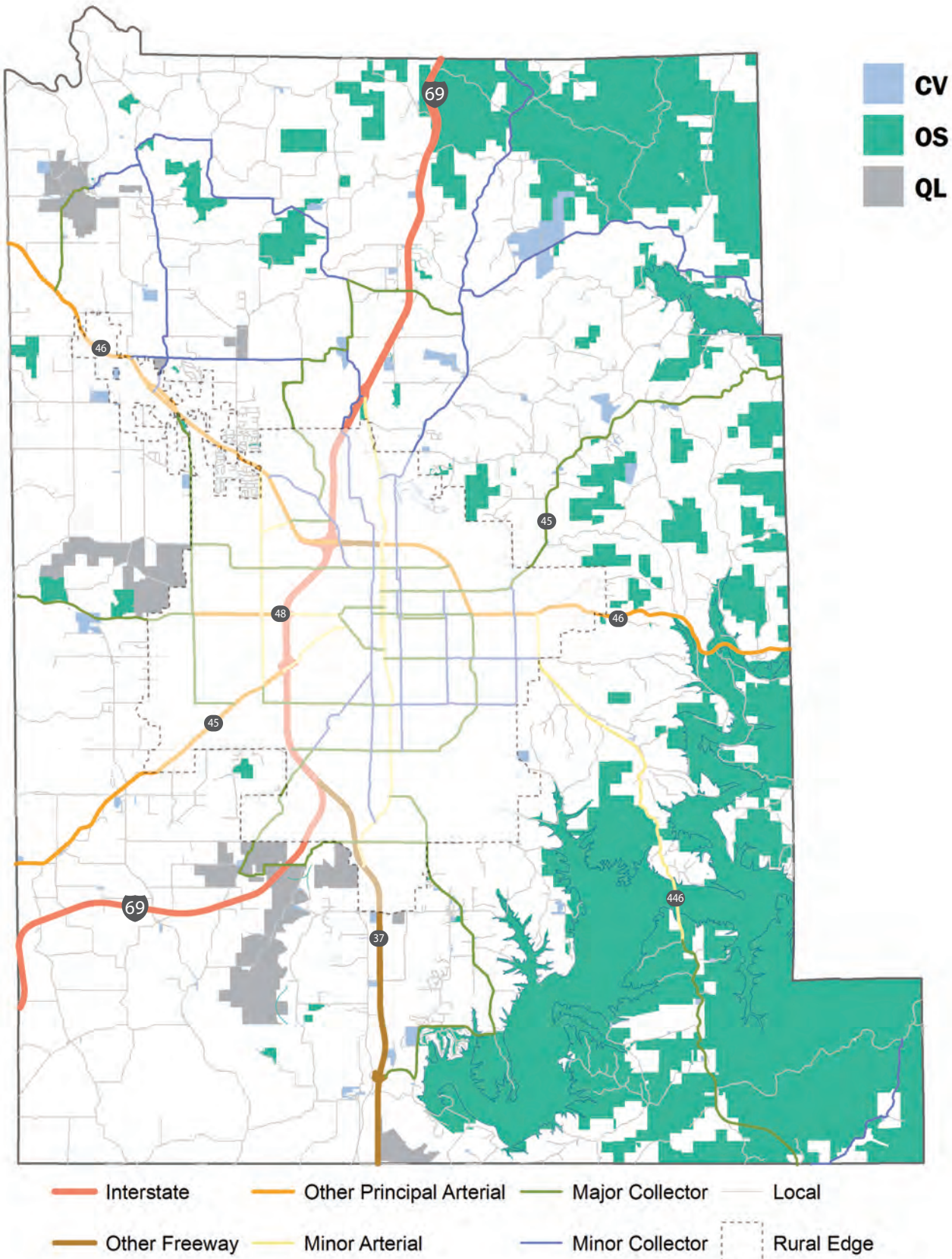
Street Frontage - Employment Districts



Street Frontage - Neighborhood Districts



Street Frontage - Special Districts



Street Frontage - Rural Primary & Secondary Roads

The purpose of this table is to identify the location of frontage type applications in Rural Areas as they relate to all roads, both primary and secondary, under the functional road classification in the County Thoroughfare Plan.

The Frontage Types listed below are described in detail in the Monroe County Urbanizing Area Plan Phase II Implementation Report.

Frontage Type	RURAL DISTRICTS		
	RURAL GATEWAY G4	RURAL EMPLOYMENT E4	RURAL RESERVE N5
Highway			
Commercial Corridor			
Employment		+	
Neighborhood Commercial			
Neighborhood Residential	+	+	
Green Transitions			+

Building Type Locations

The Monroe County Urbanizing Area Plan Phase II Implementation Report proposes a variety of typical building types to establish the range of acceptable development forms and associated standards for new construction and renovated structures within the Urbanizing Area. The intent of these building types is to provide a range of residential, commercial, mixed-use and institutional building concepts consistent with the intended character of each district.

This table expands the list to the rural character subdistricts. Agricultural Structures are exempt from Building Type Location requirements, and shall be permitted in all rural zones.

	RURAL DISTRICTS		
	RURAL GATEWAY G4	RURAL EMPLOYMENT E4	RURAL RESERVE N5
Single Family - Small Lot (Rear-Loaded)	+		
Single Family - Small Lot (Front-Loaded)	+		
Single Family - Contemporary			
Single Family - Mid-Century			
Single Family - Rural Residential			+
Attached Townhome	+		
Attached Courtyard	+		
Two-Family Home (Duplex)	+		+
Multi-Family	+		
Commercial	+	+	
Commercial Outlot			
Neighborhood Mixed-Use	+		
Mixed-Use			
Office Building	+	+	
Civic/Institutional Building	+		
Flex Building - Option A			
Flex Building - Option B	+	+	
Large-Format Flex Industrial			
Re-Use/Retrofit	+	+	+

Rural Lot & Building Standards

The Monroe County Urbanizing Area Plan Phase II Implementation Report provides typical development parameters for each Building Typology with illustrative diagrams. The lot and building standards for each building type in the rural subdistricts, E4, G4 and N5, are as follows:

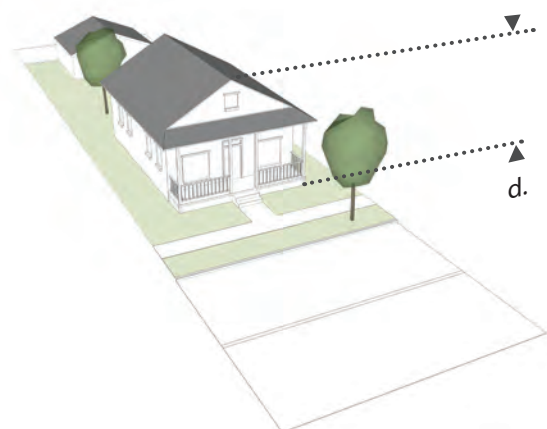
	G4	
	MIN.	MAX.
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	no min	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Alley/Rear-loaded garage	
Development Type	C	

*See Open Space Requirements in MCUA Phase II Implementation Plan.

SINGLE-FAMILY SMALL LOT DESCRIPTION

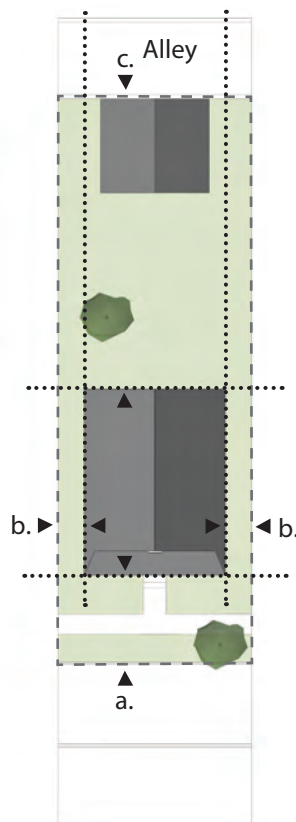
A small detached structure with small side and street yards and garage access from a rear alley.

TYPICAL LOT CONFIGURATION



single family small lot (rear-loaded)

These standards are the same as proposed for subdistricts: G2, N1, N2, N3



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2.5
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded garage - garage must be setback from front facade	
Development Type	C	

single family small lot (front-loaded)

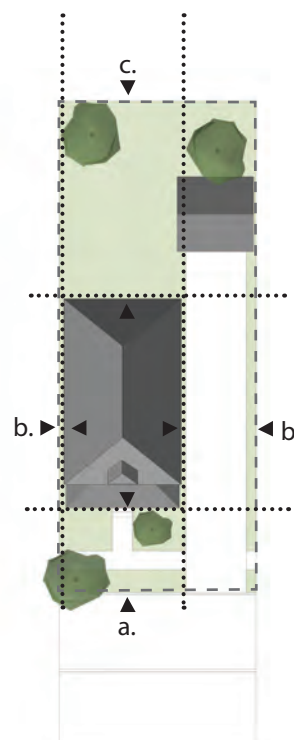
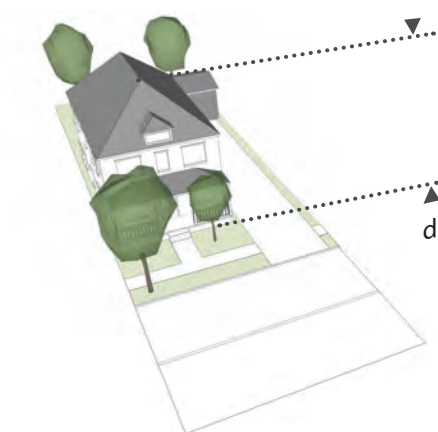
These standards are the same as proposed for subdistricts: G2, N1, N2, N3

*See Open Space Requirements in MCUA Phase II Implementation Plan.

SINGLE-FAMILY SMALL LOT DESCRIPTION

A small detached structure with small side and street yards. Garage access is from the street, but garages are clearly subordinate to the primary structure.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	N5	
	MIN.	MAX.
Lot Width:	100'	no max
Lot Coverage:	no min	15,000 sf
Street Yard (a):	25'	no max
Side Yard (b):	15'	no max
Rear Yard (c):	20'	no max
Stories:	1	2.5
Height (d):	no min	40'
Sign Types	Subject to residential sign standards	
Parking Types	Front-loaded	
Development Type	C	

*See Open Space Requirements in MCUA Phase II Implementation Plan.

single family rural residential

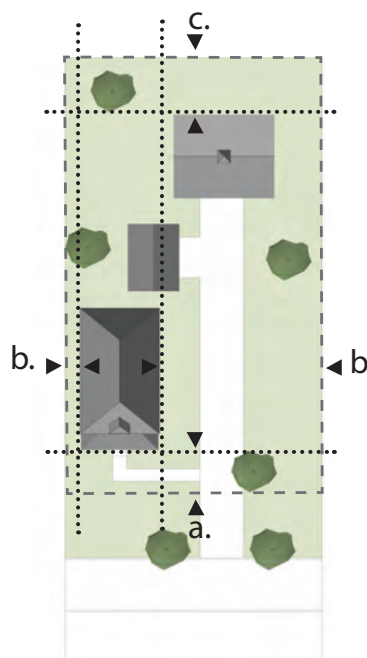
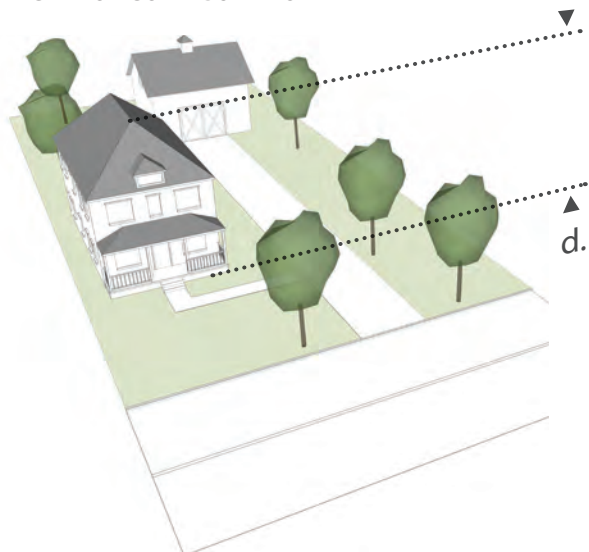
These standards are refined for the N5 - Rural Reserve subdistrict.

This building type is also permitted in the following subdistricts, with alternate standards: N3, N4

RURAL RESIDENTIAL DESCRIPTION

A large detached structure placed on a generous lot and larger permitted accessory structures.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	25'	50'
Lot Coverage:	no min	80%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	10'	no max
Stories:	2	3
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	

Parking Types Rear

Development Type BC

*See Open Space Requirements in MCUA Phase II Implementation Plan.

attached townhome

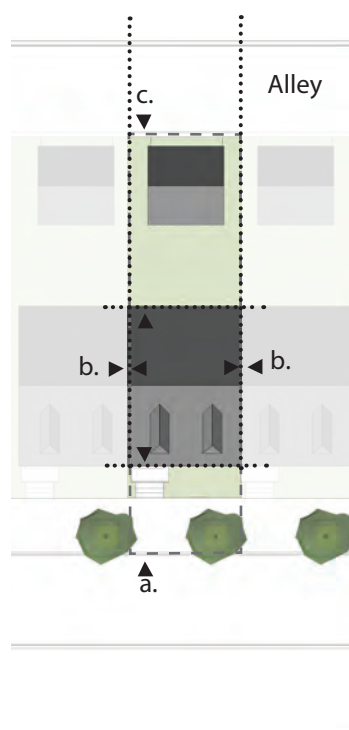
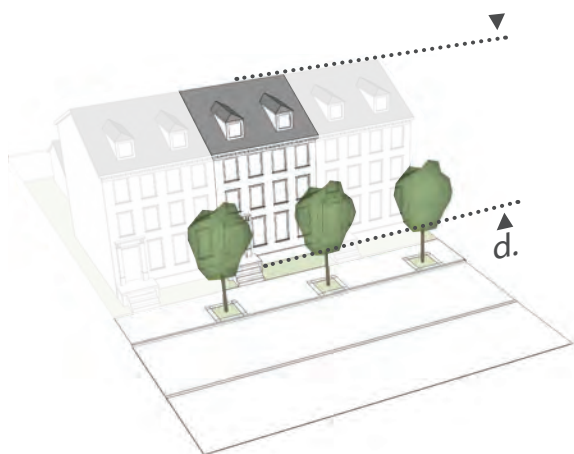
These standards are the same as proposed for subdistrict: N2

This building type is also permitted in the following subdistricts, with alternate standards: E1, G1, G2, N1

TOWNHOME DESCRIPTION

A structure with common walls on either side with no units above or below it. Garage access is typically from a rear alley or shared parking area.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	40'	60'
Lot Coverage:	no min	70%
Street Yard (a):	5'	20'
Side Yard (b):	0'	15'
Rear Yard (c):	15'	no max
Stories:	2	2
Height (d):	no min	35'
Sign Types	Subject to residential sign standards	

Parking Types Rear, Side, Front-loaded

Development Type BC

*See Open Space Requirements in MCUA Phase II Implementation Plan.

attached courtyard

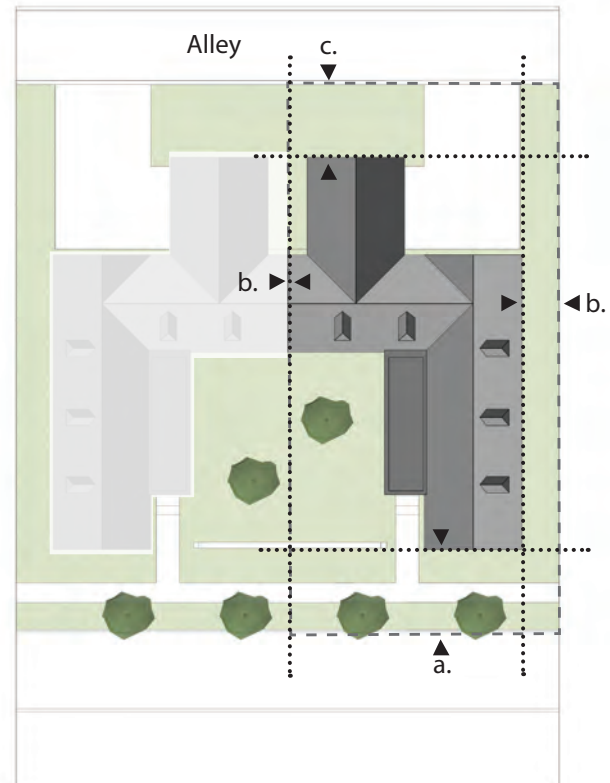
These standards are the same as proposed for subdistricts: G2, N2

This building type is also permitted in the following subdistrict, with alternate standards: E1

ATTACHED COURTYARD DESCRIPTION

A house structure that is partially attached to another house structure or closely clustered. Massing of the two adjacent structures may vary completely. Yards are small or zero.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

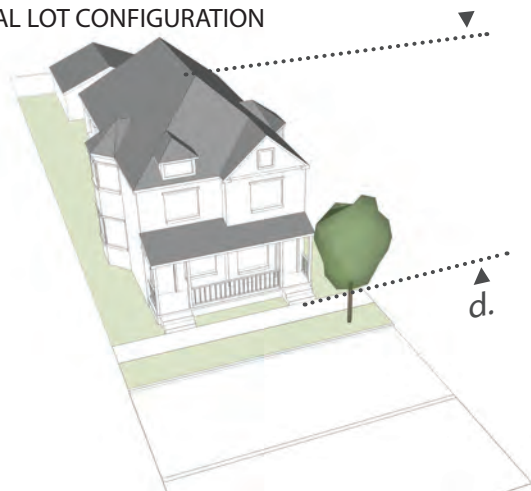
	G4		N5	
	MIN.	MAX.	MIN.	MAX.
Lot Width:	40'	60'	100'	no max
Lot Coverage:	no min	70 %	no min	15,000 sf
Street Yard (a):	5'	20'	25'	no max
Side Yard (b):	5'	no max	15'	no max
Rear Yard (c):	15'	no max	20'	no max
Stories:	1	2	1	2.5
Height (d):	no min	35'	no min	40'
Sign Types	Subject to residential sign standards		Subject to residential sign standards	
Parking Types	Rear, or Front-loaded if setback from front facade		Front-loaded	
Development Type	C		C	

*See Open Space Requirements

TWO-FAMILY DESCRIPTION

A detached structure with two units that is massed as a single structure. Yards can range from small to large and units are typically side-by-side but maybe stacked.

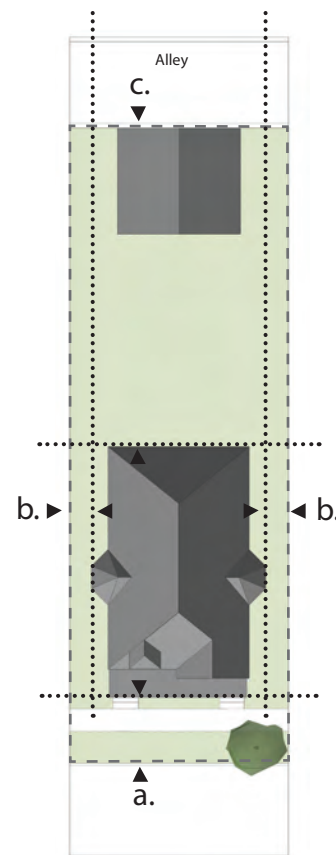
TYPICAL LOT CONFIGURATION



two-family home (duplex)

The G4 - Rural Gateway standards are the same as proposed for subdistricts: G2, N1, N2, N3, N4

These standards are refined for the N5 - Rural Reserve subdistrict.



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	90'	200'
Lot Coverage:	no min	75%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	2	2
Height (d):	no min	35'
Sign Types	Wall or monument	
Parking Types	Surface, side or rear, or within building	
Development Type	B	

*See Open Space Requirements in MCUA Phase II Implementation Plan.

multi-family

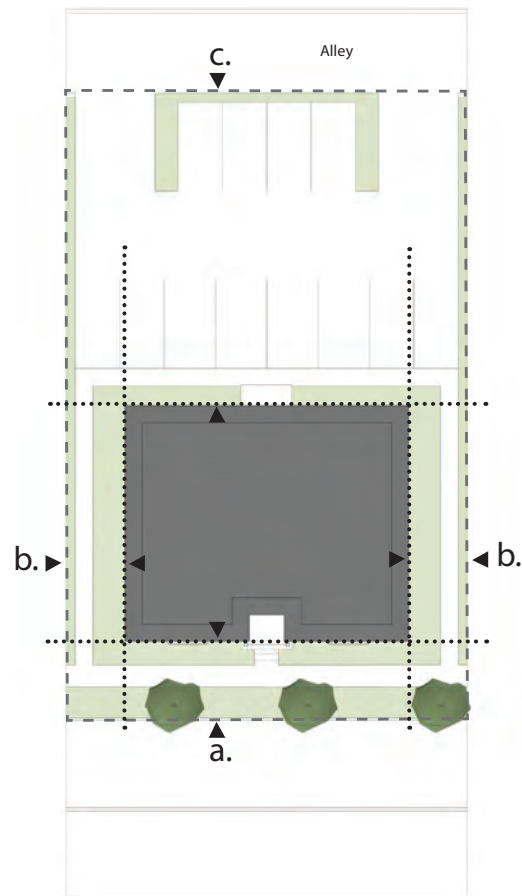
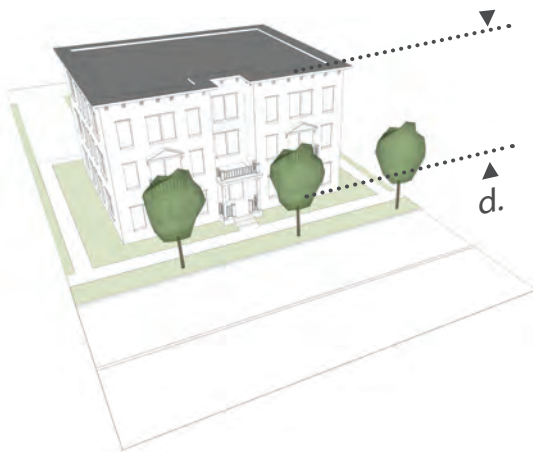
These standards are the same as proposed for subdistrict: N2

This building type is also permitted in the following subdistricts, with alternate standards: E1, G1, G2, N1

MULTI-UNIT BUILDING DESCRIPTION

A structure designed to accommodate multiple units above or beside each other. Typically contains more than 3 units.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	E4, G4	
	MIN.	MAX.
Lot Width:	30'	Context Dependent
Lot Coverage:	no min	60%
Street Yard (a):	5'	25'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	
Height (d):	no min	35'
Sign Types	Monument, wall, window, awning, blade	

Parking Types Side or Rear

Development Type B

commercial

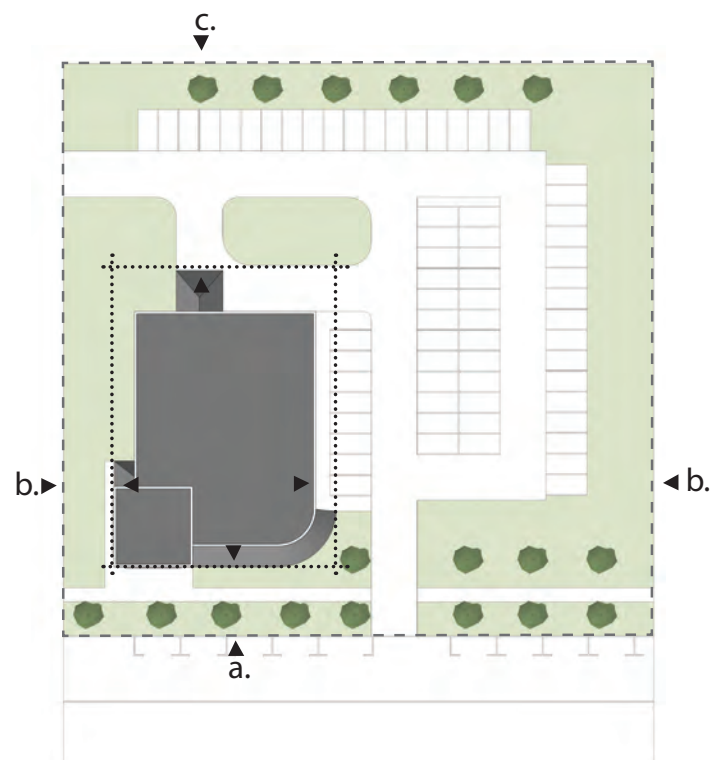
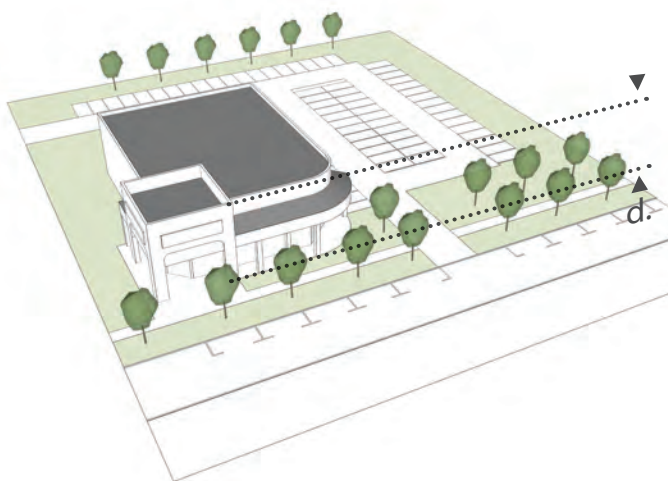
These standards are the same as proposed for subdistricts: N1, N2

This building type is also permitted in the following subdistricts, with alternate standards: E1, E2, G1, G2, G3

COMMERCIAL BUILDING DESCRIPTION

An individual building designed to accommodate a single commercial tenant. Parking is located to the side or rear.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	90'	200'
Lot Coverage:	no min	75%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	2	2
Height (d):	no min	35'
Sign Types	Wall, monument, window, blade, awning	
Parking Types	Surface, side or rear, or within building	
Development Type	B	

*See Open Space Requirements in MCUA Phase II Implementation Plan.

NEIGHBORHOOD MIXED-USE DESCRIPTION

A medium scale structure designed to accommodate a mix of uses. Can also be used for live-work scenarios. Building lengths are short and typically do not extend an entire block.

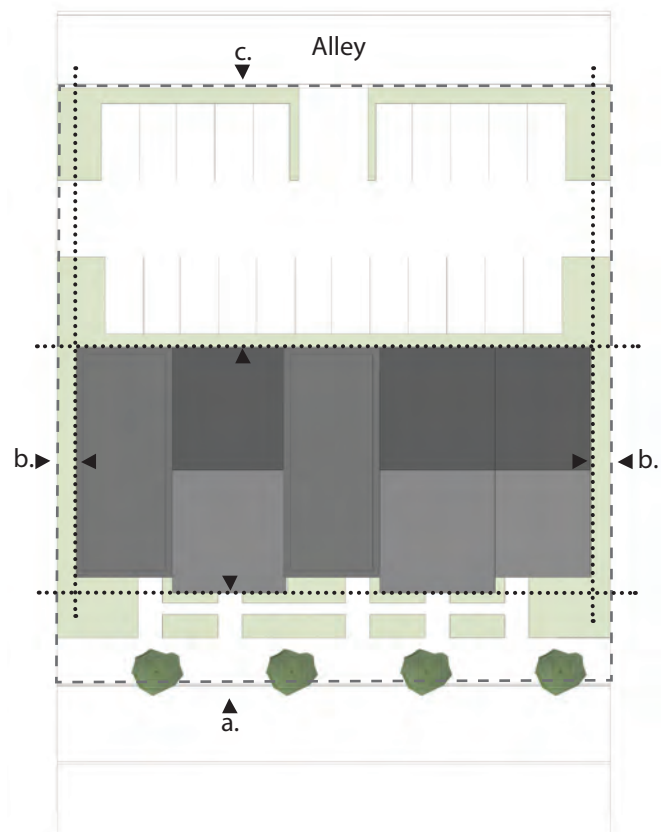
TYPICAL LOT CONFIGURATION



neighborhood mixed-use

These standards are refined for the G4 - Rural Gateway subdistrict.

This building type is also permitted in the following subdistricts, with alternate standards: G1, G2, N1, N2



Rural Lot & Building Standards

	E4, G4	
	MIN.	MAX.
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	5'	20'
Side Yard (b):	5'	no max
Rear Yard (c):	5'	no max
Stories:	1	2
Height (d):	no min	35'
Sign Types	Wall or Monument	
Parking Types	Side or Rear	
Development Type	B	

office building

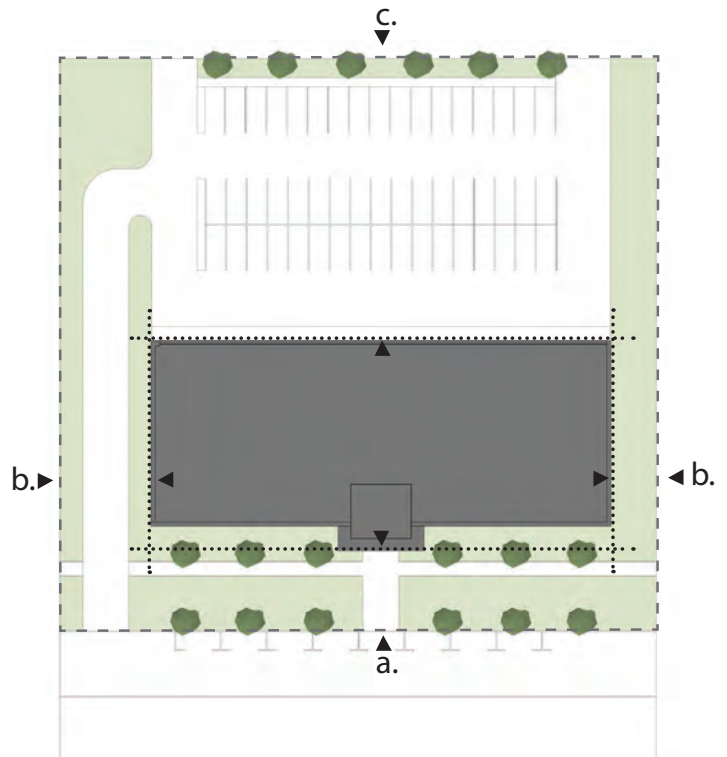
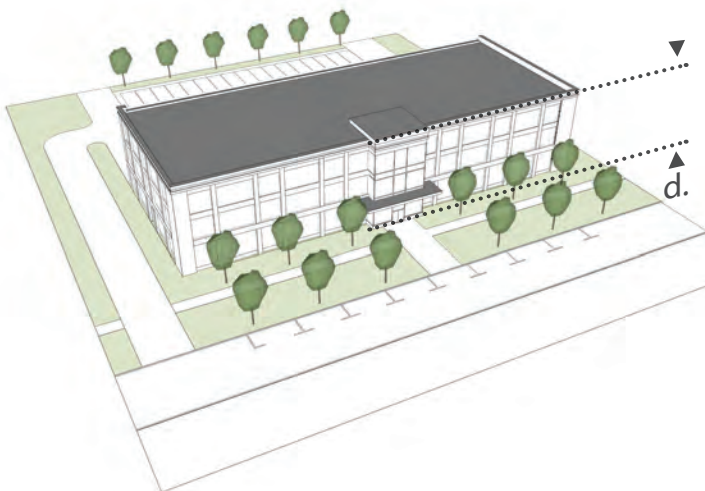
These standards are the same as proposed for subdistricts: N1, N2

This building type is also permitted in the following subdistricts, with alternate standards: E1, E2, G1, G2, G3

OFFICE BUILDING DESCRIPTION

This building type may take a variety of sizes and configurations and be designed to accommodate either individual or multiple tenants, typically intended for professional office users.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

	G4	
	MIN.	MAX.
Lot Width:	30'	60'
Lot Coverage:	no min	60%
Street Yard (a):	10'	30'
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2
Height (d):	no min	35'
Sign Types	Wall or Monument	

Parking Types Side or Rear

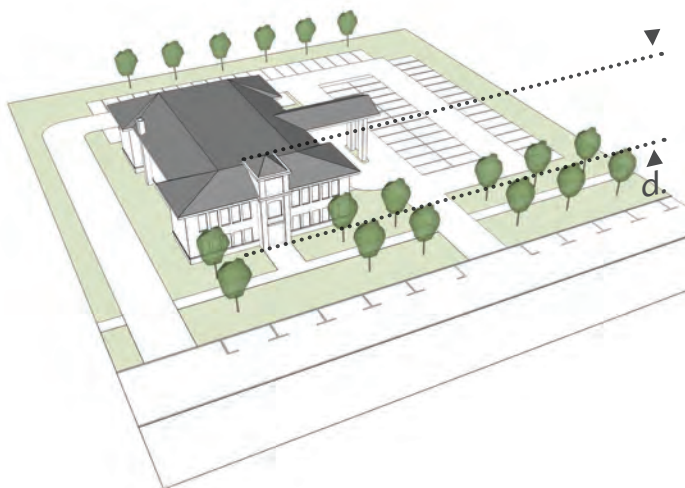
Development Type AB

*Towers, cupolas, spines and other prominent vertical architectural features may extend above height limit

CIVIC BUILDING DESCRIPTION

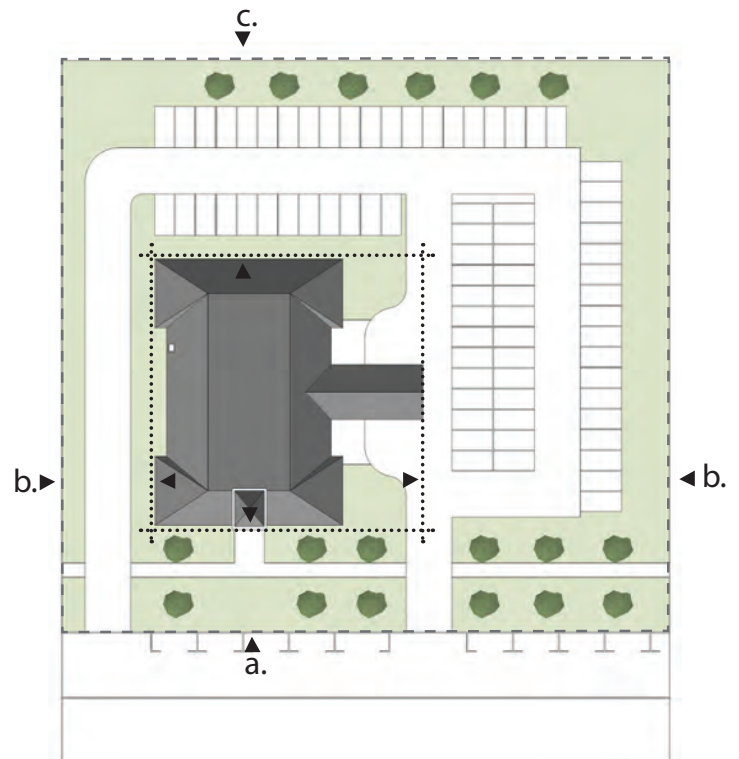
This building type may take a variety of sizes and configurations. Typically designed for a single user, such as a school, religious facility, or government office. May include a vehicular drop-off, oriented to the side or rear.

TYPICAL LOT CONFIGURATION



civic/institutional building

These standards are the same as proposed for subdistricts: G1, G2, G3, N1, N2, CV



Rural Lot & Building Standards

	E4, G4	
	MIN.	MAX.
Lot Width:	30'	-
Lot Coverage:	no min	60%
Street Yard (a):	N/A	N/A
Side Yard (b):	5'	no max
Rear Yard (c):	15'	no max
Stories:	1	2
Height (d):	no min	40'
Sign Types	Wall, Monument	

Parking Types Side, Rear, Front

Development Type B

flex building - option b

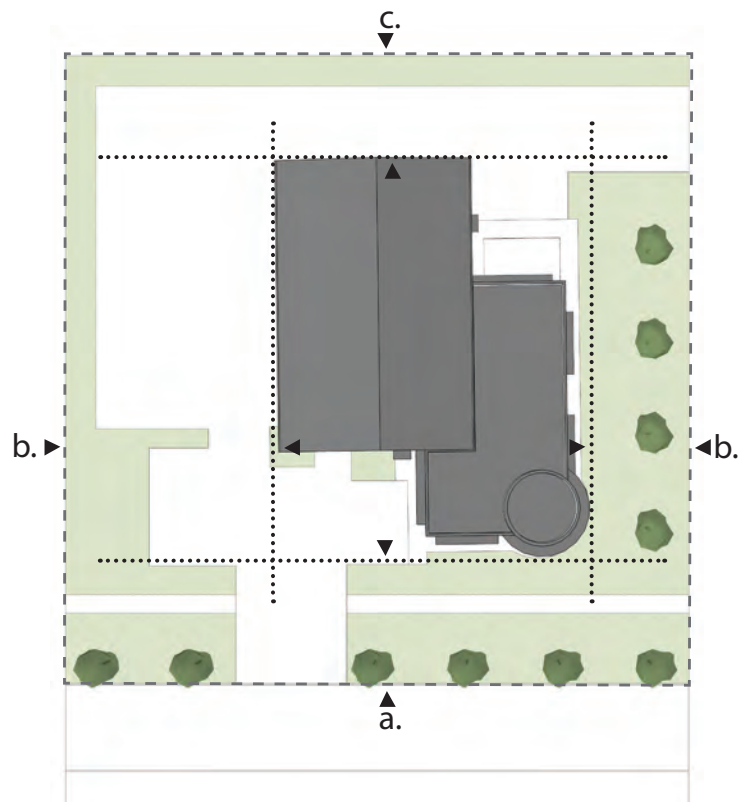
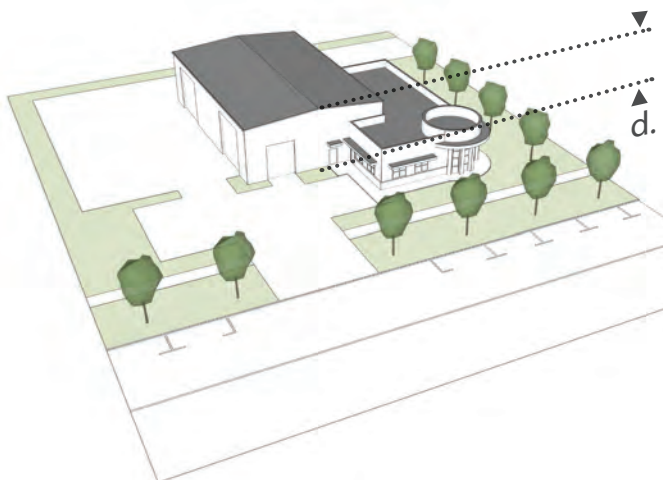
These standards are refined for the E4 - Rural Employment and G4 - Rural Gateway subdistricts.

This building type is also permitted in the following subdistricts, with alternate standards: E1, E2, E3

FLEX BUILDING - OPTION B DESCRIPTION

This building type may take a variety of sizes and configurations. Freight access and loading may street-oriented docks or overhead doors.

TYPICAL LOT CONFIGURATION



Rural Lot & Building Standards

re-use/retrofit

The standards listed below are the same as proposed for subdistricts:
N1, N2, N3, N4

Re-use/retrofit is also permitted in the following subdistricts,
with alternate standards: E1, E2, E3, G1, G2, G3, CV, OS, QL

E4, G4, N5	
REQUIREMENT*	<ul style="list-style-type: none"> > All building retrofits must include the required design upgrades and at least four of the following potential design upgrades:
REQUIRED DESIGN UPGRADE	<ul style="list-style-type: none"> > Installation of a sidewalk and tree lawn/street side planting zone if not already present, or alternatively, provision of sufficient right-of-way for future installation, or provide a fee in-lieu as determined by the county. > Installation of parking lot landscape islands including trees and/or stormwater BMP treatments. > Landscape enhancement and/or expansion along the street edge and/or site perimeter. Inclusion of stormwater BMP treatments is encouraged. > Conversion of a pole sign to monument sign.
POTENTIAL DESIGN UPGRADES (Examples to be calibrated depending on context and applicability)	<ul style="list-style-type: none"> > Installation of a low masonry street wall or decorative fence treatment along the street edge. > Facade enhancements such as roofline variations, decorative wall signs, canopy treatments, additional window transparency, exterior materials, additional or enhanced entrances. > Provision of outdoor public use areas, such as plazas, patios, benches, etc. > Creation of a designated pedestrian way through a front parking lot from the public sidewalk to the main entrance. > Aesthetic upgrades to parking lot or exterior building light fixtures (new fixtures must be cut-off, downcast design). > Surface upgrades to deteriorated parking areas. > Installation of permeable pavement.
E4, G4, N5	
Development Type	B

*These requirements apply when an existing structure's use changes (as noted above), or when the footprint of a structure is modified by more than 5,000 square feet or 10% of the gross floor area.

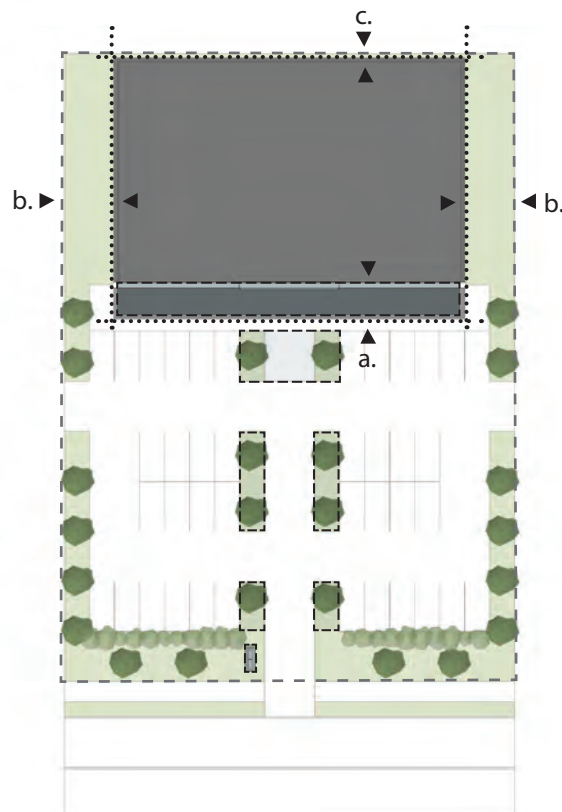
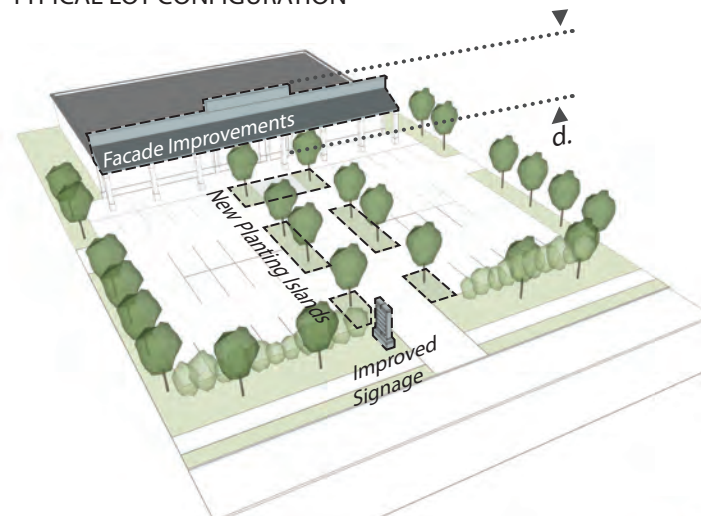
Rural Lot & Building Standards

re-use/retrofit

RE-USE/RETROFIT DESCRIPTION

This building type is intended to promote the re-use and rehabilitation of existing developed sites. Strategic upgrades to building facades, parking lots and landscape areas are encouraged to promote community aesthetics.

TYPICAL LOT CONFIGURATION



Overlay Zones

In addition to zoning districts, portions of the County Jurisdictional Area are classified according to one or more of the following overlay zones (also referred to as "overlay districts"):

SFHA - Special Flood Hazard Area;
HP - Historic Preservation (Primary or Secondary); and
ECO - Environmental Constraints Overlay.

Maps of these overlay zones are on the following pages, with the following proposed changes:

SFHA - No change.

HP - No change.

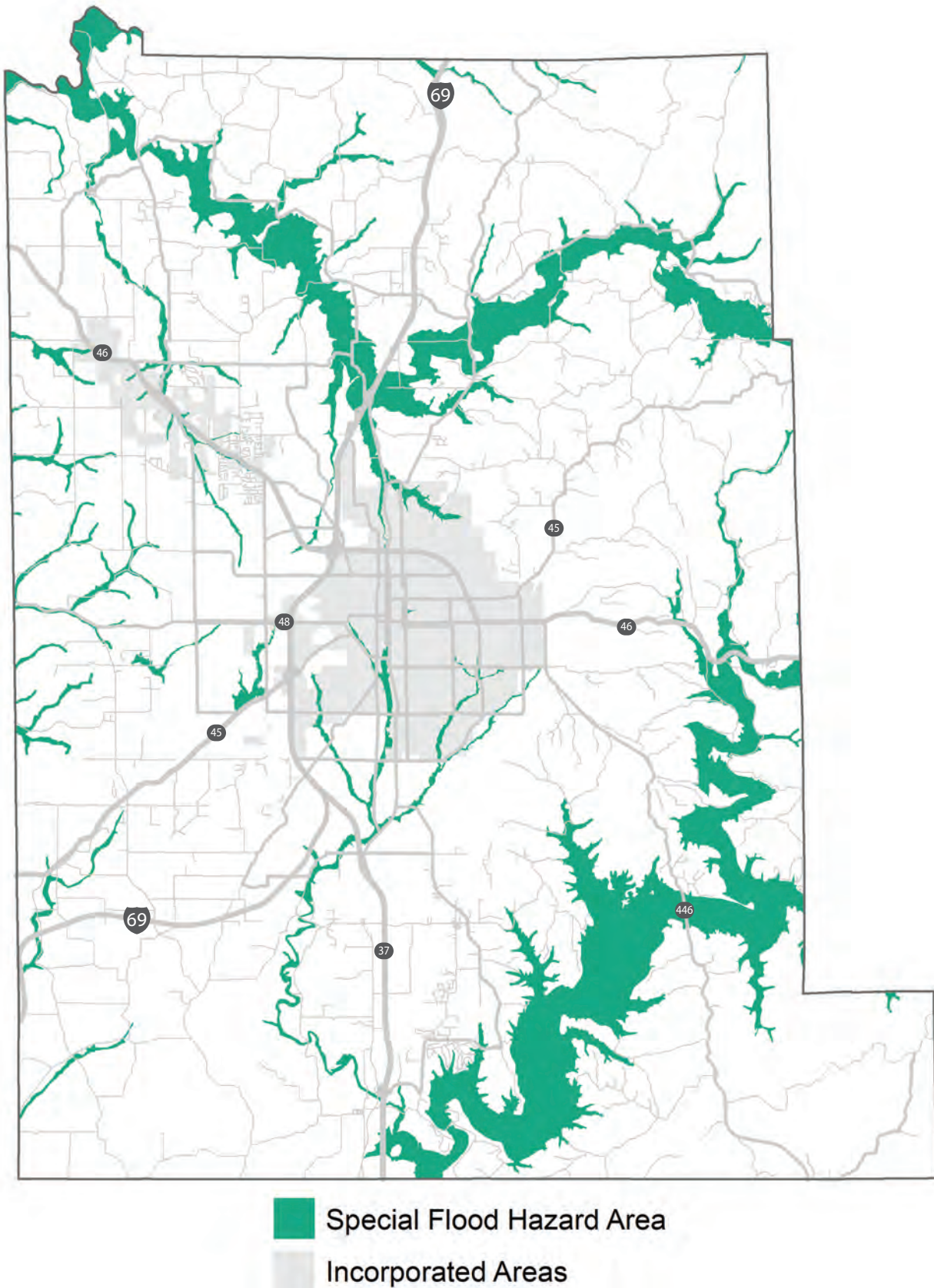
ECO - The following changes are proposed:

Expand the Environmental Constraints Overlay Area to the Lake Lemon Watershed. ECO Area 1 is defined as the area encompassing a distance of 1000 feet from the normal pool elevation of the lake.
ECO Area 2 shall be redefined as the area encompassing a distance from 1000 feet from the normal pool elevation of the lake to the edge of the watershed boundary.
ECO Area 3 in effect becomes absorbed into ECO Area 2.

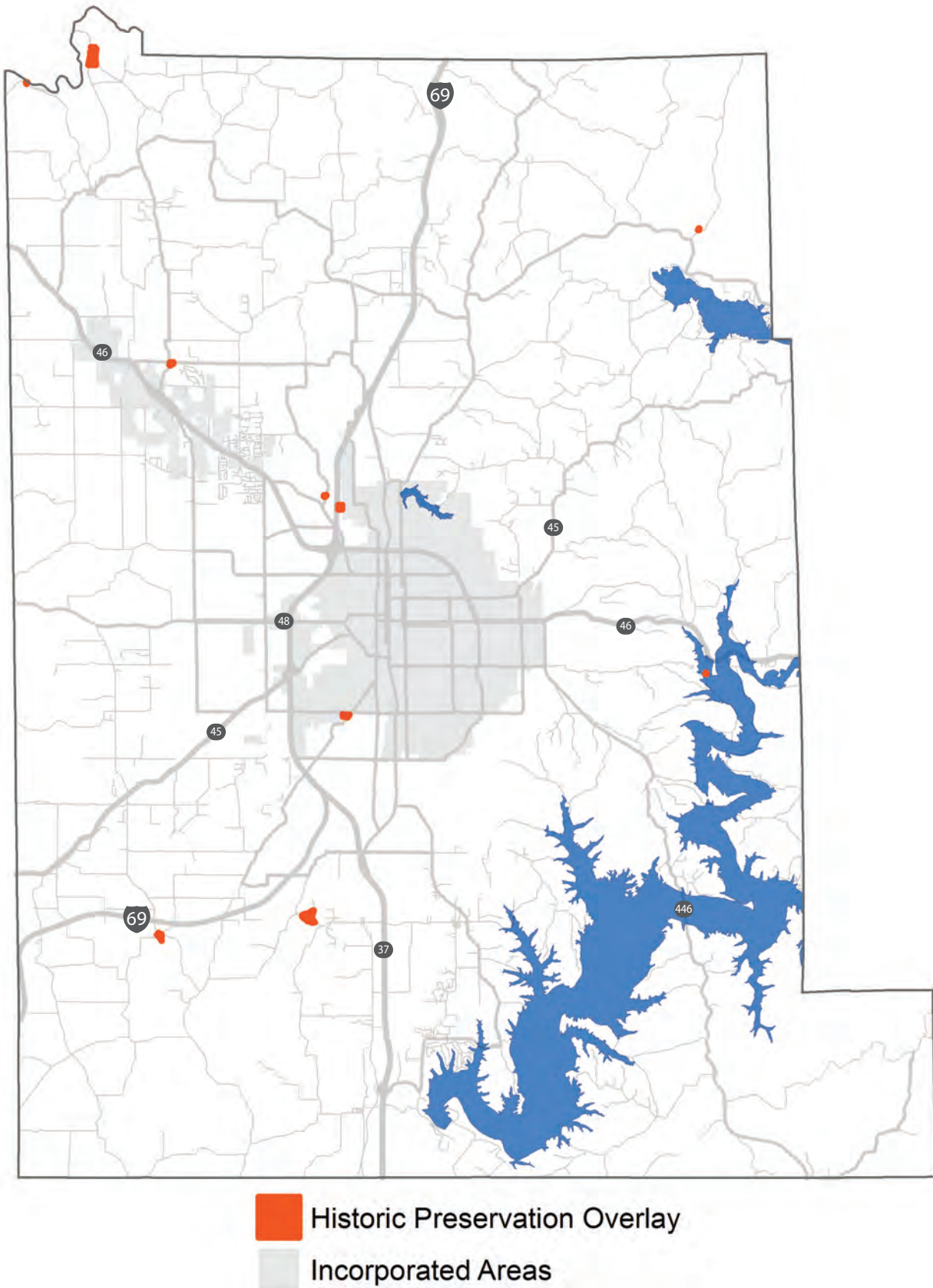
The following overlay zones have effectively been eliminated through rezoning and ordinance amendments:

BI - Business and Industrial Overlay; and
WCF - Wireless Communications Facilities Overlay.

Overlay Zones - Special Flood Hazard Area



Overlay Zones - Historic Preservation



Overlay Zones - Environmental Constraints Overlay

