

ORDINANCE 2025-11
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Technical Corrections Set Forth in BMC 20

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on March 10, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on March 19, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
 - (A) ZO-06-25 (hereinafter “Attachment A”)
 - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21 day of May, 2025.



HOP
HOPI STOSBERG, President
Bloomington Common Council

ATTEST:



NB
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 23 day of May, 2025.



NB
NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 29 day of May, 2025.

*Gretchen Knapp,
Deputy Mayor*



KERRY
KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This petition contains corrections or clarifications in the UDO, including reference corrections, removal of unnecessary wording, and syncing references across the UDO. There are 7 amendments identified, some appearing multiple times in the code.

Distributed to: Clerk, Council Attorney, Legal, Planning & Transportation, and Mayor.

ATTACHMENT "A"

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-11 is a true and complete copy of Plan Commission Case Number ZO-06-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025



 David Hittle, Secretary
 Plan Commission

Received by the Common Council Office this _____ day of _____, 2025.

 Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation Budget Transfer Salary Change	End of Program New Program Bonding	Penal Ordinance Grant Approval Administrative Change
Zoning Change New Fees	Investments Annexation	Short-Term Borrowing Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

 Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____ XX _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-06-25 amends the Unified Development Ordinance (UDO), with technical corrections for scrivener's errors, punctuation, references, and/or citations, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

Case # ZO-06-25 Memo

To: Bloomington Common Council
From: Jackie Scanlan, AICP Assistant Director
Date: March 19, 2025
Re: Text Amendments to Unified Development Ordinance

The Plan Commission heard case ZO-06-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

The Planning and Transportation Department proposes its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code. The last annual UDO Update process was completed in April 2024. This update is part of our regular maintenance of the code. Staff utilizes the UDO every day in our interactions with the public and other Departments, and has identified portions of the code that contain errors or that may benefit from amendment. No changes to proposed uses or zoning districts are included in this update.

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-11:

1. ZO-06-25 | Technical Corrections

ZO-06-25 | Technical Corrections

This petition contains corrections or clarifications to the UDO. These range from missing phrasing to misspelled words. There are 7 amendments identified. These amendments are needed to provide accurate and clear language for use of the code, as well as to sync the code with itself.

Table 04-10: Maximum Vehicle Parking Allowance

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
Food, Beverage, and Lodging	
Bar or Dance club	4 spaces per 1,000 sq. ft. GFA
Bed and breakfast	1 space per guest bedroom
Brewpub, distillery, or winery	Indoor tasting/seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of <u>outdoor seating area</u>
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor seating area: 5 spaces per 1,000 sq. ft. of <u>outdoor seating area</u>
Office, Business, and Professional Services	
Artist studio or workshop	1 space per 1,000 sq. ft. GFA
Check cashing	4 spaces per 1,000 sq. ft. GFA
Financial institution	4 spaces per 1,000 sq. ft. GFA
Fitness center, small	4 spaces per 1,000 sq. ft. GFA
Fitness center, large	4 spaces per 1,000 sq. ft. GFA
Office	3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	3.3 spaces per 1,000 sq. ft. GFA
Retail Sales	
Building supply store	2 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	5 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	4 spaces per 1,000 sq. ft. GFA
Retail sales, medium	4 spaces per 1,000 sq. ft. GFA
Retail sales, large	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, big box	3.3 spaces per 1,000 sq. ft. GFA
Vehicles and Equipment	
Equipment sales or rental	2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	1.25 spaces per 0.5 acres
Vehicle fleet operations, small	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA
Vehicle fleet operations, large	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA
Vehicle fuel station	5 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	1.25 spaces per 0.5 acres
Vehicle repair, major	2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area;
Vehicle repair, minor	plus 1 space per service bay

2. A minimum of one-quarter of the total required bicycle parking spaces as long-term Class I facilities.
- iii. For nonresidential and mixed-use developments with more than 20,000 square feet of gross floor area, all required bicycle parking facilities shall be Class II covered spaces.

(C) Surface

Bicycle parking areas shall be placed on a paved surface composed of concrete, asphalt, brick pavers, or the like. Bark mulch, crushed stone, stone, rock, dirt, sand or grass shall not be permitted as a surface for bicycle parking areas.

(n) Use of Parking Areas**(1) Exclusive Use**

- (A) Unless a shared parking agreement has been established in accordance with Section 20.04.060(g)(1), required vehicle and bicycle parking spaces shall be designed, maintained and used exclusively for the tenants, occupants, and customers of the buildings or uses on the site.
- (B) Excess or unused parking vehicle or bicycle parking spaces or loading spaces may not be rented or leased to the general public or to those who are not tenants, occupants and customers of the buildings or uses where the parking is located unless:
 - i. Otherwise allowed pursuant to 20.04.060(g)(1); or
 - ii. A vehicle parking garage is listed as a permitted or conditional use in the zoning district where the parking lot or parking garage is located pursuant to [Table 03-1: Allowed Use Table](#).

(2) Storage of Vehicles or Equipment

Vehicle parking spaces, including both required and excess parking spaces, shall not be used for storing vehicles that are not used in conjunction with the primary use of the lot. In addition, all outdoor parking of vehicles in all zoning districts shall comply with the following standards:

- (A) Vehicles and trailers shall not be stored or parked on an unimproved surface.
- (B) Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.
- (C) Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.

- ~~i. Vehicles and trailers shall not be stored or parked on an unimproved surface.~~
- ~~ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.~~
- ~~iii. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.~~

(3) Motor Vehicle Repair

- (A) Motor vehicle repair work in parking areas shall be permitted in residential districts, provided that the vehicle under repair is owned by the occupant of the residential property; the frequency, duration, and scope of such use is reasonable and customary as accessory to the residential use; and no business is being conducted in conjunction with such repair use.

- (A) Conditions that may justify approval of an alternative landscape plan include:
- i. Unique lot size or configuration;
 - ii. The presence of existing utility or other easements; or
 - iii. Preservation of natural vegetation.
- (B) The City Planning and Transportation Department may approve alternative landscape plans that do not meet the specific requirements stated in this Section 20.04.080, when the petitioner demonstrates and the City Planning and Transportation Department determines that the alternatives meet all of the following criteria:
- i. Are consistent with the purposes of this Section 20.04.080;
 - ii. Do not include invasive vegetation included in an adopted city, county, or state list of prohibited or invasive species;
 - iii. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
 - iv. Provide equal or superior visual appearance of the property when viewed from a public right-of-way.

(d) Permitted Plant Species

All plant material shall be selected from this Section 20.04.080(d) or from the list of approved species outlined in the City of Bloomington Utilities Department Stormwater Design Manual. Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval.

(1) Street Trees

Trees suitable for planting along public streets and highways, and in locations where low maintenance and hardy constitution are required are established in Table 04-14: Permitted Street Tree.

(2) Interior Trees

Trees suitable for the interior of a site are established in Table 04-15: Permitted Interior Tree Species. Permitted street tree species listed in Table 04-14: Permitted Street Tree Species may also be used, as interior trees, except the parenthesized trees, which are prohibited for interior trees.

(3) Shrubs

Shrubs suitable for individual, screen, biohedge uses, up to 12 feet at mature height are established in Table 04-16: Permitted Shrub Species.

(4) Forbs

Forbs, or flowering, nongrassy herbaceous plants suitable for infill, aesthetics, and cover are established in Table 04-17: Permitted Herbaceous Flowering Perennial Plant Species.

Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species

Bold text indicates evergreen species

Common Name	Scientific Name
Flowering Perennials	
Purple giant hyssop	<i>Agastache scrophulariaefolia</i>
Nodding wild onion	<i>Allium cernuum</i>
Lead plant	<i>Amorpha canescens</i>
Bluestar	<i>Amsonia tabernaemontana</i>
Canada Anemone	<i>Anemone canadensis</i>
Thimbleflower	<i>Anemone virginiana</i>
Wild Columbine	<i>Aquilegia canadensis</i>
Pale Indiana Plantain	<i>Arnoglossum atriplicifolium</i>
Goatsbeard	<i>Aruncus dioicus</i>
Poke milkweed	<i>Asclepias exaltata</i>
Tall green milkweed	<i>Asclepias hirtella</i>
Swamp or Marsh Milkweed	<i>Asclepias incarnata</i>
Purple Milkweed	<i>Asclepias purpurascens</i>
Showy milkweed	<i>Asclepias speciosa</i>
Prairie milkweed	<i>Asclepias sullivantii</i>
Common Milkweed	<i>Asclepias syriaca</i>
Butterflyweed	<i>Asclepias tuberosa</i>
Whorled milkweed	<i>Asclepias verticillata</i>
Spider milkweed	<i>Asclepias viridis</i>
Lindley's Heart-leave Aster	<i>Aster ciliolatum (Symphyotrichum ciliolatum)</i>
Blue Wood Aster	<i>Aster cordifolius</i>
Heath Aster	<i>Aster ericoides (Symphyotrichum ericoides)</i>
Smooth Aster	<i>Aster laevis</i>
New England Aster	<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>
Aromatic Aster	<i>Aster oblongifolius (Symphyotrichum oblongifolium)</i>
Sky-blue Aster	<i>Aster oolentangiensis (Symphyotrichum oolentangiensis)</i>
Swamp Aster	<i>Aster puniceus (Symphyotrichum puniceum)</i>
Short's Aster	<i>Aster shortii (Symphyotrichum shortii)</i>
Flat-topped Aster	<i>Aster umbellatus (Doellingeria umbellata)</i>
False White Indigo	<i>Baptisia alba</i>
False Blue Indigo	<i>Baptisia australis</i>
False Yellow Indigo	<i>Baptisia tinctoria</i>
Downy wood mint	<i>Blephilia ciliata</i>
Hairy wood mint	<i>Blephilia hirsuta</i>
False chamomile or false aster	<i>Boltonia asteroides</i>

Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species

Bold text indicates evergreen species

Common Name	Scientific Name
Creeping Phlox	<i>Phlox subulata</i>
Partridge Berry	<i>Mitchella repens</i>
Wild Stonecrop	<i>Sedum ternatum</i>
Violet	<i>Viola sororia</i>
Vines	
Wooly Douchman's Pipe	<i>Aristolochia tomentosa</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Creeper	<i>Campsis radicans</i>
Virgin's Bower (native clematis)	<i>Clematis virginiana</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Yellow Passionflower	<i>Passiflora lutea</i>
Ferns	
Maidenhair Fern	<i>Adiantum pedatum</i>
Lady Fern	<i>Athyrium filix-femina</i>
Giant Wood Fern or Goldie's Fern	<i>Dryopteris goldiana</i>
Evergreen Shield Fern	<i>Dryopteris marginalis</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Royal Fern	<i>Osmunda regalis</i>
Christmas Fern	<i>Polystichum acrostichoides</i>
Graminoids	
Big Bluestem	<i>Andropogon gerardii</i>
Broomsedge	<i>Andropogon virginicus</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Oak Sedge	<i>Carex albicans</i>
Yellow Fox Sedge	<i>Carex annectens</i>
Appalachian Sedge	<i>Carex appalachia</i>
Plains Oval Sedge	<i>Carex brevior</i>
Fringed Sedge	<i>Carex crinita</i>
Crested Sedge	<i>Carex cristatella</i>
Blue Wood Sedge	<i>Carex flaccosperma</i>
Gray's Sedge	<i>Carex grayii</i>
Hop Sedge	<i>Carex lupulina</i>
Palm Sedge	<i>Carex muskingumensis</i>
Pennsylvania Sedge	<i>Carex pennsylvanica</i>
Seersucker Sedge	<i>Carex plantaginea</i>

Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species

Bold text indicates evergreen species

Common Name	Scientific Name
Eastern Star Sedge or Straight-Styled Wood Sedge	<i>Carex radiata</i>
Lanced-fruited, or Broom Sedge	<i>Carex scoparia</i>
Short's Sedge	<i>Carex shortiana</i>
Brown Fox Sedge	<i>Carex vulpinoidea</i>
Indian Seaoats or River Oats	<i>Chasmanthium latifolium</i>
Tufted Hair Grass	<i>Deschampsia caespitosa</i>
Canada Wild Rye	<i>Elymus canadensis</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
Silky Wild rye	<i>Elymus villosus</i>
Virginia Wild Rye	<i>Elymus virginicus</i>
Purple Love Grass	<i>Eragrostis spectabilis</i>
Soft Rush	<i>Juncus effuses</i>
Torrey's Rush	<i>Juncus torreyi</i>
Switchgrass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Dark Green Bulrush	<i>Scirpus atrovirens</i>
Woolgrass	<i>Scirpus cyperinus</i>
Georgia Bulrush	<i>Scirpus georgianus</i>
Indian grass	<i>Sorghastrum nutans, syn. Andropogon nutans</i>
Prairie Cordgrass	<i>Spartina pectinata</i>
Prairie Dropseed	<i>Sporobolus heterolepis</i>

(e) Prohibited Plant Species

Species identified in Table 04-18: Prohibited Plant Species are considered unacceptable and shall not be planted because of invasive characteristics, weak wood, and **YY**/or abundant litter.

Table 04-18: Prohibited Plant Species

+ = Indiana State-listed noxious weeds (IC 15-16-7)

* = Indiana detrimental plants (IC 15-16-8) ^ = Indiana terrestrial plant rule (312 IAC 18-3-25)

@ = Indiana multiflora rose and purple loosestrife restrictions (312 IAC 18-3-13)

= Indiana control of kudzu rule (312 IAC 18-3-16)

Common Name	Scientific Name
Prohibited Invasive Trees	
Hedge Maple	<i>Acer campestre</i>
Amur Maple	<i>Acer ginnala</i>
Norway Maple	<i>Acer platanoides</i>
Sycamore Maple	<i>Acer pseudoplatanus</i>
Tree-of-Heaven	<i>Ailanthus altissima</i> ^

(C) Separation

The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next. Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility or driveway location.

(D) Tree Grates

Street trees may be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks.

(E) Planting

All street trees shall be planted, stabilized, and mulched according to this UDO and the Administrative Manual.

(F) Vision Clearance

- i. Street trees shall be planted outside the vision clearance triangle, as defined in Section 20.04.050(c)(4) (Vision Clearance Triangle), or within that portion of the vision clearance triangle behind the sidewalk.
- ii. Low-branching species shall not be allowed within 50 feet of an intersection.
- iii. Locations for street trees within 50 feet of an intersection shall be approved by the City Engineering Department.
- iv. Street trees shall be located a minimum of 10 feet from a driveway cut, traffic control sign, or streetlight, and a minimum of three feet from a fire hydrant.

(4) MD District**(A) Generally**

Street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the ~~Transportation and Traffic Engineer~~ City Urban Forester.

(B) Alternatives

The following street tree planting methods may be used in lieu of the five foot by five-foot grate, subject to approval by the Transportation and Traffic Engineer.

- i. Street trees may be planted in a minimum five-foot-wide grassed tree plot area; or
- ii. Street trees may be planted in a large curbed planting area.

(g) Buffer Yards

(1) Purpose

Buffer yards are required to mitigate or minimize potential nuisances such as noise, light, glare, dirt, litter, signs, parking, or storage areas and to provide a transition between incompatible uses.

Chapter	Citation	Current Language	Proposed Language	Synopsis
4	Table 04-10	Restaurant: Outdoor seating area: 5 spaces per 1,000 sq. ft. of	Outdoor seating area: 5 spaces per 1,000 sq. ft. of outdoor seating area	Adds missing label to use when calculating
4	Table 04-10	Brewpub, distillery, or winery: Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of	Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of outdoor seating area	Adds missing label to use when calculating
4	20.04.060(n)(2)	i. Vehicles and trailers shall not be stored or parked on an unimproved surface. ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk. iii. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials	i. A. Vehicles and trailers shall not be stored or parked on an unimproved surface. ii. B. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk. iii. C. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.	Fixes incorrect numbering
4	20.04.080 Table 04-15; and 20.04.080(d)(4)	Table 04-15: <i>Permitted Herbaceous Flowering Perennial Plant Species</i>	Table 04- 15 17 : Permitted Herbaceous Flowering Perennial Plant Species and Rename table to Table 04-17	Fixes incorrect table number
4	20.04.080 Table 04-15	Prairie Dropseed <i>Sporobolus heterolepis</i>	Prairie Dropseed <i>Sporobolus heterolepis</i> <i>Sporobolus heterolepis</i>	Fixes incorrect spelling
4	20.04.080 Table 04-15	Royal Fern <i>Osmunda regalis</i>	Royal Fern <i>Osmunda</i> <i>Osmunda regalis</i>	Fixes incorrect spelling
4	20.04.080(f)(3)(C)	The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next... Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility or driveway location.	The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next... Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility utility or driveway location.	Fixes typographical errors

