

ORDINANCE 2025-12
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Amendments and Updates Set Forth in BMC 20.02 and 20.04

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-07-25 (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.



HOPI STOSBERG, President
Bloomington Common Council

ATTEST:



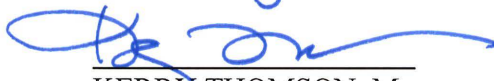
NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 10 day of July, 2025.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 11 day of July, 2025.



KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This petition contains amendments in the UDO related to design standards in Chapters 2 and 4. There are 58 amendments identified.

Note: At the May 21, 2025 Regular Session, the Council Amendment 01 to this resolution. The amendment corrected errors and clarifies language in Attachment "A." It adds footnote number "[3]" to the heading of the right-most column in Table 02-9 and updates footnote number 1 in Table 04-2 and footnote number 4 in Table 04-3 to state that the front building setback shall be determined by "the standards for the base zoning district". It also clarifies the intention of the Plan Commission to retain the original language of Bloomington, Indiana – Unified Development Ordinance in Attachment "A".

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

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-12 is a true and complete copy of Plan Commission Case Number ZO-07-25 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
David Hittle, Secretary
Plan Commission

Received by the Common Council Office this 19 day of March, 2025.

N. Bolden
Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	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-07-25 amends the Unified Development Ordinance (UDO), with amendments and updates to design standards, 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.)

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-12 is a true and complete copy of Plan Commission Case Number ZO-07-25 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

D. H.
David Hittle, Secretary
Plan Commission

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

Nicole Bolden, City Clerk

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Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

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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-07-25 amends the Unified Development Ordinance (UDO), with amendments and updates to design standards, 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-07-25 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-07-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0, as amended. The Plan Commission voted to remove a reference change that would have moved responsibility related to tree grates from the Engineering Department and given to the Urban Forester. Internal discussions will continue to verify how best that process should work.

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 2025-12:

- 1. ZO-07-25 | Chapter 2: Zoning Districts and Chapter 4: Development Standards & Incentives

ZO-07-25 | Chapter 2: Zoning Districts and Chapter 4: Development Standards & Incentives
This petition contains amendments for Chapter 2 related to zoning districts and Chapter 4 related to design standards. The Chapter 2 changes are related to various design standards including how to determine particular setbacks. The Chapter 4 proposal is quite varied ranging from more setback clarification to driveway separation clarifications to EV charging station standards. The update includes landscaping and architectural clarifications, as well as a number of sign standards clarifications including the inclusion of height maxes that were previously not present and clarifications related to awning signs. Some of the changes involve updating wording to be more accurate or clarifying how specific standards are already administered by adding more information. There are a total of 57 amendments in Chapters 2 and 4. The changes are necessary for various reasons. Many of the changes are simply trying to make existing code and practice clearer for those using the UDO, with some changes to amount of landscaping required or clarification on signage and lighting requirements, as well as other changes.

(2) Dimensional Standards

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

Table 02-4: R3 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres) [1]
B	Lot width	50 feet [1]
Building Setbacks (Minimum)		
C	Front build-to line	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	First floor: 6 feet [2] [3] Each story above the ground floor: 10 feet [1] [2] [3]
E	Rear	25 feet [1] [3]
Other Standards		
	Impervious surface coverage (maximum)	45%
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

Notes:

- [1] See Section 20.04.110 (Incentives) for alternative standards.
- [2] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.
- [3] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.

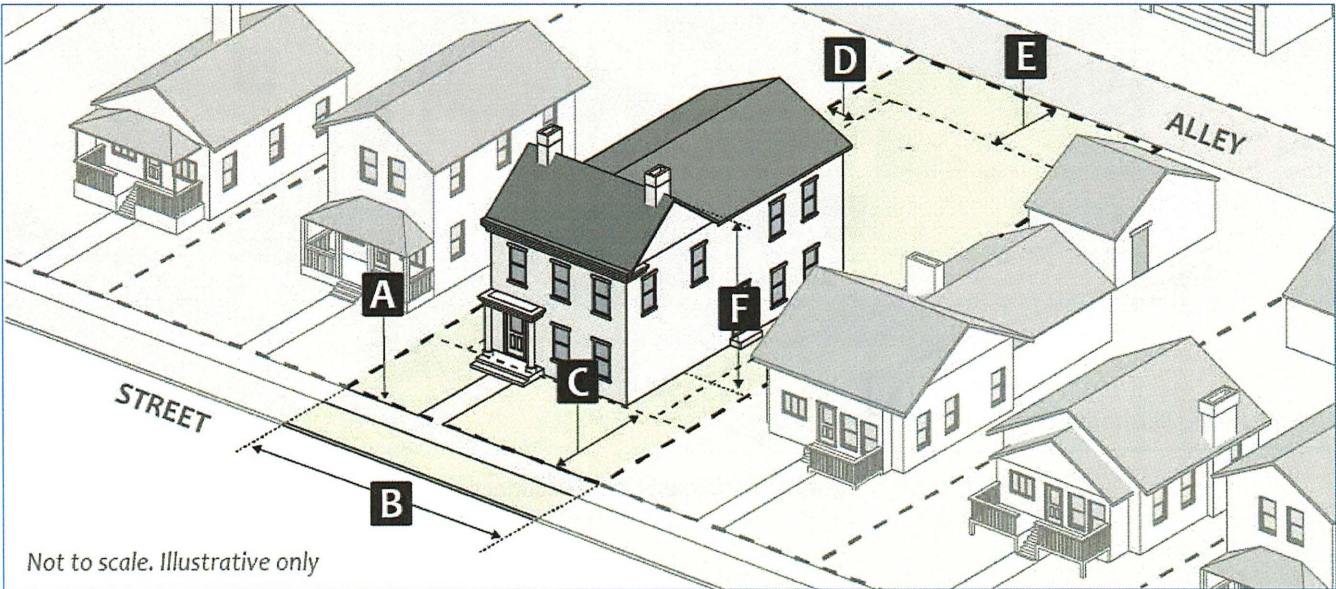


Figure 6: R3 Dimensional Standards

- (2) **Dimensional Standards**
- The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

Table 02-5: R4 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	4,000 square feet (0.092 acres)
B	Lot width	35 feet
Building Setbacks (Minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
D	Side	5 feet [1]
E	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	50%
F	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[\[1\]](#) Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.

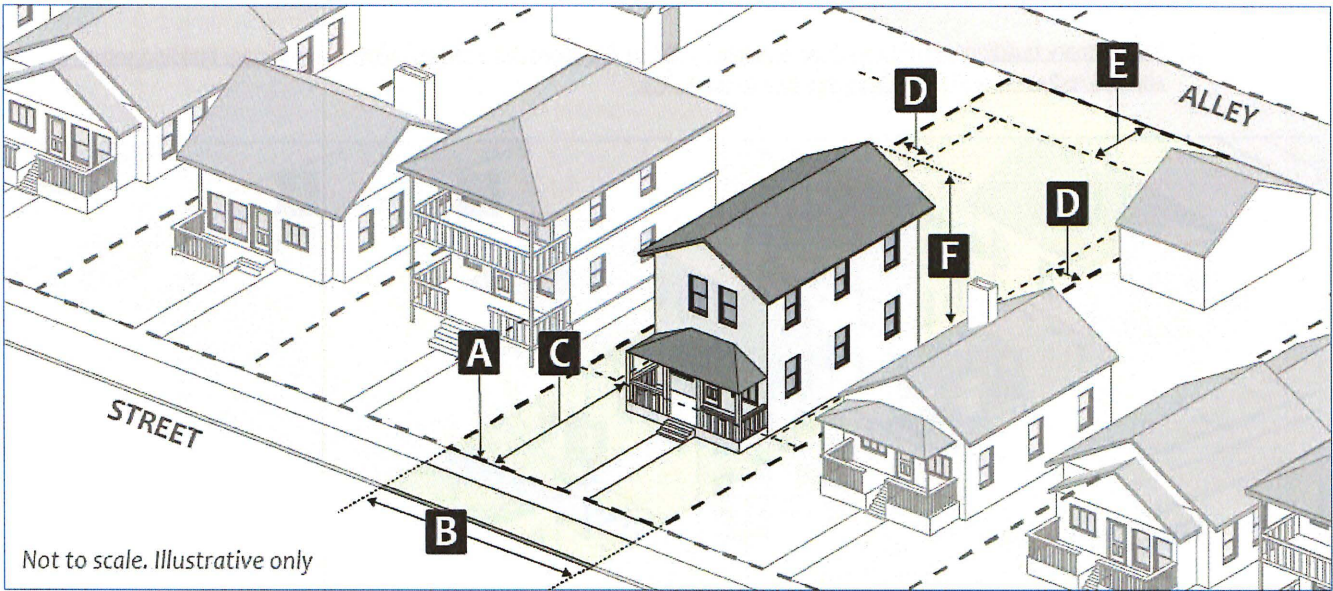


Figure 8: R4 Dimensional Standards

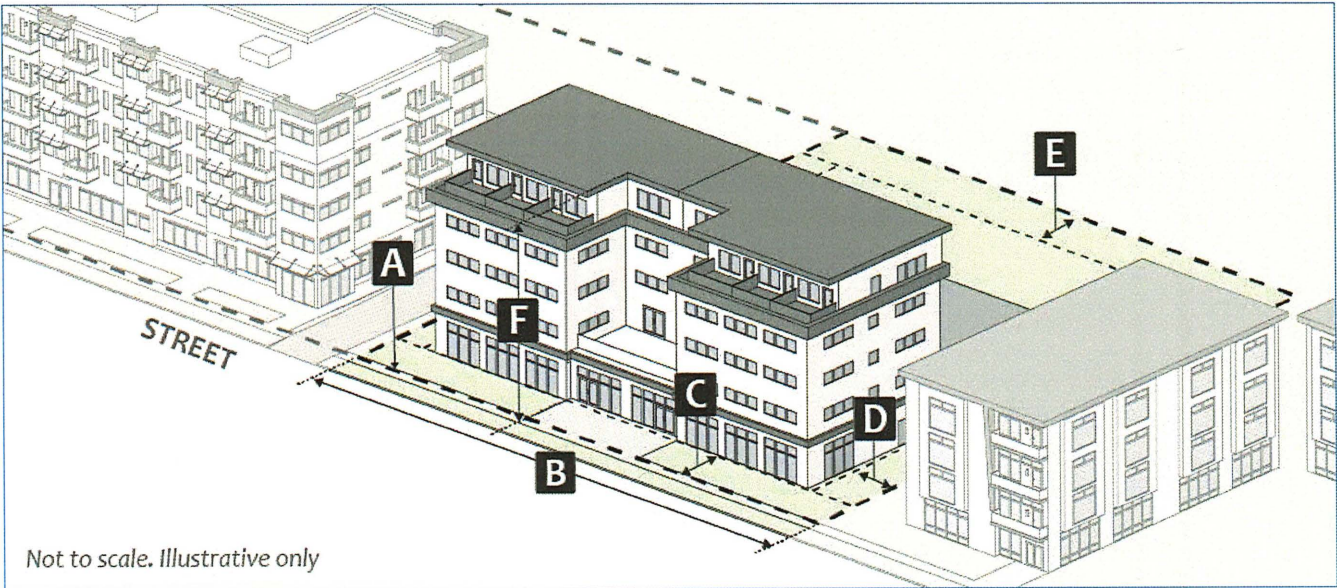
(2) Dimensional Standards

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020(Dimensional Standards) also apply.

Table 02-7: RH District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		Multifamily Dwelling	Single-Family, Duplex, Triplex, or Fourplex Dwelling [4]
A	Lot area	5,000 square feet (0.115 acres)	R4 district standards apply
B	Lot width	50 feet	
Building Setbacks (Minimum)			
C	Front	15 feet	R4 district standards apply
	Attached front-loading garage or carport	25 feet [1]	
D	Side	10 feet [2]	
E	Rear	[2] 15 feet	
Other Standards			
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall	R4 district standards apply
	Impervious surface coverage (maximum)	65%	
	Landscape area (minimum)	35%	
F	Primary structure height (maximum)	5 stories, not to exceed 63 feet [2] [3]	
	Accessory structure height (maximum)	20 feet	

- Notes:**
- [\[1\]](#) Or equal to the setback of the primary structure, whichever is greater.
 - [\[2\]](#) Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (~~Neighborhood Transition Standards~~ [Neighborhood Transition Standards](#)).
 - [\[3\]](#) See Section 20.04.110 (Incentives) for alternative standards.
 - [\[4\]](#) [The front building setback shall be determined by the standards of the base zoning district.](#)



(2) **Dimensional Standards**

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

Table 02-9: MS District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)			Single-Family, Duplex, Triplex, or Fourplex Dwelling
A	Lot area	5,000 square feet (0.115 acres)	R4 district standards apply
B	Lot width	50 feet	
Building Setbacks (Minimum)			
C	Front	15 feet	R4 district standards apply
D	Side	15 feet [1]	
E	Rear	15 feet [1]	
Other Standards			
F	Front parking setback (minimum)	20 feet behind the primary structure's front building wall	R4 district standards apply
	Impervious surface coverage (maximum)	70%	
	Landscape area (minimum)	30%	
G	Primary structure height (maximum) [2]	6 stories, not to exceed 75 feet [1] [2]	
	Accessory structure height (maximum)	20 feet	

Notes:

- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (~~Neighborhood Transition Standards~~ ~~Neighborhood Transition Standards~~).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be 12 feet.
- ~~[-3] The front building setback shall be determined by the standards of the base zoning district.~~

20.02.050 Overlay Districts

(a) DCO - Downtown Character Overlay District

The following standards apply within the Downtown Character Overlays located in the Mixed-Use Downtown MD zoning district and are intended to implement the Downtown Vision and Infill Strategy Plan. In case of a conflict between the standards in this Section 20.02.050(a) and the standards in the underlying MD zoning district, the provisions in this section shall apply.

(1) West Kirkwood Corridor

- (A) The construction of new buildings on lots between Kirkwood Avenue and its adjacent alleys to the north and south, between Rogers Street and Adams Street, as more specifically mapped in the plan for West Kirkwood, shall comply with the architectural standards outlined in the plan for West Kirkwood.
- (B) Where both this UDO and the plan for West Kirkwood contain standards governing any architectural feature, the standards contained in the plan for West Kirkwood shall govern.

(2) Required Building Entrances

- (A) At least one pedestrian entrance shall be provided for any primary building facade facing a public street.
- (B) At least one pedestrian entrance shall be provided per 100 feet of building frontage along the B-line trail.
- (C) Required pedestrian entrances shall incorporate a landscaped plaza area that provides three or more of the following plaza amenities:
 - i. Benches (minimum of two);
 - ii. Bike racks;
 - iii. Public art or water feature;
 - iv. Drinking fountain;
 - v. Trash receptacles; ~~or~~
 - vi. Landscaped Areas or Planters; or
 - vi+vii. Enhanced exterior light fixtures, such as wall sconces or light coves.
- ~~(D)~~ (E) Pedestrian entrances on facades located within 0 to 5 feet of the front property line shall be recessed a minimum of four feet into the front building façade.

(3) Orientation of Entrances

- (A) Any facade of a primary building facing a public street shall be considered a primary facade.
- (B) The primary pedestrian entrance shall not be located on a building facade adjacent to an alley.
- (C) For structures located within the Kirkwood Corridor, the primary pedestrian entrance shall be oriented to Kirkwood Avenue.

(4) **Primary Building Roof Design**

(A) All primary buildings shall incorporate the roof shapes shown in the following table:

Table 02-24: Primary Building Roof Design	
Character Area	Roof Shape Permitted
CS, DC	Flat roofs with parapets.
UV	Kirkwood Corridor: Flat roofs with parapets. Restaurant Row: Sloped or pitched gable and/or hip roofs.
DE	Sloped or pitched gable and/or hip roofs; except that primary buildings facing Rogers, Walnut, Third, or Washington Streets or College Avenue may incorporate flat roofs with parapets. Each section of a sloped or pitched roof with a roof ridge greater than 40 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof.
DG, ST	DG: Flat roofs with a parapet, sloped, or pitched roofs are allowed. Each section of a sloped or pitched roof with a roof ridge greater than 65 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof. ST: Flat roofs with parapets.

- (B) Where roofs with parapets are permitted, the parapet height shall not exceed 15 percent of the supporting wall height.
- (C) Where sloped roofs are permitted, the roof shall have at least an 8:12 pitch.

(5) **Upper Floor Facade Stepbacks**

All primary buildings shall comply with the following standards for upper floor stepbacks:

- (A) The first three stories of building facade in the DC character area, and the first two stories in the DG and ST character areas shall comply with the build-to range in Section 20.02.010 (Dimension Standards).
- (B) All portions of the building facade facing the street above two stories in the DG and ST character areas and above three stories in ~~the DC, all other~~ character areas, ~~and portions of the building facade facing the street above two stories in the DG and ST character areas,~~ shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.

(9) **Site and Building Design**

(A) **Street Lighting Plans Generally:**

- i. Pedestrian scaled street lighting shall be provided as approved by the Board of Public Works.
- ii. Pedestrian scaled street lighting shall not exceed 15 feet in height. Additional street lighting may be required, as determined to be necessary by the City Engineer and approved by the Board of Public Works.

(B) **Building Design**

i. **Exceptions**

- 1. Single-family, duplex, triplex, and fourplex dwellings shall not be subject to the architectural standards of this section 20.02.050(b). Such residential dwellings units shall be subject to the architectural standards of Section 20.04.070(d)(3) (Building Design).
- 2. Restoration and rehabilitation of structures designated as "Notable" or "Outstanding" on the City of Bloomington Survey of Historic Sites and Structures or those buildings in local historic districts shall not be subject to the architectural standards of this section 20.02.050(b). Such buildings shall be subject to the procedures outlined in Section 20.06.050(c) (Demolition Delay Permit) as required.

ii. **Materials**

All facades of a primary building shall consist of one or more of the following primary and secondary exterior finished materials:

1. **Primary Exterior Finish Materials**

- [a] Masonry;
- [b] Brick;
- [c] Natural Stone;
- [d] Transparent Glass;
- [e] Cementitious siding;
- [f] Precast concrete;
- [g] Metal (except corrugated);-or
- [h] Wood

Table 04-2: Residential District Dimensional Standards

sq. ft. = square feet

Dimensional Standards		R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]	
Lot Dimensions (Minimum, only for lots created after the effective date)								Entire Development	Dwelling Site
Lot area	sq. ft.	20,000 [2]	7,200 [2]	5,000 [2]	4,000	5,000	5,000	43,560	3,000
	acres	0.459 [2]	0.165 [2]	0.115 [2]	0.092	0.115	0.115	1.00	0.069
Lot width		100 feet [2]	60 feet [2]	50 feet [2]	35 feet	50 feet	50 feet	200 feet	40 feet
Building Setbacks (Minimum)									
Front build-to line		None	None	15 feet [3]	None	None	None	None	None
Front		15 feet	15 feet [3]	None	15 feet [3]	15 feet	15 feet	25 feet	10 feet
Attached front-loading garage or carport		25 feet [4]	25 feet [4]	10 feet behind the primary structure's front building wall		25 feet [4]		None	None
Side	First floor: 8 feet Each story above the ground floor: 10 feet [2]	First floor: 8 feet Each story above the ground floor: 10 feet [2] [5]	First floor: 6 feet Each story above the ground floor: 10 feet [2] [5]	5 feet	10 feet [6]	10 feet [6]	20 feet	Primary Structure: 7 feet Accessory Structure: 2 feet	
Rear		25 feet [2]	25 feet [2]	25 feet [2]	25 feet	15 feet [6]	15 feet [6]	20 feet	
Other Standards									
Front parking setback (minimum)		None	None	None	None	20 feet behind the primary structure's front building wall		None	None
Side parking setback (minimum)		None	None	None	None	8 feet	8 feet	None	None
Rear parking setback (minimum)		None	None	None	None	8 feet	8 feet	None	None
Impervious surface coverage (maximum)		30%	40%	45%	50%	60%	65%	None	65%
Landscape area (minimum)		None	None	None	None	40%	35%	None	None
Primary structure height (maximum)		40 feet	40 feet	35 feet	40 feet	3 stories, not to exceed 40 feet [2] [6]	5 stories, not to exceed 63 feet [2] [6]	None	20 feet
Accessory structure height (maximum)		20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	None	20 feet

Notes:

- [1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.
- [2] See Section 20.04.110 (Incentives) for alternative standards.
- [3] Or the median front setback of abutting residential structures, whichever is less.

Table 04-2: Residential District Dimensional Standards

. ft. = square feet

Dimensional Standards	R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]
[4]	Or equal to the setback of the primary structure, whichever is greater.						
[5]	Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.						
[6]	Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards Neighborhood Transition Standards).						
[7]	Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.						

Table 04-3: Mixed-Use District Dimensional Standards

sq. ft. = square feet

Dimensional Standards		MS ^[4]	MN	MM	MC	ME	MI	MD	MH
Lot Dimensions (Minimum, only for lots created after the effective date)									
Lot area	sq. ft.	5,000	5,000	5,000	5,000	5,000	5,000	See Table 04-4	10,890
	acres	0.115	0.115	0.115	0.115	0.115	0.115		0.25
Lot width		50 feet	50 feet	50 feet	50 feet	50 feet	50 feet		
Building Setbacks (Minimum)									
Front build-to range		None	15 to 25 feet	15 to 25 feet	None	None	None	See Table 04-4	None
Front building facade at build-to range (minimum)		None	70%	70%	None	None	None		None
Front		15 feet	(see above)	(see above)	15 feet	15 feet	15 feet		25 feet
Side [1]		15 feet	7 feet	7 feet	7 feet	10 feet	10 feet		10 feet
Rear [1]			10 feet						
Other Standards									
Front parking setback (minimum)		20 feet behind the primary structure's front building wall						See Table 04-4	20 feet behind the primary structure's front building wall
Side parking setback (minimum)		8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Rear parking setback (minimum)		8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Impervious surface coverage (maximum)		70%	60%	60%	60%	70%	60%		60%
Landscape area (minimum)		30%	40%	40%	40%	30%	40%		40%
Area of any individual commercial tenant (maximum)		None	5,000 sq. ft. gross floor area	None	None	None	None		None
Primary structure height (maximum) [1] [2] [3]		6 stories, not to exceed 75 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	4 stories, not to exceed 50 feet	5 stories, not to exceed 63 feet	4 stories, not to exceed 50 feet		3 stories, not to exceed 40 feet
Accessory structure height (maximum)		20 feet	20 feet	30 feet	30 feet	30 feet	30 feet		25 feet

Notes:

Table 04-3: Mixed-Use District Dimensional Standards

sq. ft. = square feet

Dimensional Standards	MS ^[4]	MN	MM	MC	ME	MI	MD	MH
Notes:								
[1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards <u>Neighborhood Transition Standards</u>).								
[2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height shall be 12 feet.								
[3] See Section 20.04.110 (Incentives) for alternative standards.								
[4] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.								

Table 04-4: Downtown Character Overlay Dimensional Standards

sq. ft. = square feet

Dimensional Standards	MD-CS	MD-DC	MD-UV	MD-DE	MD-DG	MD-ST
Lot Dimensions (Minimum)						
Lot area	None	None	None	None	None	None
Lot width	None	None	None	None	None	None
Building Setbacks						
Front build-to range	0 to 5 feet	0 to 5 feet	0 to 15 feet	0 to 15 feet	0 to 15 feet	None
Front building facade build-to range (minimum)	90%	70%	70%	70%	70%	None
Front (maximum)	None	None	None	None	None	15 feet
Adjacent to B-Line (minimum)	None	10 feet	None	None	None	15 feet
Side (minimum) [1]	None	None	None	7 feet	5 feet	5 feet
Rear (minimum) [1]	None	None	None	10 feet	5 feet	5 feet
Other Standards						
Front parking setback (minimum)	20 feet behind the primary structure's front building wall					
Side and Rear parking setback (minimum)	Requirements set per Section 20.04.080(h)(1)(A)(ii)					
Impervious surface coverage (maximum)	100%	100%	General and Restaurant Row: 85% Kirkwood Corridor: 100%	75%	75%	85%
Landscape area (minimum)	None	None	General and Restaurant Row: 15% Kirkwood Corridor: None	25%	25%	15%
Primary structure height (maximum) [1] [2] [3] [4]	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	General and Kirkwood Corridor: 3 stories, not to exceed 40 feet	3 stories, not to exceed 40 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet

Table 04-6: Authorized Exceptions to Setback Requirements	
DU = dwelling unit	
Type of Exception	Extent of Exception
Air conditioners (ground)	Up to 5 feet if screened by a fence, wall, or appropriate landscaping.
Air conditioners (window)	Up to 30 inches.
Architectural features	Up to 18 inches.
Awnings, balconies, canopies, patios, and attached exterior stairssteps	Up to 6 feet.
Bay windows, chimneys, eaves,	Up to 3 feet.
Decks	Up to 6 feet into the side or rear setback provided that no deck is closer than 2 feet to a side property line.
Fire Escapes	Up to 6 feet into side and rear setbacks.
Front Entry	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure is permitted to encroach into the front building setback, however a minimum 4 foot setback is required from the front property line.
Accessible ramps	Exempt from all setback requirements.
Satellite dishes	Up to 5 feet into the front setback and no closer than one foot to the side and rear property lines.
Detached garages or carports	Where a rear alleyway provides access to a detached garage or carport, the setback from the property line that runs parallel to the alleyway to the detached garage or carport may be reduced to three feet.
Additions to existing primary structures	For single-family, duplex, and triplex structures, additions to the first floor footprint of existing primary structures may use existing side or rear setbacks already established on the lot, provided that the gross floor area of the existing structure is not increased by more than 50 percent. In no case shall the setback be less than 10 feet (rear) or 4 feet (side). Vertical additions to existing primary structures may utilize existing front setbacks provided that the existing structure is equal to, or has a greater front setback than, the median front setback of abutting residential structures.

- (C) Where this UDO establishes a maximum setback from the front property line, that maximum setback may be increased by up to five feet to accommodate access required by the Americans with Disabilities Act, utility or access easements, or to prevent encroachment of building projections over the public right-of-way.
- (D) For parking and building setback purposes, Interstate 69 is not considered a front.

(4) **Through Lots**

On a through lot, the Planning and Transportation Director shall determine which lot line shall be deemed the front lot line based on the existing and/or proposed building orientation of surrounding lots. Through lots adjacent to an arterial street shall comply with the standards established in 20.05.050(j)(7)(A)iii (Buffer).

(f) **Building Height**

(1) **Measurement**

Maximum building heights are expressed in both overall dimension and the number of stories, where applicable.

(2) **Adjacent Properties**

Where intermittent or perennial streams are present on adjacent properties, and where required buffer zones for such streams would extend onto the subject property, the buffer zones required by this subsection (e) shall be established.

(3) **Easements**

All riparian buffer zones required to be preserved subject to this subsection (e) shall be placed within riparian buffer easements pursuant to the standards of Section 20.05.040 (Easements).

(4) **Graduated Buffer Zones**

All intermittent or perennial streams shall be protected by a riparian buffer composed of three distinct zones. These zones shall be defined as:

(A) **Streamside Zone (Zone 1).**

The primary function of the streamside zone is to ensure stream-bank stabilization.

(B) **Intermediate Zone (Zone 2)**

The primary function of the intermediate zone is to protect soil particles that trap nutrients and chemicals.

(C) **Fringe Zone (Zone 3).**

The primary function of the fringe zone is to filter runoff, and to maximize infiltration, water storage, and nutrient absorption.

(5) **Streamside Zone Design**

The streamside zone (Zone 1) shall be designed as follows:

(A) **Location**

Immediately adjacent to the stream channel.

(B) **Buffer Width**

i. For the main branches of Jackson Creek south of 2nd Street and Clear Creek south of Grimes Lane, the width of this zone shall be a minimum of 50 feet on each side of the stream, measured from the centerline of the stream.

ii. For all other streams, the width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream.

(C) **Vegetation Requirements**

All vegetative cover within this zone shall consist of undisturbed, existing vegetation, except that invasive and nonnative plants may be removed with permission from the Planning and Transportation Department. In cases where little or no existing vegetation is present, only native, water tolerant species shall be planted. Acceptable species for planting within buffer zones are listed in Section 20.04.080(d) (Permitted Plant Species ~~Permitted Plant Species~~). Plant spacing and density for new vegetation within buffer zones shall comply with current preferred practices for each plant type.

(D) **Disturbance Activities**

Only the following land disturbance activities may be allowed within this zone, subject to approval of the City Planning and Transportation Department:

- iii. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for proposed floodway encroachments that increase the base flood elevation.
- iv. Floodplain development permits issued by the Floodplain Administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to this section.

(B) Right to Submit New Technical Data

The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the City of Bloomington Planning and Transportation Department Director and may be submitted to FEMA at any time.

(C) Annexation / Detachment

Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of the Bloomington have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that the City of Bloomington’s Flood Insurance Rate Map accurately represent Bloomington’s boundaries, include within such notification a copy of a map of Bloomington suitable for reproduction, clearly showing the new corporate limits or the new area for which Bloomington has assumed or relinquished floodplain management regulatory authority.

(e) Provisions for Flood Hazard Reduction

All development shall comply with the provisions of this Section 20.04.040(e). Petitions for new or revised subdivisions shall also comply with the standards in Section 20.05.050(c).

(1) Conditional Uses

- The following are conditional uses in the ~~flood~~ floodway and floodway fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit).
- (A) Transportation facilities, including, but not limited to, bridges, streets or drives;
 - (B) Any other flood-tolerant or open space uses, such as storage of materials not subject to flood damage that do not contain hazardous pollutants;
 - (C) Parking lots constructed solely of permeable pavers;
 - (D) Recreational equipment; and
 - (E) Buildings/structures.

(2) Floodplain Status Standards

- (A) Standards for Identified Floodways (Riverine)
- Located within SFHAs, established in Section 20.04.040(c)(1), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and has erosion potential. Under the provisions of the Flood Control Act (IC 14-28-1) a permit for construction in a floodway from the Indiana Department of Natural Resources is required prior to the issuance of a local building permit for any excavation, deposit,

20.04.050 Access and Connectivity

(a) Purpose

The purpose of this section is to reduce vehicle miles traveled and related greenhouse gas emissions by encouraging walking, cycling, and transit by integrating sidewalks and bicycle routes in new development and redevelopment, and by providing for shorter and more direct routes between many destinations.

(b) Applicability

Compliance with this Section 20.04.050 (Access and Connectivity) shall be required pursuant to Section 20.04.010 (Applicability) and the specific applicability criteria established in Sections 20.04.050(c) through 20.04.050(e).

(c) Driveways and Access

(1) Number of Drives

(A) Single-Family, Duplex, Triplex, and Fourplex Residential Uses

For single-family, duplex, triplex, and fourplex residential uses, a maximum of one driveway access point shall be permitted, regardless of the number of street frontages, except that a circle drive shall be permitted according to the following standards:

- i. The maximum circle drive width shall be 10 feet;
- ii. The lot shall have at minimum of 120 feet of street frontage on the street the circle drive will access; and
- iii. The minimum distance between the driveway access points of a circle drive shall be 60 feet, measured from the inside edge of each driveway where it intersects the public right-of-way.

(B) All Other Uses

No property shall be permitted to have more than two driveway access points per street frontage.

(2) Location and Separation of Drives

(A) Generally

- i. Except as allowed under 20.04.050(c)(3)(B)(i), no entrance or drive shall be installed:
 - 1. Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.
- ii. For nonresidential uses located on corner lots, drive access shall be located on the street assigned the lower functional classification according to the Transportation Plan.
- iii. Multifamily dwelling developments may use garages with individual driveways accessing the street provided that the street being accessed is designated a local street and consistent with access management by the Transportation Plan or is a private street.

(B) **Street Classification**

The classification of all streets shall be as indicated on the Transportation Plan as contained in the Comprehensive Plan.

(C) **Distance Calculations**

- i. The distances applicable to the standards outlined in this Section 20.04.050 shall be determined as follows:
 - 1. By measuring from the intersection right-of-way line to the back of curb or edge of pavement (whichever is less) of the entrance or drive; or
 - 2. By measuring from the back of curb or edge of pavement of the first entrance or drive to the back of curb or edge of pavement (whichever is less) to the second entrance or drive. These measurements are taken along the right-of-way line.
- ii. If the parcel is not large enough to achieve the separation required below, then the drive shall be installed at a location farthest from the intersection subject to approval by the City Engineer.
- iii. The width of an allowed driveway shall be measured along the typical driving path at it's maximum width.
- ~~iii,iv.~~ Driveway and street separation standards shall apply along the same side of the street only.

(D) **Arterial or Collector Streets**

- i. **Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

No entrance or drive along an arterial or collector street shall be installed within 50 feet of any intersecting street.
- ii. **All Other Uses**
 - 1. No entrance or drive along an arterial or collector street shall be installed:
 - [a] Within 150 feet of any intersecting street.
 - [b] Within 100 feet of another driveway entrance.
 - 2. If the distance separation requirement cannot be met, then the entrance or drive shall be located equidistant from the two adjacent drives, or as approved by the City Engineer.

(E) **Local Streets**

- i. **Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

No entrance or drive along a local street shall be installed within 30 feet of any intersecting street.
- ii. **All Other Uses**
 - 1. No entrance or drive along a neighborhood street shall be installed:
 - [a] Within 100 feet of any intersecting street.
 - [b] Within 50 feet of another driveway entrance.

- 2. If the distance separation requirement cannot be met, then the entrance or drive shall be located equidistant from the two adjacent drives, or as approved by the City Engineer.

(F) **Improved Alley Access in the R1, R2, R3, R4, RM, MS, and MD Districts**

A driveway accessing the street shall be prohibited if the side or rear setback is accessible via an improved alley. Required parking spaces pursuant to Section 20.04.060 (Parking and Loading), shall be accessed directly from the adjacent alley.

(3) **Driveway and Access Design**

(A) **Generally**

- i. The City Engineering Department shall determine curb radii and other construction standards for all entrances based on the smallest design vehicle possible and to still accommodate the most common vehicle and occasional larger vehicles with appropriate encroachments, and whether an acceleration lane, deceleration lane, or passing blister is required.
- ii. Driveways shall not impede the flow of drainage. Where driveway culverts are necessary to accommodate drainage, the culvert pipe size shall be determined by a licensed engineer to prevent flooding.

(B) **Driveway Pavement Widths**

i. **Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

The width of a driveway between the required front building setback and the street shall not exceed 18 feet.

ii. **All Other Uses**

No entrance or drive located in the front yard of a property shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be one-half of the below requirements):

- 1. 24 feet if from a nonresidential use onto an arterial or collector street. The City Engineer may authorize a 34-foot entrance to accommodate heavy truck use.
- 2. 24 feet if from a nonresidential use onto a local street.
- 3. 24 feet if from a mixed-use or multifamily residential use onto any type of street.

(C) **Surface Material**

- i. Unless specifically stated otherwise in this UDO, all entrances and drives shall be asphalt, concrete, or other material approved by the city.
- ii. The Planning and Transportation Director may approve structurally engineered, permeable parking pavers for entrances and drives provided these areas are intended for low intensity or intermittent vehicular use and pavers are designed and used to mitigate the negative environmental impacts of impervious surfaces.
- iii. Areas using permeable pavers shall not be counted in impervious surface calculations.
- iv. For new development, all driveway aprons onto a street shall be constructed of concrete.
- v. Enlargement or modification of an existing driveway shall require the driveway apron to be surfaced with asphalt or concrete.

(7) Placement

To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement. In situations of limited existing right-of-way, a minimum 5 foot wide tree plot is required and any portions of required pedestrian facilities that are not located within the right-of-way shall be placed within a pedestrian easement.

(8) Minimum Tree Plot Width

All sidewalks shall be spaced away from the back of curb to provide a tree plot and to provide pedestrian separation from vehicles. This minimum distance shall be as indicated in the Transportation Plan. Except as specified elsewhere in this UDO, tree plots may not be less than five feet and shall be planted with ground cover. The Planning and Transportation Director may allow tree grates, tree boxes, or other appropriate streetscape treatments in areas that anticipate increased pedestrian traffic.

(9) Administrative Adjustment

When the petitioner can demonstrate the need to modify or alter certain design standards relating to pedestrian facilities as described below, those standards may be modified or altered by approval of the Planning and Transportation Director. In addition, these provisions may be adjusted to allow compliance with the standards of Section 20.04.050 (Access and Connectivity).

(10) Paths, Sidewalks, and Trails**(A) Construction Standards**

All path, sidewalk, and trail improvements shall be constructed as per the City of Bloomington standards and/or AASHTO requirements.

(B) Additional Facility Amenities

Additional amenities shall be required in accordance with the design standards identified in the Transportation Plan.

(C) Sidewalks**i. Material and Width**

Sidewalks shall be constructed of durable, smooth, and skid resistant material approved by the City and a minimum width of five feet.

ii. External Sidewalks

Sidewalks shall be located a minimum of one foot inside the public right-of-way or within a pedestrian easement along all abutting street frontages.

iii. Internal Sidewalks

Sidewalks shall be provided that link abutting streets to primary entrances of primary buildings on the site, link separate facilities within the site to each other, and provide access to adjoining transit stops. Internal sidewalks shall not be required for lots containing primary single-family, duplex, triplex, or fourplex dwelling uses.

- iii. No park strip shall be used for parking unless otherwise approved by the City Planning and Transportation Department based on considerations of pedestrian and traffic safety, visual appearance, and buffering.
- iv. All parking shall comply with parking landscape standards in Section 20.04.080 (Landscaping, Buffering, and Fences).
- v. For single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses, Parking shall be prohibited within the setback between the street and the building except on a driveway that meets the provisions of this Section 20.04.060.
- vi. No commercial vehicles or trailers shall be parked overnight at a residence unless that home is occupied by the business owner or employee.

(B) In the R1, R2, R3, R4, RM, RH, MS, and MD Districts

- i. Parking for single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses shall be prohibited within the required front building setback between the street and the building except on a single drive not exceeding 18 feet in width.
- ii. In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, MS, RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.
- iii. For lots at the corner of a street and the alley, the driveway on the alley shall be setback 15' from the intersection of the street and the alley.

(3) Dimensions of Parking Spaces and Drive Aisles

All on-site parking and maneuvering areas shall be constructed according to the following minimum dimensional standards and per Table 04-11:

- (A) All parking aisles shall terminate with a bump-out for turnaround maneuverability.

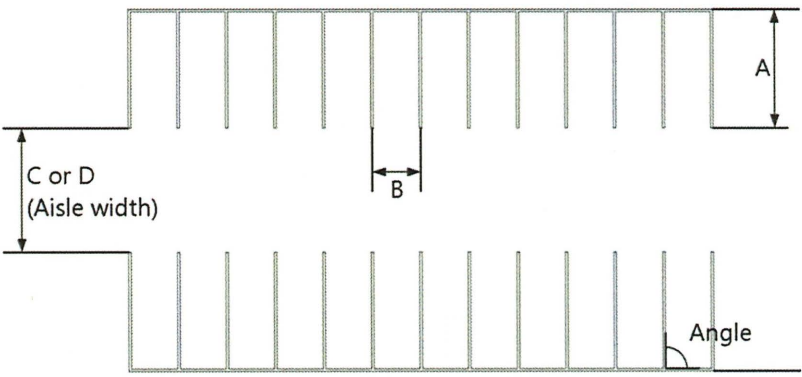


Figure 51: Illustrative Scale and Character

Table 04-11: Parking Dimensions (in feet) [2]

Angle	Parking Space		One-Way Aisle	Two-Way Aisle
	A	B	C	D
0° (parallel)	8.0	22.5 [1]	12.0	20.0
30°	15.0	8.5	12.0	20.0
45°	17.0	8.5	12.0	20.0
60°	17.5	8.5	16.0	20.0
90°	16.0	8.5	20.0	20.0

Notes:

- [1] End spaces may be a minimum of 20 feet in length where no obstruction exists.
- [2] Parking spaces for motorcycles may be provided and must be a minimum of 3 feet in width and 6 feet in depth.

- (B) If the petitioner can provide different acceptable standards based on a professionally recognized source of parking lot design, the City Planning and Transportation Department may approve alternative standards pursuant to the minor modification process outlined in Section 20.06.080(a) (Minor Modification).
- (4) **Stacked Parking**
Stacked parking arrangements are permitted.
- (5) **Back-out Parking**

(A) **Generally**
All on site vehicle parking areas shall be designed to avoid the need for vehicles to back onto public streets when exiting the parking space, unless otherwise stated in this UDO.

(B) **Exceptions**
Single-family, duplex, triplex, and fourplex uses in any zoning district shall be permitted to back-out directly onto an alley or a public street, other than an arterial street.

(C) **Back-out Parking Waiver**
Back-out parking within the required side or rear setback may be allowed onto adjacent alleys subject to the following standards:

i. The lot in question does not exceed 20,000 feet in area;

ii. A maximum of eight back-out parking spaces are permitted per site; and

iii. Parking shall directly access an improved alley.

iii.iv. Parking spaces shall be designed to be no less than 45 degrees to the alley.
- (6) **Stormwater Drainage**

(A) Water draining from a parking lot shall not flow across a sidewalk.

(B) All parking lots, excluding drives that do not afford direct access to abutting parking spaces, shall have a slope of five percent or less.

(7) **Surface Material**

- (A) Except for dwelling, single family (detached), dwelling, single-family (attached), dwelling, duplex, dwelling, triplex, and dwelling, fourplex residences or as stated in subsection (6) above, or an exception is provided elsewhere in this UDO, all areas used for parking shall be hard surface of concrete, asphalt, brick pavers, or other approved material. Where crushed stone parking surfaces are approved, they shall be contained within a raised, permanent border.
- (B) All new driveway aprons onto a street shall be surfaced with concrete. Enlargement or modification of an existing driveway shall require the driveway apron to be surfaced with concrete, except that the driveway apron for a single-family, duplex, triplex, or fourplex use on a local street may use asphalt or concrete.
- (C) Areas using permeable parking pavers shall not count towards impervious surface calculations.
- (D) Except for single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses, and display areas for vehicle sales and rental uses, all off-street parking spaces shall be striped or otherwise designated to clearly mark each space.
- (E) All driving lanes and parking aisles in parking lots shall be curbed, unless an alternative design allowing for adequate stormwater management is approved.

(8) **Electric Vehicle Charging**

Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:

- (A) Located on the same lot as the principal use;
- (B) Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and
- (C) Outfitted with a standard electric vehicle charging station.

(9) **Parking Area Landscaping**

All development shall comply with Section 20.04.080(h).

(10) **Parking Area Lighting**

All development shall comply with Section 20.04.090.

(11) **Pedestrian and Bicycle Circulation**

All development shall comply with Section 20.04.050.

(j) **Loading Area Location and Design**

(1) **Applicability**

This Section 20.04.060(j) shall apply to all loading areas.

(2) **Location**

Loading berths shall be located at the rear of a structure.

(m) Bicycle Parking Location and Design

(1) Location

(A) Rights-of-way

Bicycle parking spaces shall not be located fully or partially within a public right-of-way without prior approval of the City.

(B) Access and Pedestrian Obstruction

All required bicycle parking spaces shall be located so that a minimum three-foot clear pedestrian passage space is provided to all sides of a standard six-foot bicycle parked in each required space, and so that there is at least 54 inches of clearance remaining for ADA compliance on pedestrian pathways.

(C) Design and Proximity

Required bicycle parking spaces shall be designed to allow bicycles to be secured with a lock to a fixed object and shall be located within 50 feet of the main entrance of each primary building on site.

(D) Collocation

Bicycle parking facilities may be located in a non-required vehicular automobile parking space so long as it is not a parking space required to comply with the Americans with Disabilities Act and the location meets the other provisions of this section.

(E) Distribution

Buildings with twelve bedrooms or more shall provide a minimum of two exterior Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking.

(2) Design

(A) Generally

- i. Bicycle parking location and design shall comply with City of Bloomington standards in the Administrative Manual.
- ii. Bicycle parking shall accommodate two points of contact that are separated horizontally.
- iii. Bicycle parking shall be accessible from the pedestrian/bicycle way without the need to lift the bicycle over a curb.
- iv. Bicycle parking shall be located no farther than the closest motor vehicle parking space, excluding accessible vehicle parking spaces.

(B) Type

- i. All bicycle parking requirements shall be met using either long-term Class I or short-term Class II bicycle security facilities.
- ii. For multifamily residential uses, developments with 25 or more dwelling units shall provide:
 1. A minimum of one-half of the total required bicycle parking spaces as covered, short-term Class II bicycle parking facilities; and

- 2. Masonry;
- 3. Brick;
- 4. Natural stone;
- 5. Precast concrete;
- 6. Split-faced block; and/or
- 7. Transparent glass.

ii. **Secondary Exterior Finish Materials**

- 1. Wood;
- 2. EIFS;
- 3. Metal panel or siding (minimum 26 gauge) factory fabricated and finished system with smooth, embossed, or consistent rib pattern and concealed fasteners(except corrugated); or
- 4. Other products that replicate the appearance and durability of the above materials, as approved by the staff.

(D) **Exterior Facades**

All facades of a primary building shall incorporate three or more of the following design elements in each module to avoid blank, uninterrupted walls, except that buildings less than 40 feet in width shall incorporate a minimum of two of the design elements. A module can be a maximum of 40 feet in width..

- i. Awning or canopy that extends at least 24 inches from the building face;
- ii. Change in building facade height in relation to the adjacent modules of a minimum of five feet of difference, except that buildings 25 feet or less in height may utilize a minimum of two feet of difference;
- iii. A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation ~~facing a street~~ and a minimum of 30 percent of each upper floor on each façade/elevation;
- iv. Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building façade and extend from the ground to the top of the building.

(E) **Patterns**

All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- i. Facades shall consist of at least one primary and one secondary color.
- ii. At least one of these elements, either texture or color, shall repeat horizontally across the facade.
- iii. Variations in texture and color elements shall repeat vertically a minimum of every 30 feet.

(F) **Eaves and Roofs**

Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.

(G) 360-Degree Architecture

Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

(H) Primary Pedestrian Entry

- i. One primary pedestrian entrance shall be provided for every facade facing a street.
- ii. On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-69 shall not be used as the higher classified street.
- iii. The pedestrian entry shall contain at least three of the following architectural details:
 - 1. Pilasters, change in building mass, or a distinct facade module projection;
 - 2. Public art display;
 - 3. Prominent building address, building name, and enhanced exterior light fixtures, such as wall sconces or light coves;
 - 4. Raised corniced entryway parapet; or
 - 5. Recessed or framed sheltered element of at least 3 feet in depth to protect pedestrians from weather;
 - 6. Integral planters or wing walls that incorporate landscaping or seating.

(I) Windows on Primary Facades

All first-story windows on the ~~primary~~ facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

(J) Anti-Monotony Standards

In the case of new construction of multifamily units, any development containing more than three individual buildings shall incorporate the following variations to break up monotony in design:

- i. Differences in rooflines;
- ii. Differences in building footprint;
- iii. Differences in the number of floors per building.

(K) Street Addresses

- i. Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight inches in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10 inches in height.
- ii. Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- iii. All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials, and shall be clearly visible and identifiable from the street.

(C) **Vehicular and Pedestrian Movement**

Plant materials shall be located to avoid interference with vehicular and pedestrian movement and shall not project over sidewalks, paths, or trails below a height of eight feet. Plant materials shall not project over street curbs or pavement within rights-of-way or access easements below a height of 15 feet.

(D) **Vision Clearance**

Landscape materials shall be located to avoid interference with visibility per Section 20.04.050(c)(4) (Vision Clearance Triangle).

(E) **Green Infrastructure**

All green infrastructure facilities, including detention basins, bioswales, and raingardens shall be planted with only native seed and/or plugs.

(F) **Installation Prior to Occupancy**

All landscaping required by the approved site plan shall be installed and inspected prior to issuance of a recommendation for final occupancy, unless an extension is approved by the Planning and Transportation Department for weather-related or unique circumstances.

(2) **Plant Material Standards**

(A) **Live Plantings**

All plant material shall be living and healthy. Dead, ailing, diseased or artificial plants shall not be recognized as contributing to required landscape treatments.

(B) **Species Identification**

New plantings shall have species identification tags on the plant or paid purchase identification labels on the plants during the final inspection. A receipt with purchase order for plantings may be submitted prior to inspection in lieu of tags or labels on site.

(C) **Prohibited Plant Species**

Species identified as invasive, detrimental, or noxious shall not be planted under any circumstances and will not be counted toward landscape requirements. Unless specifically approved by the City Urban Forester or Senior Environmental Planner, the use of columnar trees is not allowed.

(D) **Species Diversity**

- i. On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site. On sites that require an aggregate total of 40 or more shrubs, any given genus of shrubs shall be limited to a maximum of 30 percent.
- ii. Where shrubs are required to be planted, up to 15 percent of the total number of required shrubs may be substituted with perennial forb species, graminoids, or ferns. This does not apply to shrubs required as part of a landscape buffer requirement per Section 20.04.080(g). Any substituted plants used toward parking lot perimeter requirements shall be species that typically grow to be at least four feet in height, and shall be maintained in accordance with Section 20.04.120(a) (Landscaping).

(E) **New Planting Sizes**

The following minimum sizes shall apply to all required plant material:

i. **Deciduous Trees**

All newly planted deciduous trees shall be at least two-inch caliper.

ii. **Evergreen Trees**

All newly planted evergreen trees shall be at least six feet in height.

iii. **Shrubs**

Shrubs shall be at least three-gallon container size and a minimum of 18 inches in height.

(F) **Substitution**

i. **Public Art**

The Planning and Transportation Department may allow up to five percent of the minimum landscape area requirement to be replaced with public art. Public art shall not replace required buffer yard landscaping as required by Section 20.04.080(g) or required parking lot landscaping required by Section 20.04.080(h) and shall not count towards impervious surface area on the lot.

ii. **Existing Vegetation**

1. The City Planning and Transportation Department may permit the substitution of required on-site landscape ~~excluding street tree requirements~~ with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO. Existing street trees can be used to meet street tree requirements on a one-to-one basis, no credit for DBH shall be given for street trees to be preserved.
2. Vegetation preserved to meet the requirements of Section 20.04.030(h), (Tree and Forest Preservation), may be substituted for required landscaping, provided it meets the requirements of Section 20.04.080(c)(2).
3. Existing vegetation listed in Section 20.04.080(d), shall be credited towards required landscaping based on the following values:

[a] **Deciduous Trees**

A credit of one tree per every four inches DBH of an existing qualified deciduous tree is earned. No single existing tree shall count towards more than four individual required trees.

[b] **Evergreen Trees**

A credit of one tree per every 12 feet in height of an existing qualified evergreen tree is earned. No single existing tree shall count towards more than three individual required trees.

[c] **Shrubs**

A credit of one shrub per every one existing qualified shrub is earned.

(G) **Ground Cover**

- i. Except in the PO zoning district, turf grass and other vegetative ground cover shall be used for all landscaped areas, except as listed below. Crushed rock or gravel is not allowed as ground cover.
 - 1. Parking lot bumpouts, islands, and endcaps smaller than 324 square feet may use mulch.
 - 2. Areas within 24 inches of a building foundation and underneath staircases may use mulch or decorative stone.
 - 3. For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may ~~only be used in defined landscape beds with raised borders~~ and occupy no more than 30% of a property.
- ii. ~~Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch or stone shall not be used as groundcover except~~ one foot beyond the dripline of shrubbery no more than 4 feet in diameter surrounding shrubs, not more than one foot in diameter from perennials and grasses, and shall be no more than six feet in diameter surrounding trees.
- ~~iii.~~ Except as provided in Section 20.04.080(c)(2)(G)(i), decorative stone may not be used as groundcover.
- iv. Approved stormwater detention and retention facilities may utilize decorative mulch or stone on a one-time basis at time of installation as allowed or required by City of Bloomington Utilities. Landscaping stone or riprap or other non-vegetative material may be incorporated in stormwater treatment alternatives, such as swales or culvert outfalls, as approved by City of Bloomington Utilities.
- ~~iii.v.~~ Mulch is allowed for use on defined paths with raised borders that are less than 4' wide. Areas used for paths shall count as impervious surface coverage

(3) **Tree Protection**

- (A) Any existing trees intended to be preserved and counted toward minimum landscape requirements shall be protected during the entire duration of construction by a Tree Protection Barrier. The Tree Protection Barrier shall be installed at the Tree Protection Zone and be at least 4 feet tall, highly visible, sturdy, and have warning signs on or near it for the duration of the construction activity..
- (B) Construction activities shall be prohibited within the tree protection zone, a three-foot minimum radius surrounding the dripline of the tree.
- (C) No equipment or supply storage, equipment movement, rest or picnicking area, or any land disturbing activities shall be allowed in the tree protection zone.

(4) **Alternatives Authorized**

A reduction in the count, configuration, or location of required landscaping materials may be allowed when alternatives are justified by site or development conditions. The petitioner shall provide justification for the use of alternatives and shall demonstrate how compliance with the standard(s) from which a deviation is sought will be achieved to the maximum extent practicable.

- (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~~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~~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 04-15: Permitted Herbaceous Flowering Perennial Plant Species~~.

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
Common Privet	<i>Ligustrum vulgare</i> ^
Bush or Amur Honeysuckle	<i>Lonicera maackii</i> ^
Morrow's Honeysuckle	<i>Lonicera morowii</i> ^
Tatarian Honeysuckle	<i>Lonicera tatarica</i> ^
Bell's Honeysuckle	<i>Lonicera x bella</i> ^
Heavenly Bamboo, Sacred bamboo	<i>Nandina domestica</i>
Jetbead	<i>Rhodotypos scandens</i> ^
Bristly Locust	<i>Robinia hispida</i>
Multiflora Rose	<i>Rosa multiflora</i> @
Wineberry	<i>Rubus phoenicolasius</i>
Japanese Spirea or Japanese Meadowsweet	<i>Spiraea japonica</i>
Atlantic Poison Oak	<i>Toxicodendron pubescens</i> , syn. <i>Rhus pubescens</i>
European Highbush Cranberry	<i>Viburnum opulus</i> var. <i>opulus</i>

(f) Street Trees

(1) Number

The minimum number of required street trees to be planted shall be one large canopy tree for every 30 feet of property that abuts a public right-of-way. If medium or small trees are allowed, two medium or small trees can be substituted for each large canopy tree.

(2) Type

Street tree species shall be subject to approval by the City's Urban Forester based on hardiness, seasonal appearance, species diversity, carbon sequestration, and contribution to shading and cooling.

(3) Location

(A) Freeway/Expressway

Street trees along a limited-access highway shall be planted within 15 feet of the property line that abuts the limited-access highway. No trees shall be planted in the right-of-way.

(B) Arterial, Collector, Local or Private Street

Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street and within 4 feet of any public pedestrian facilities. Street trees planted within the front yard shall not count towards other landscaping requirements.

- (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**

Removed by
Plan
Commission.

- (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.

(2) General Standards

(A) Responsibility

The developer or owner of the property being developed is responsible for installing and maintaining in perpetuity the buffer yard at the time of that development. The adjacent property owner shall not be required to participate in the installation of the buffer yard.

(B) Location

All required buffer yard areas shall be provided entirely on the subject property. The required buffer yards shall be installed despite the presence of alleys, streams or other features that may separate the two properties.

(C) Plant Material

All plant material used to meet the buffer yard requirements shall meet the standards of this section, and shall be selected from the list of permitted plant species in Section 20.04.080(d).

(D) Planned Unit Development

For development adjacent to a Planned Unit Development, or for a Planned Unit Development adjacent to existing development, the zoning district that most closely matches the predominant use of the Planned Unit Development shall be used to determine the buffer yard type, as determined by the decision-making body.

(E) Credit Toward Other Requirements

New landscaping that is required to meet these buffer yard requirements shall not count toward other site or parking lot landscaping requirements.

(F) Prohibited Uses

Buildings, parking areas, swimming pools, refuse areas and dumpsters, or drive aisles are not allowed within buffer yards.

(3) Buffer Yard Types

Required buffer yards shall be installed according to the following standards:

Table 04-19: Required Buffer Yard Types

Buffer Yard Treatment	Buffer Type		
	Type 1	Type 2	Type 3
Minimum width [1]	10 feet	15 feet	20 feet
Deciduous trees	1 tree every 20 linear feet	1 tree every 20 linear feet	1 tree every 20 linear feet
Evergreen trees	1 tree every 20 linear feet	2 trees every 20 linear feet	3 trees every 20 linear feet
Small or medium trees	2 trees every 20 linear feet	3 trees every 20 linear feet	5 trees every 20 linear feet
Other	No requirement	No requirement	If site constraints hinder the density required, one of the options below may be used: A 6-foot opaque fence; or A stone/brick wall; or A 5-foot tall undulating berm planted with shrubs

Notes:

[1] The buffer yard setback is measured from the property line along the boundary between the subject and adjoining properties.

- (C) Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two feet and eight feet respectively from the foundation wall.

(2) **Parking Lot Perimeter Plantings**
See Section 20.04.080(h)(1).

(l) **Vacant Lot Landscaping**

(1) **Applicability**

Except for lots where the primary land use is urban agriculture, vacant lots with frontage on a public street shall be subject to the requirements of this Section 20.04.080(l).

(2) **Timing**

Landscaping or ground cover shall be installed as required in Section 20.04.080(l)(3) on the lot where demolition activity has occurred within 180 days after the issuance of a demolition permit, unless:

- (A) The City Planning and Transportation Department has granted an extension of time due to the need for more time to complete demolition activities or due to the presence of seasonal or inclement weather; or
- (B) A site plan has been approved for the reuse of the property. If an approved site plan has expired and has not been renewed, landscaping as outlined in Section 20.04.080(l)(3) shall be installed within 180 days after site plan expiration.

(3) **Planting Requirements**

- (A) For lots of one-half acre or less, the entire lot containing the demolition activity shall be covered with grass or other suitable ground cover. No ground cover is required in locations where existing vegetation, remaining structures, or parking areas serving such remaining structures still exist.
- (B) For lots greater than one-half acre, one of the following landscaping options must be selected:
 - i. The entire area disturbed for demolition shall be covered with grass or other suitable ground cover; or
 - ii. A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. ~~This planting area may either utilize raised planters or be level with street grade.~~ Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas.

(m) **Screening**

(1) **Roof-Mounted Mechanical Equipment**

- (A) Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building’s architectural design.
- (B) The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground-level.
- (C) Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements.

(4) **Light Trespass**

- (A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts.
- (B) Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts.
- (B)(C) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.

(5) **Glare**

All lighting fixtures shall be installed so as not to cause glare at or beyond the property line and shall not be aimed toward traffic.

(A) **Shielding**

- i. All lighting fixtures, except motion detector-activated lighting, shall be fully shielded so that the lighting element is not visible to an observer at any property line, except as stated otherwise in this Section 20.04.090.
- ii. Unless otherwise specified, all lighting fixtures shall be full cutoff type as installed.
- iii. A lighting fixture may beam light upward only if all upward light is reflected back down by a canopy, roof, or other such structure.
- iv. Full shielding is not required for motion detector activated lighting of less than 1,800 lumens, provided the light cycles off no more than 10 minutes after coming on.



Figure 52: Exterior Light Shielding

(B) **Floodlights and Spotlights**

- i. Floodlights and spotlights shall be fully shielded so that the light element is not visible to an observer on any property either zoned or used for residential purposes and is not visible to an observer on any public right-of-way.

20.04.100 Signs

(a) Purpose

- The intent of these sign standards is to:
- (1) Accomplish the goals of the Comprehensive Plan;
 - (2) Avoid unnecessary proliferation of signs;
 - (3) Provide developments with appropriate identification;
 - (4) Create a consistent streetscape;
 - (5) Maintain and enhance the aesthetic environment of the city and its City;
 - (6) Eliminate potential hazards to motorists and pedestrians resulting from sign clutter; and
 - (7) Promote the health, safety, and welfare of the residents of the City of Bloomington.
 - (8) No part of these standards shall in any way be interpreted to infringe upon those rights guaranteed by the First Amendment to the United States Constitution or Article 1, Section 9 of the Indiana Constitution.

(b) Applicability

No sign or advertising device shall be established, altered, changed, erected, constructed, reconstructed, moved, divided, enlarged, demolished or maintained except in compliance with this Section 20.04.100.

(c) Permit Requirements

- (1) **Generally**

A sign permit shall be required for all signs located, erected, constructed, reconstructed, moved, or altered unless specifically exempted by this Section 20.04.100.
- (2) **Signs not Requiring a Permit**

The following signs are exempt from the requirement to obtain a sign permit, unless specifically required by another subsection of this Section 20.04.100.
- (A) **Public Signs**

Any signs erected, or required to be erected, by a unit of local, state, or federal government. City of Bloomington public signs are exempt from signage regulations.
- (B) **Small Signs**

Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f) (1) through (f)(4), they and must be less than 6 feet tall if freestanding.-
- (C) **Temporary Signs**
 - i. In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area and shall not exceed 6 feet in height if freestanding.-

- ii. In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area and shall not exceed 6 feet in height if freestanding.
 - iii. In all nonresidential and mixed-use zoning districts, each vacant tenant space, or tenant space that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area that shall be attached to the wall of the vacant space.
- (D) **Murals**
Murals are exempt from the requirement to obtain a sign permit.
- (E) **Window Signs**
Window signs shall not exceed 25 percent of the glass area of any individual window or glass door frame and shall not count towards the wall sign allowance of the use or property.
- (F) **Sandwich Board Signs**
Sandwich board signs shall comply with the standards of this Section.

(d) Sign Measurements

Sign height and sign area measurements shall be calculated as follows:

- (1) **Wall Signs**
The area of wall signs shall be calculated as the smallest regular geometric figure needed to circumscribe any images, text, or other identifying trait placed on a structure.
- (2) **Freestanding Signs**
- (A) The area of freestanding signs shall be calculated as the smallest regular geometric figure needed to circumscribe the sign, exclusive of supporting structures.
 - (B) The height of a freestanding sign shall be measured from the grade beneath the sign or from the crown of the adjacent street, whichever is higher. The ground beneath a sign shall not be raised to artificially change the point at which the sign height is measured.
- (3) **Double-faced Signs**
For all freestanding, projecting, or temporary signs permitted by this chapter, a double-faced sign may be erected. Only the face area of one of the two sides shall be considered the face area of the entire sign. In such cases, the two sign faces shall be identical in area, shall be placed back to back, and shall be separated by a distance of no more than two feet.

(e) Prohibited Sign Types

The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100 or Section 20.03.030(h)(3):

- (1) **Animated Signs**
Signs that use any motion picture, laser, or visual projection of images or text.
- (2) **Bench Signs**
A sign located on the seat or back of a bench placed on or adjacent to a public right-of-way.

- (3)

Imitation of Public Signs

Signs that purport to be, are in imitation of, or resemble a public sign as described by the Manual on Uniform Traffic Control Devices. Examples include but are not limited to stop signs, yield signs, or pedestrian crossing signs.
- (4)

Off-premise Signs

Signs advertising goods, products, services, events or activities not located, sold or offered on the premises or tenant space on which the sign is located, except for signs as provided in Section 20.04.100(c)(2)(B), Section 20.04.100(c)(2)(C), Section 20.04.100(k)(9), and Section 20.04.100(l)(7).
- (5)

Vehicle Signs

Vehicles, vans, trailers or trucks that are parked continuously in the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs, provided the vehicles or trailers are in use on a regular basis, are not continuously parked in one parking lot or parking space, and are not being used to serve in the same manner as an additional freestanding sign or temporary sign.
- (6)

Intermittent Lights

Signs that have intermittent blinking, flashing, or fluttering lights, including any device that has a changing light intensity, brightness of color, or gives such illusion, including but not limited to strobe lights.
- (7)

Pole Signs

Signs that are mounted on a freestanding pole or other support that is not part of or attached to a building or structure.
- (8)

Temporary Signs

Any temporary sign not specifically permitted in Section 20.04.100(i)(9), Section 20.04.100(j)(8), Section 20.04.100(k)(6), and Section 20.04.100(l)(6) or specifically exempted in Section 20.04.100(c)(2)(C), including but not limited to pennants, streamers, balloons, inflatable signs, spinners, and feather flags.
- ~~(9)~~

~~**Projecting Signs**~~

~~Any sign that projects outward more than 12 inches from the facade of a building in, except as provided in Section 20.04.100(l).~~
- ~~(10)~~(9)

Electronic Reader Board Signs

Any electronic reader board sign not specifically permitted in Section 20.04.100(g)(3).

(f)

Prohibited Sign Locations

Signs shall not be installed at any of the following locations:

- (1)

Public Easement

In any public easement, unless the sign is a public sign authorized by Section 20.04.100(c)(2)(A), or is further authorized by the city.

(2) **Public Right-of-Way**

In any public right-of-way, unless the sign is an approved wall sign, awning, or projecting sign; or is authorized by Section 20.04.100(k)(9) , ~~or the sign is authorized by~~ Section 20.04.100(l)(3), ~~or the sign is authorized by~~ Section 20.04.100(l)(7); or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;

(3) **Roofs**

On the roof of a structurebuilding, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be planed on top of awnings.

(4) **Vision Clearance Triangle**

Within a vision clearance triangle as specified in Section 20.04.050(c)(4) (Vision Clearance Triangle).

(5) **Miscellaneous**

On any traffic control signs, highway construction signs, fences, railings, utility poles, street signs, trees or other natural objects.

(g) **General Design Standards**

Unless otherwise stated in this UDO, the following standards apply to all signs.

(1) **Freestanding Signs**

All freestanding signs shall comply with the following standards:

(A) **Setback**

All freestanding signs shall be set back a minimum of two feet from the proposed right-of-way line or outside of the required clear zone of a public sidewalk, whichever is greater, unless specifically approved by the City's Transportation and Traffic Engineer.

(B) **Mounting**

All freestanding signs shall be permanently affixed to the ground.

(C) **Base**

Sign bases shall conform to the following standards:

- i. Sign bases shall have an aggregate width, including support structures, of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign.
- ii. The base and exposed foundation of all freestanding signs shall be covered with a finished material such as brick, stone, metal, or wood.

(D) **Cap**

A decorative cap may extend up to 18 inches above the height limit specified in this Section 20.04.100. The decorative cap shall have no identifying text, images, or identifying traits.

(E) **Landscaping**

- i. For any new freestanding sign, a landscaped area located around the entire base of a freestanding sign is required.

- ii. The landscaped area shall contain materials consisting of shrubs, spread no greater than three feet on center, and densely planted perennial ground cover.
 - iii. The landscaped area shall be greater than or equal to the freestanding sign face area.
- (F) **Illumination**
- Sign lighting shall comply with the light trespass regulations in Section 20.04.090 (Outdoor Lighting) and also may not exceed one foot candle at a distance of 6’ from the sign face.

- (2) **Changeable Copy**
- Unless specified otherwise in this UDO, signs may incorporate areas for changeable copy, provided that any combination of the changeable copy area and any electronic reader board component area combined does not exceed 40 percent of the total sign area.

- (3) **Electronic Reader Boards**
- Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following:
- (A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less).
- (B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds.

(C) Electronic reader boards are not permitted on signs larger than 125 square feet.

- (4) **Wall Signs**
- Wall signs shall be located on any exterior portion of the building that is occupied by the use or portion of a building that is occupied by the use if the building has multiple uses.

(h) Waiver of Right to Damages

- (1) The Plan Commission, the Board of Zoning Appeals, and the City Planning and Transportation Department are each authorized to request waivers of the right to and receipt of damages pursuant to Indiana Code 22-13-2-1.5, Indiana Code 36-7-2-5.5, and Indiana Code 32-24, in connection with any petition for a permit or other approval that may involve erection of a new sign or removal or alteration of a lawfully erected sign, including a lawful nonconforming sign.
- (2) Waivers may be requested from the following:
- (A) The petitioner;
 - (B) The property owner;
 - (C) The sign owner; and
 - (D) Any other person with an interest in the site or the sign.
- (3) The owner and/or the petitioner shall be responsible for obtaining waivers from all persons listed in Section 20.04.100(h)(2).

(i) Residential District Sign Standards

- (1) **Applicability**
- This section applies to the R1, R2, R3, R4, RM, RH, and RMH zoning districts.

(8) **Window Signs**

Window signs are not permitted for residential uses.

(9) **Temporary Signs**

In addition to the temporary signs exempted under Section 20.04.100(c)(2)(C), conforming nonresidential uses and multifamily structures with at least 15 dwelling units are permitted to display temporary signage provided that the temporary signs comply with the following standards:

- (A) All temporary signs shall receive a sign permit from the City Planning and Transportation Department before being displayed;
- (B) A maximum of three temporary signs per display period described below are permitted;
- (C) Temporary sign types shall be limited to freestanding portable signs or materials not prohibited in 20.04.100(e)(8);
- (D) Temporary signs shall not exceed 16 square feet in area per side;
- (E) Freestanding temporary signs shall not exceed six feet in height; and
- (F) External illumination of temporary signs is prohibited.
- (G) Display of temporary signs shall be permitted for a maximum of three periods of up to 30 days per period, per calendar year. These permitted periods may be combined into one or two periods per year provided that the total display period does not exceed 90 days.

(j) MS, MM, MC, ME, MI, MH, EM, and PO District Sign Standards

(1) **Applicability**

This sign standards section applies to the MS, MM, MC, ME, MI, MH, EM, and PO zoning districts.

(2) **Wall Signs**

The following standards shall apply to wall signs for individual uses or tenants within a multi-tenant center:

(A) **Allowance**

i. **Individual Nonresidential Uses**

The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary facade facing a public or private street.

ii. **Multi-tenant Center**

The cumulative square footage of all wall signs for any individual tenant shall not exceed one and one-half square feet per lineal foot of the tenant's facade width facing either a public or private street or facing a parking area if no street frontage is adjacent. For purposes of this Section 20.04.100(j), only one facade of the building may be used to measure the sign allowance, with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

iii. **Size Limits**

No non-residential use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.

(B) Maximum Projection

Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

(C) Location

Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.

(D) Multi-tenant Nonresidential Centers

In addition to other wall signs permitted in this Section 20.04.100(j)(2), multi-tenant nonresidential centers shall be permitted a single wall sign not exceeding 20 square feet in area.

(3) Projecting Signs

A 5 square foot projecting sign is allowed on a tenant's lease space. Projecting signs shall count toward wall signage allotment.

(4) Freestanding Signs

The following standards shall apply to all freestanding signs:

(A) Number

- i. Freestanding signs shall not be permitted on lots with 30 feet or less of public street frontage.
- ii. Lots with greater than 30 feet and less than 500 feet of frontage on a public street are permitted one freestanding sign.
- iii. Lots with 500 feet or more of public street frontage, one freestanding sign shall be permitted for each 250 feet of public street frontage.
- iv. The number of signs allowed per street frontage shall be determined based on the length of frontage on each street. Each frontage is regulated separately, and total square footages may not be aggregated.
- v. In no case shall any lot have more than four freestanding signs.

(B) Area**i. Individual Nonresidential Uses**

1. Freestanding signs on lots with greater than 30 feet and less than 50 feet of public street frontage shall not exceed 20 square feet.
2. Freestanding signs on lots with at least 50 feet and less than 75 feet of public street frontage shall not exceed 30 square feet.
3. Freestanding signs on lots with at least 75 feet of public street frontage shall not exceed 45 square feet.
4. Where a lot has more than one public street frontage, each street frontage shall be regulated independently.

- (D) Temporary signs shall not exceed 16 square feet.
- (E) Freestanding temporary signs shall not exceed six feet in height.
- (F) External illumination of temporary signs is prohibited.
- (G) Display of temporary signs shall be permitted for a maximum of three periods of up to 30 days per period, per calendar year. These permitted periods may be combined into one or two periods per year provided that the total display period does not exceed 90 days.

(k) MN District Sign Standards

(1) Applicability

This sign standards section applies to the MN zoning districts.

(2) Wall Signs

The following standards apply to wall signs for individual uses or tenants within a multi-tenant center:

(A) Allowance

i. Individual Nonresidential Uses

The cumulative square footage of all wall signs shall not exceed one square foot per lineal foot of primary structure that faces a public or private street.

ii. Multi-tenant Centers

The cumulative square footage of all wall signs for any individual use shall not exceed one square foot per lineal foot of the facade width associated with the use facing either a public or private street or facing a parking area if no street frontage is adjacent. For purposes of this section, only one facade of the building will be used to measure allowance with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

iii. Limits

No ~~non-residential use~~property shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.

(B) Location

No wall signage shall be located on a side or rear building facade facing a residential use. Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.

(C) Maximum Projection

No part of a wall sign, other than an awning sign, shall protrude more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

(3) Projecting Signs

A 5 square foot projecting sign is allowed on a tenant's lease space. Projecting signs shall count toward wall signage allotment

(4) Freestanding Signs

The following standards apply to permanent freestanding signs:

(2) **Wall Signs**

The following standards apply to wall signs for individual uses and tenants within a multi-tenant center:

(A) **Allowance**

i. **Individual Nonresidential Uses**

The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary structure that faces a public or private street.

ii. **Multi-tenant Centers**

1. **First Story**

The cumulative square footage of all permanent wall signs for an individual use shall not exceed one and one-half square feet per lineal foot of the use's facade width facing either a public or private street or parking area if no street frontage is adjacent for locations on the first floor. For purposes of this section, only one facade of the building will be used to measure allowance with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

2. **Upper Story Uses**

- [a] Uses located above the first story shall be permitted a wall sign allowance equal to 50 percent of the total allowance permitted for first story uses as provided in Section 20.04.100(l)(2)(A)ii.1) above.
- [b] The sign shall be located on the lease space or along a wall within five feet of the lease space.

3. **Additional Sign**

Multi-tenant centers shall be permitted a single wall or projecting sign that does not exceed 20 square feet in area. .

iii. **Multifamily**

Developments containing more than two units shall be permitted wall signage that shall not cumulatively exceed 24 square feet.

iv. **Limits**

No property shall be limited to less than 20 square feet of wall signage and no use or tenant shall exceed 100 square feet of wall signage.

(B) **Location**

Wall signs for individual tenants within a multi-tenant center shall be located on the tenants lease space, except as regulated in Section 20.04.100(l)(2)(A)ii.2) above.

(C) **Maximum Projection**

No part of a wall sign, other than a projecting sign or awning, shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

(3) **Projecting Signs**

The following standards apply to projecting signs:

(2) **Drainage Plan**

All subdivision requests shall include the submittal of a drainage plan to the City Utilities Department, and are subject to the requirements of Title 13 (Stormwater) of the Bloomington Municipal Code.

(3) **Common Area**

Engineered and built drainage improvements, including but not limited to detention and retention facilities, for subdivisions shall be contained within common areas. Such improvements shall be constructed and maintained according to City Utilities Department standards.

(4) **Easements**

Features and improvements shall be located within easements where required, in accordance with the Administrative Manual and this UDO.

(i) **Flood Damage Mitigation**

All subdivision proposals shall:

- (1) Be consistent with the need to minimize flood damage.
- (2) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) Have adequate drainage provided to reduce exposure to flood hazards.

(j) **Streets and Rights-of-Way**

(1) **Applicability**

All developments submitted for subdivision approval shall allocate adequate areas for new streets in conformity with this UDO and Transportation Plan.

(2) **Private Streets**

- (A) Unless approved by the Plan Commission and the Board of Public Works, private streets are not permitted. All proposed streets shall have right-of-way dedicated as indicated on the Transportation Plan.
- (B) All private streets shall be constructed to the public street standards established in this UDO and other applicable City standards.

(3) **Dedication of Right-of-Way**

In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional right-of-way width as fee simple right-of-way along either one or both sides of such streets in order to bring them up to standards.

(4) **Construction and Installation Standards for Streets**

- (A) All street improvements are to be designed, constructed and installed per the City Planning and Transportation Department Standards and Specifications.

(k) Utilities

(1) Sanitary Sewer Standards

(A) Applicability

All subdivisions proposed to the Plan Commission for approval under the provisions of this UDO shall provide for the collection of all sanitary sewage discharges by the installation of sanitary sewers. These sewers shall be tied into the community-wide system as per City Utilities Department standards and constructed within street rights-of-way or within dedicated sewer easements.

(B) Location

Septic systems shall not be permitted unless adequate sewer system service is not available and such unavailability is verified by the City Utilities Department.

(2) Water Service Standards

(A) Applicability

All proposed plats submitted to the Plan Commission for approval, under the provisions of this chapter, shall provide for the installation of a complete potable water and fire protection distribution system.

(B) Private/Semipublic Systems

Private or semipublic water supplies and distribution systems shall not be allowed.

(C) Extension of Public Water Supplies

The extension of public water supplies and distribution systems shall be made at the sole expense of the petitioner. The construction plans shall be approved by the City Utilities Department and shall be on file with the City Utilities Department prior to the issuance of secondary plat approval.

(3) Coordination of Sewer/Waterline Installation

It shall be the petitioner's responsibility to coordinate the installation of the sewer and water system with other utilities. Conflicts with prior constructed utilities and damage to them shall not be allowed. If such damage occurs, the work shall be stopped, and damages repaired before allowing the work to continue.

(4) Fire Hydrants

Fire hydrants shall be installed along all public streets and shall have a maximum distance between hydrants of 600 feet, or otherwise approved by the Fire Chief.

(5) Construction Standards for Utilities

All public utility improvements shall be designed and installed as per City Utilities Department standards. All new utility lines shall be buried.

Chapter	Citation	Current Language	Proposed Language	Synopsis
2	20.02.010 Table 02-4	New language	[3] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
2	20.02.010 Table 02-5	New language	[1] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
2	20.02.010 Table 02-7	New language	[4] The front building setback shall be determined by the standards of the base zoning district	Adds language from RM district for situations where a SFR or plex is constructed
2	20.02.020 Table 02-9	new language	[3] The front building setback shall be determined by the standards of the base zoning district	Adds language regarding front setback for plexes to use base standards of district
2	20.02.020 Table 02-9	none	Add allowance for SFR and plexes to use R4 standards	Adds allowance for single family and plexes to use the R4 standards, the MS development standards are often impractical on individual lots for these uses
2	20.02.050(a)(2)(C)(vii)	New	Enhanced exterior light fixtures, such as wall sconces or light coves	Adds additional element option for pedestrian entrance
2	20.02.050(a)(2)(E)	New All portions of the building facade facing the street above three stories in the DC character area, and portions of the building facade facing the street above two stories in the DG and ST character areas, shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.	Pedestrian entrances on facades located within 0 to 5 feet of the front property line shall be recessed a minimum of four feet into the front building facade	Adds language from TRO to also apply to Downtown
2	20.02.050(a)(5)(B)		All portions of the building facade facing the street above two stories in the DG and ST character areas and above three stories in the DG all other character areas, and portions of the building facade facing the street, shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.	Modifies language to apply for all districts in case incentives are used
2	20.02.050(b)(9)(A)(ii)	Pedestrian scaled street lighting shall not exceed 15 feet in height	Pedestrian scaled street lighting shall not exceed 15 feet in height. Additional street lighting may be required, as determined to be necessary by the City Engineer and approved by the Board of Public Works.	Adds exception for taller lights when deemed necessary by the City Engineer
4	Table 04-2	New	[7] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
4	20.04.020 Table 04-2	Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards	Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.	Adds duplicate language from Chapter 2
4	20.04.020 Table 04-3	none	Add footnote in MS district that "Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district."	Adds allowance for single family and plexes to use the R4 standards, the MS development standards are often impractical on individual lots for these uses.
4	20.04.020 Table 04-3	new language	Add [4] to MS header	Adds language regarding front setback for plexes to use base standards of district

4	Table 04-6	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure.	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure. structure is permitted to encroach into the front building setback, however a minimum 4' setback is required from the front property line.	adds a minimum setback for this exception
4	Table 04-6	Awning, balconies, canopies, patios, and steps	Awning, balconies, canopies, patios, and steps attached exterior stairs	Revises language to clarify that exterior stairs attached to a building was the intent of this regulation
4	20.04.030(e)(5)(B)	The width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream.	The width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream. i. For the main branches of Jackson Creek south of 2nd Street and Clear Creek south of Grimes Lane, the width of this zone shall be a minimum of 50 feet on each side of the stream, measured from the centerline of the stream.. ii. For all other streams the	Increases riparian buffer width along main branches of Jackson Creek and Clear Creek
4	20.04.040(e)(1)	The following are conditional uses in the flood fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit).	The following are conditional uses in the floodway and floodway fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit). floodway	Revises language to include the areas within the Floodway that are also subject to conditional use allowances
4	20.04.050(c)(2)(C)(iv)	New Section No entrance or drive shall be installed: Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.	Driveway and street separation standards shall apply along the same side of the street only. Except as allowed under 20.04.050(c)(3)(B)(i), No entrance or drive shall be installed: Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.	Clarifies that the separation standards are for drives along the same side of the street
4	20.04.050(c)(2)(A)(i)	Improved Alley Access in the R1, R2, R3, R4, RM, and MD Districts	Improved Alley Access in the R1, R2, R3, R4, RM, MS , and MD Districts	Revises to exempt single family, duplex, triplex, and fourplex uses to allow driveways that are parallel to the street
4	20.04.050(d)(7)	To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement.	To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement. In situations of limited existing right-of-way, a minimum 5' wide tree plot is required and any portions of required pedestrian facilities that are not located within the right-of-way must be placed within a pedestrian easement.	Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.060(i)(2)(B)	In the R1, R2, R3, R4, RM, RH, and MD Districts In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.	In the R1, R2, R3, R4, RM, RH, MS , and MD Districts In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, MS , RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.	Adds additional clarifying language Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.060(i)(2)(B)(ii)			Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.060(i)(5)(C)(iv)	New Section	Parking spaces shall be designed to be no less than 45 degrees to the alley	Clarifies a minimum angle for alley spaces

4	20.04.060(i)(8)	Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:	Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:	Adds provision for providing an ADA van accessible space as an EV charging station
4	20.04.060(m)(1)(E)	Buildings with twelve bedrooms or more shall provide a minimum of two Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking	Buildings with twelve bedrooms or more shall provide a minimum of two exterior Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking	Clarifies these spaces should be on the exterior
4	20.04.070(d)(2)(D)(iii)	A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;	A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street and a minimum of 30 percent of each upper floor on each façade/elevation;	Revises language so that this can be utilized on any facade and not just the side facing a street and adds upper floor requirement
4	20.04.070(d)(2)(I)	All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass	All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass	Syncs language with other similar standards
4	20.04.080(c)(2)(D)(i)	On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site.	On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site. On sites that require an aggregate total of 40 or more shrubs, any given genus of shrubs shall be limited to a maximum of 30 percent.	Adds diversity requirement for shrubs
4	20.04.080(c)(2)(F)(ii)(1)	The City Planning and Transportation Department may permit the substitution of required on-site landscape excluding street tree requirements with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO.	The City Planning and Transportation Department may permit the substitution of required on-site landscape excluding street tree requirements with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO. Existing street trees can be used to meet street tree requirements on a one-to-one basis, no credit for DBH shall be given for street trees to be preserved.	Revises language to allow credit for preserving existing street trees
4	20.04.080(c)(2)(G)(i)(3)	For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may only be used in defined landscape beds with raised borders	For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may only be used in defined landscape beds with raised borders and occupy no more than 30% of a property.	Modifies landscape groundcover standards for single family to allow areas of mulch
4	20.04.080(c)(2)(G)(ii)	Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch or stone shall not be used as groundcover except one foot beyond the dripline of shrubbery and shall be no more than six feet in diameter surrounding trees.	Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch or stone shall not be used as groundcover except one foot beyond the dripline of shrubbery no more than 4 feet in diameter surrounding shrubs, no more than one foot in diameter from perennials and grasses, and shall be no more than six feet in diameter surrounding trees.	Revises groundcover standards to remove stone around landscaping and revises standards for shrubs and perennials
4	20.04.080(c)(2)(G)(iii)	New section	iii. Except as provided in Section 20.04.080(c)(2)(G)(i), decorative stone may not be used as groundcover.	Revises groundcover standards to remove stone around landscaping and revises standards for shrubs and perennials
4	20.04.080(c)(2)(G)(v)	new section	Mulch is allowed for use on defined paths with raised borders that are less than 4' wide. Areas used for paths shall count as impervious surface coverage.	Adds language for walking paths to utilize mulch
4	20.04.080(d)	All plant material shall be selected from this Section 20.04.080(d). Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval	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	Adds species listed in CBU's stormwater manual as permitted species

4	20.04.080(f)(3)(B)	Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street. Street trees planted within the front yard shall not count towards other landscaping requirements.	Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street and within 4' of any public pedestrian facilities. Street trees planted within the front yard shall not count towards other landscaping requirements.	Adds distance maximums for trees from a sidewalk when a tree plot is not available
4	20.04.080(f)(4)(A)	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.	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.	Changes designation for decisions regarding street tree design Adds dumpster and trash collection areas in the list of prohibited items in buffer yards
4	20.04.080(g)(2)(F)	Buildings, parking areas, swimming pools, or drive aisles are not allowed within buffer yards.	Buildings, parking areas, swimming pools, refuse areas and dumpsters, or drive aisles are not allowed within buffer yards.	
4	20.04.080(l)(3)(B)(ii)	A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. This planting area may either utilize raised planters or be level with street grade. Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas. (A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts. (B) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.	A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. This planting area may either utilize raised planters or be level with street grade. Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas.	Eliminates ability to use planter boxes, these are not viable long term and can look inappropriate
4	20.04.090(c)(4)	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f).	(A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. (B) Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts. (C) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.	Breaks Section (A) into two sections to separate the regulations
4	20.04.100(c)(2)(B)	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f).	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f) and must be less than 6' tall if freestanding.	Adds height limit to small signs
4	20.04.100(c)(2)(B)	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f).	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f) (1-4).	Modifies language to allow these small signs on fences where these are often utilized to denote limited information
4	20.04.100(c)(2)(C)(i)	In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area	In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area. All signs allowed under this section shall not exceed 6' in height.	Adds height limit to small signs
4	20.04.100(c)(2)(C)(ii)	In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area	In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area and shall not exceed 6' in height if freestanding.	Adds height limit to small signs
4	20.04.100(e)	The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100	The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100 or Section 20.03.030(h)(3)	Adds exemption language for signage associated with Construction Support Activities
4	20.04.100(e)(9)	Any sign that projects outward more than 12 inches from the facade of a building in, except as provided in Section 20.04.100(l).	Delete this section	Projecting signs are allowed in all districts

4 20.04.100(f)(2)	<p>In any public right-of-way, unless the sign is authorized by Section 20.04.100(k)(9) , or the sign is authorized by Section 20.04.100(l)(3), or the sign is authorized by Section 20.04.100(l)(7), or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;</p> <p>On the roof of a structure, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below.</p>	<p>In any public right-of-way, unless the sign is an approved wall, awning, or projecting sign; or is authorized by Section 20.04.100(k)(9) , or the sign is authorized by Section 20.04.100(l)(3), or the sign is authorized by Section 20.04.100(l)(7); or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;</p> <p>On the roof of a structure building, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be placed on top of awnings.</p> <p>Sign bases shall have an aggregate width (including support structures) of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign</p>	<p>Clarifies that signs attached to buildings are allowed in the right-of-way</p>
4 20.04.100(f)(3)			<p>Clarifies that certain parts of a building (e.g. an awning) are allowed to have signs on them</p>
4 20.04.100(g)(1)(C)(ii)	<p>Sign bases shall have an aggregate width of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign</p> <p>Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following: (A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less). (B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds.</p>	<p>Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following: (A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less). (B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds. (C) Electronic reader boards are not allowed on signs larger than 125 square feet.</p>	<p>Clarifies that support structures are included in the width calculations</p>
4 20.04.100(g)(3)	<p>No use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.</p>	<p>No non-residential use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.</p>	<p>Adds prohibition of electronic signs on signs larger than 125 square feet.</p>
4 20.04.100(j)(2)(A)(iii)			<p>Clarifies limitations of this section</p>
4 20.04.100(j)(2)(B)	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached</p>	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</p>	<p>Adds additional language for signs on awnings</p>
4 20.04.100(k)(2)(A)(iii)	<p>No property shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.</p>	<p>No non-residential property use shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.</p>	<p>clarifies limitations of this section</p>
4 20.04.100(k)(2)(B)	<p>No wall signage shall be located on a side or rear building facade facing a residential use.</p>	<p>No wall signage shall be located on a side or rear building facade facing a residential use. Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.</p>	<p>Syncs language with other similar standards</p>
4 20.04.100(k)(2)(C)	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</p>	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</p>	<p>Adds additional language for signs on awnings</p>
4 20.04.100(l)(2)(C)	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</p>	<p>Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</p>	<p>Adds additional language for signs on awnings</p>
4 20.05.050(j)(3)	<p>In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional width along either one or both sides of such streets in order to bring them up to standards.</p>	<p>In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional right-of-way width as fee simple right-of-way width along either one or both sides of such streets in order to bring them up to standards.</p>	<p>Clarifies that right-of-way is dedicated as fee simple</p>

4 20.05.050(k)(5)	All public utility improvements shall be designed and installed as per City Utilities Department standards.	All public utility improvements shall be designed and installed as per City Utilities Department standards. All new utility lines shall be buried.	Adds language requiring new utility lines to be buried
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****Amendment Form****

Ordinance #: 2025-12
Amendment #: Am 01
Submitted by: Cm. Piedmont-Smith
Date: May 20, 2025

Proposed Amendment: (Additions shown in **bold**; Deletions shown in ~~striketrough~~)

1. In Table 02-9, titled “MS District Dimensional Standards,” appearing on p. 30 of the Bloomington, Indiana – Unified Development Ordinance and included in Attachment “A” to Ord. 2025-12, the heading of the right-most column shall read:
Single-Family, Duplex, Triplex, or
Fourplex Dwelling [3]
2. In Table 04-2, titled “Residential District Dimensional Standards,” appearing on p. 123 of the Bloomington, Indiana – Unified Development Ordinance and included in Attachment “A” to Ord. 2025-12, footnote number 1 shall read:
[1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base’s zoning district. **the standards for the base zoning district.**
3. In Table 04-3, titled “Mixed-Use District Dimensional Standards,” appearing on p. 126 of the Bloomington, Indiana – Unified Development Ordinance and included in Attachment “A” to Ord. 2025-12, footnote number 4 shall read:
[4] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base’s zoning district. **the standards for the base zoning district.**

4. In Subsection 20.04.080(f)(4)(A), titled “MD District,” appearing on p. 221 of the Bloomington, Indiana – Unified Development Ordinance and included in Attachment “A” to Ord. 2025-12, the words in the margin “Removed by Plan Commission” shall be stricken, such that the subsection shall read:

~~Removed by Plan Commission.~~

(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.~~ **Transportation and Traffic Engineer.**

Synopsis

This amendment corrects errors and clarifies language in Attachment “A” to Ordinance 2025-12. It adds footnote number “[3]” to the heading of the right-most column in Table 02-9. It also updates footnote number 1 in Table 04-2 and footnote number 4 in Table 04-3 to state that the front building setback shall be determined by “the standards for the base zoning district”. Finally, the fourth amendment clarifies the intention of the Plan Commission to retain the original language of Bloomington, Indiana – Unified Development Ordinance in Attachment “A”.

05/21/25 Regular Session Action: 7-0 (Flaherty and Rosenbarger absent)



**City of Bloomington
Office of the Common Council**

May 27, 2025

City of Bloomington Plan Commission
401 North Morton Street, Room 160
P.O. Box 100
Bloomington, IN 47402

Dear Plan Commissioners,

This letter is being written pursuant to I.C. 36-7-4-607(e)(4), which requires the Council, in the event it amends a proposal to amend the text of the City's zoning ordinance, to return the proposal and the amendment(s) to the Plan Commission, with a statement of reasons for the amendment(s). On March 19, 2025, the Common Council received certification of the Plan Commission's action on proposals to amend certain provisions of the Unified Development Ordinance, which came forward as

- Ordinance 2025-12 - To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Amendments and Updates Set Forth in BMC 20.02 and 20.04
- Ordinance 2025-13 - To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Amendments and Updates Set Forth in BMC 20.03

At a Regular Session on May 21, 2025, the Common Council approved of the ordinances listed above with amendments, all by a vote of 7-0. Attached to this correspondence are copies of the following records:

- Ordinance 2025-12, signed by the Council President, along with Attachment A to Ordinance 2025-12, consisting of the certification of Plan Commission Case No. ZO-07-25, including Jackie Scanlan's Memo and the red-lined proposal of changes forwarded to the Council by the Plan Commission, and Attachment B to Ordinance 2025-12, consisting of the relevant Council amendment to the proposal, which include a written statement of the reason for the amendment.
- Ordinance 2025-13, signed by the Council President, along with Attachment A to Ordinance 2025-13, consisting of the certification of Plan Commission Case No. ZO-08-25, including Jackie Scanlan's Memo and the red-lined proposal of changes forwarded to the Council by the Plan Commission, and Attachment B to Ordinance 2025-13, consisting of the relevant Council amendment to the proposal, which include a written statement of the reason for the amendment.

The Council extends its deep appreciation for the work of the Plan Commissioners and staff on these items and is looking forward to your response to these proposed amendments. Please forward any questions to your staff and your attorney.

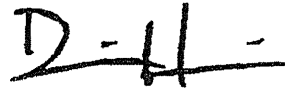
Sincerely,

Hopi Stosberg, President
Bloomington Common Council

****REPORT TO THE COMMON COUNCIL****

In accordance with Indiana Code 36-7-4-606(g), I hereby file this Report to the Common Council of the action of the Plan Commission in regard to Ordinance 2025-12. Ordinance 2025-12 amended regulations in the City's Unified Development Ordinance as amended by the Common Council and was accompanied by the amendments and a statement of reasons for those amendments. I certify that the Plan Commission considered the aforementioned materials via Case Number ZO-07-25 and approved the Unified Development Ordinance as amended by an 7-0 vote at a public meeting on June 9, 2025.

Date: June 23, 2025



David Hittle, Secretary
Plan Commission

Received by the Common Council Office this 30 day of June, 2025.



Nicole Bolden, City Clerk

