

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

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-08-25 (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:



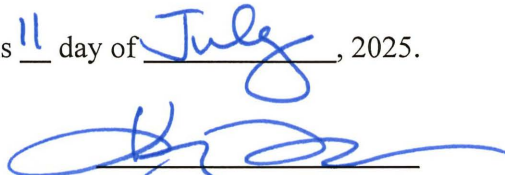
NICOLE BOLDEN, Clerk
City of Bloomington

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 use-specific standards in Chapter 3. There are 10 amendments identified.

Note: At the May 21, 2025 Regular Session, the Council Amendment 01 to this resolution. The amendment removes the word “exclusive” to clarify that any use of autonomous vehicle services in vehicle fleet operations is prohibited in the MM and MN zoning districts.

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 2025-13 is a true and complete copy of Plan Commission Case Number ZO-08-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025


David Hittle, Secretary
Plan Commission

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


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
Zoning Change	Investments	Change
New Fees	Annexation	Short-Term Borrowing
		Other

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

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

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

Signature of Controller

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

Yes _____ No _____ XX _____

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

Approval of case ZO-08-25 amends the Unified Development Ordinance (UDO), with amendments and updates to use-specific 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.)

ATTACHMENT “A”

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-13 is a true and complete copy of Plan Commission Case Number ZO-08-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025


David Hittle, Secretary
Plan Commission

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

Nicole Bolden, City Clerk

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Cause of Request:

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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-08-25 amends the Unified Development Ordinance (UDO), with amendments and updates to use-specific 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-08-25 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-08-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

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

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-13:

- 1. ZO-08-25 | Chapter 3: Use Regulations

ZO-08-25 | Chapter 3: Use Regulations

This petition deals with Chapter 3, and the amendments deal with the following: removing the separate utility requirement in duplexes, triplexes, and fourplexes; clarifying how setbacks are determined for building interior parking; clarifying ground floor residential locations for the downtown zoning district; clarifying when perimeter sidewalks are required in cottage development projects and adding a dwelling size maximum; excluding electric charging units from maximum dispenser amounts; adding use-specific standards for vehicle fleet operations; clarifying temporary structure permitting, and allowing signage on construction fencing. There are 10 amendments identified. These changes are important for various reasons. Most of the changes are clarifying standards for particular uses.

(B) Occupancy

Occupancy of each dwelling unit in a duplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

(C) Design

In the R1, R2, R3, and R4 zoning districts the following shall apply:

- i. Each unit in a newly constructed duplex dwelling shall have a separate exterior entrance facing a public or private street. Duplex dwellings created through renovation or expansion of existing structures shall have a least one exterior entrance facing a public or private street.
- ii. The following design elements of the duplex dwelling shall be similar in general shape, size, and design with the majority of existing single-family or duplex structures on the same block face on which it is located:
 - 1. Roof pitch;
 - 2. Front porch width and depth;
 - 3. Front building setback; and
 - 4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).
- iii. No duplex dwelling structure shall contain more than six bedrooms total.
- ~~iv. Each individual dwelling unit shall have separate utility meters.~~

(D) Approval

In the R1, R2, and R3 zoning districts, upon Conditional Use approval, a 150 foot buffer shall be created around the approved duplex dwelling. No newly created or expanded (through addition or habitable space) duplex dwellings shall be allowed in said buffer in the R1, R2, and R3 zoning districts for a period of 2 years after the date of the Conditional Use approval. For purposes of this section, the 150 feet shall be measured from the property lines of the parcel receiving approval.

(E) Maximum Number

In the R1, R2, and R3 zoning districts, the BZA shall approve a maximum of 15 duplex dwellings (newly created or expanded through addition or habitable space) per calendar year.

(4) Dwelling, Triplex and Fourplex

(A) Generally

- i. The property owner (or HAND registered agent) shall have no Notices of Violation on file in the Planning and Transportation Department for the prior three years at the time of Conditional Use application.

(B) Occupancy

Occupancy of each unit in a triplex and fourplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

(C) Design

- i. Triplex and fourplex dwellings shall have a minimum of one exterior entrance and no more than two exterior entrances facing a public or private street.
- ii. The following design elements of the triplex or fourplex dwelling shall be similar in general size, shape, and design with the majority of existing structures on the same block face on which it is located:
 - 1. Roof pitch;
 - 2. Front porch width and depth;
 - 3. Front building setback; and
 - 4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).
- iii. In the R4 zoning district, no triplex dwelling structure shall contain more than nine bedrooms total, and no fourplex dwelling structure shall contain more than 12 bedrooms total.
- iv. ~~Each individual dwelling unit shall have separate utility meters.~~

(5) Dwelling, Multifamily**(A) Ground Floor Parking**

Any portions within the ground floor of a structure used for vehicular parking and drive aisles directly accessing parking spaces shall be located at least 20 feet behind the building facade facing a public street, except that drive aisles are excluded for development sites of 0.5 acres or less. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

(B) Size

In the MN and R4 zoning districts, no more than eight multifamily or student housing or dormitory dwelling units shall be constructed on one single lot or parcel.

(C) Building Floor Plate

Buildings with more than 20 dwelling units cannot have a floor plate larger than 10,000 square feet. Buildings that utilize either the affordable housing or sustainable incentive shall be allowed a maximum of 15,000 square feet per qualified building. Buildings that utilize both the affordable housing and sustainable incentives shall be allowed a maximum of 30,000 square feet per qualified building.

(D) Ground Floor Units

- i. Ground floor dwelling units shall be prohibited in the MD-ST (Showers Technology) and MD-CS (Courthouse Square) Downtown Character Overlays, and the ME zoning district.
- ii. In the MD zoning district, each dwelling unit located on the ground floor within 20 feet of the front property line shall be constructed with the first floor elevated a minimum of 3 feet above the adjacent sidewalk grade. Any dwelling unit shall be located at least 20 feet from the front property line does not have to meet the 3 foot elevation requirement. behind each building facade facing a public street.

(6) Dwelling, Live/Work

- (A) The residential unit shall be located above or behind the nonresidential areas of the structure.

(D) **Central Open Space**

Each cottage development shall include at least one centrally located open space area of at least 400 square feet per dwelling unit. Parking areas cannot be counted toward this open space requirement.

(E) **Parking and Access**

- i. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
- ii. Parking may take place on a shared, paved parking lot or in shared driveways.
- iii. Shared driveways may access individual garages.
- iv. Project perimeter sidewalks ~~may be~~ required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.

(F) **Landscaping and Buffering**

- i. All cottage developments shall install a bufferyard type 1 along rear and side lot lines per Section 20.04.080 (Landscaping, Buffering, and Fences).
- ii. Parking lot landscaping shall be provided per the requirements of Section 20.04.060 (Parking and Loading).

(G) **Architecture**

- i. All structures shall meet the design standards applicable to single-family homes in the zoning district where the property is located.
- ~~ii.~~ Dwelling units shall have a maximum 1:3 width to depth ratio for the first floor.
- ~~iii.~~ Each unit shall have a maximum cumulative area of 1,200 square feet.

(8) **Dwelling, Mobile Home**

All mobile homes shall be installed on a permanent foundation and have perimeter skirting.

(9) **Manufactured Home Park**

(A) **Entrance and Drive**

Manufactured or mobile home parks with 20 or more dwelling sites shall comply with the following standards.

- i. At least two access points for ingress to and egress from the park shall be provided.
- ii. Individual dwelling sites shall only have driveways providing access to interior streets.
- iii. Each new driveway apron onto a street shall be surfaced with concrete.
- iv. Enlargement or modification of any existing driveway shall require the driveway apron to be surfaced with concrete.

(B) **Parking**

i. **Location**

Required parking shall be located on each dwelling site.

ii. **Surface Material**

- 1. Parking spaces shall utilize a dustless, hard surface of concrete, asphalt, brick pavers, or a similar durable surface approved by the Planning and Transportation Director.

(13) Equipment Sales and Rental

- (A) Outdoor display of equipment for sale or rental shall only be permitted in the MC and EM zoning districts.
- (B) In the MC zoning district, all outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (C) Any outdoor display area shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

(14) Vehicle Fuel Station

- (A) In the MM, MD, and ME zoning districts, the use shall be limited to a total of four metered fuel dispenser units. For the purpose of this section, each hose shall count as one fuel dispenser unit.
- (B) In the MM, MD, and ME zoning districts, major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.
- (C) In the MM, MD, MC, and ME zoning districts, all activities other than vehicle fueling shall be conducted within a completely enclosed building.
- (D) In the MM, MD, MC, and ME zoning districts, no outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (E) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (F) All structures including fuel canopies shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials.
- (G) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from public streets.
- (H) At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas. Electric charging units shall not count toward the maximum dispenser units allowed.

(15) Vehicle Fleet Operations

- (A) In the MM and MN zoning districts, only vehicle fleet operations that do not include the exclusive use of autonomous vehicle services are permitted.
- (B) Vehicle fleet operations that include autonomous vehicle services shall not be located on a property within 300 feet (measured from the nearest property line of the vehicle fleet operations using a straight line, without regard to intervening structures or the public right-of-way) of any of the following:
 - i. School, Public or Private (preschool, K-12);
 - ii. Day care center, adult or child;
 - iii. Park (including publicly owned multiuse trails;
 - iv. R1, R2, R3, R4, or RHM zoning district, including any portions of a Planned Unit Development designated for single family residential use;

- v. RM or RH zoning district, including any portion of a Planned Unit Development designated for multifamily residential use; and
- (C) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (D) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (E) All structures, including fuel canopies, shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials
- (F) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from the public streets

(15)(16) Vehicle Impound Storage

Vehicle impound storage lots shall be screened with a solid fence or wall at between eight and 10 feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces. Required plantings shall be located on the side of the fence closest to abutting properties.

(16)(17) Vehicle Parking Garage

- A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached to but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
- B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:
 - a. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lentils and sills that utilize different finishing material than adjacent facade.
 - b. The building shall be designed so that the presence of parked vehicles is not visible.
 - c. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.
 - d. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements.

(17)(18) Vehicle Repair, Major or Minor

- (A) All major overhaul, body and fender work, upholstery and welding, and spray painting shall be conducted within a completely enclosed building.
- (B) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (C) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

(18)(19) Vehicle Wash

Where a car wash facility is located adjacent to a Residential zoning district, the following restrictions shall apply:

(1) Generally**(A) Permit Required**

All temporary uses and temporary structures larger than 144 square feet shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use ~~Table 03-1: Allowed Use Table~~, shall be prohibited.

(B) Off-street Parking

Parking for temporary uses shall not result in parking for any other existing use on the property falling below the minimum off-street parking required by Section 20.04.060 (Parking and Loading), and shall not block any driveways or drive aisles required for access to any other existing use on the property.

(C) Public Rights-of-way

Temporary uses shall be arranged so that vehicles do not block a public right-of-way.

(D) Signs

Temporary uses shall be permitted to display one banner sign with an area of up to 16 square feet without the need to obtain sign permits, subject to regulations on permitted locations and maximum height of signs of the same type in the zoning district where the temporary use is located. Temporary banner signs shall be located on a structure (not freestanding).

(2) Book Buyback

The temporary buyback of higher education books shall require a temporary use permit. Such permit shall be valid for a maximum of two periods of seven consecutive days or one period of 15 consecutive days. No property shall be issued permits totaling more than 15 days in a calendar year.

(3) Construction Support Activities

Contractor's offices, equipment storage, and portable lavatories are permitted on or adjacent to construction sites on property owned or controlled by the owner of the property on which the construction is taking place, subject to the following conditions:

- (A) The use shall only occur between 15 days before and 15 days after the construction activity. All temporary facilities shall be removed within 15 days after completion of construction;
- (B) The structures shall not contain sleeping or cooking facilities; and
- ~~(C)~~ (D) Portable lavatories shall be located as to minimize impacts to adjacent residential uses.
- ~~(C)(D)~~ Temporary signage is allowed to be mounted to construction fencing.

(4) Farm Produce Sales

A temporary use permit is not required to operate a farm produce sales use, but such use shall comply with the standards of this UDO, in addition to the following standards:

- (A) Temporary tents, structures, or stands used for the sale of farm produce shall not exceed 150 square feet;
- (B) Farm produce sales operations shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the principal use in this UDO;

Chapter	Citation	Current Language	Proposed Language	Synopsis
3	20.03.030(b)(3)(C)(iv)	Each individual dwelling unit shall have separate utility meters	Each individual dwelling unit shall have separate utility meters	Removes this requirement as it adds to development cost and can be prohibitive for conversion of existing space.
3	20.03.030(b)(4)(C)(iv)	Each individual dwelling unit shall have separate utility meters	Each individual dwelling unit shall have separate utility meters	Removes this requirement as it adds to development cost and can be prohibitive for conversion of existing space.
3	20.03.030(b)(5)(A)	Any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building facade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.	Any portions within the ground floor of a structure used for vehicular parking and drive aisles directly accessing parking spaces shall be located at least 20 feet behind the building facade facing a public street, except that drive aisles are excluded for development sites of 0.5 acres or less. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.	Clarifies that the access aisle for the parking spaces is included in the 20' setback for project sites over half an acre
3	20.03.030(b)(5)(D)(ii)	In the MD zoning district, each dwelling unit located on the ground floor shall be located at least 20 feet behind each building facade facing a public street.	In the MD zoning district, each dwelling unit located on the ground floor within 20 feet of the front property line shall be constructed with the first floor elevated a minimum of 3 feet above adjacent sidewalk grade. Any dwelling unit shall be located at least 20 feet from the front property line does not have to meet the 3 foot elevation requirement.	Revises language for situations where an existing building may be 20' back from the street and they want to create ground floor dwelling units or situations where someone wants to create ground floor units within that 20', requiring elevation.
3	20.03.030(b)(7)(E)(iv)	Project perimeter sidewalks are required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.	Project perimeter sidewalks are may be required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.	Makes requirement for perimeter sidewalks discretionary
3	20.03.030(b)(7)(G)	New Section	iii. Each unit shall have a maximum cumulative area of 1,200 square feet	Adds a square footage limitation to insure these are smaller homes and more typical of an actual cottage development
3	20.03.030(d)(14)(H)	At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas	At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas. Electric charging units shall not count toward the maximum dispenser units allowed. (15) (A) In the MM and MN zoning districts, only vehicle fleet operations that do not include the exclusive use of autonomous vehicle services are permitted. (B) Vehicle fleet operations that include autonomous vehicle services shall not be located on a property within 300 feet (measured from the nearest property line of the vehicle fleet operations using a straight line, without regard to intervening structures or the public right-of-way) of any of the following: i. School, Public or Private (preschool, K-12); ii. Day care center, adult or child; iii. Park (including publicly owned multiuse trails); iv. R1, R2, R3, R4, or RHM zoning district, including any portions of a Planned Unit Development designated for single family residential use; v. RM or RH zoning district, including any portion of a Planned Unit Development designated for multifamily residential use; and (C) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted. (D) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited. (E) All structures, including fuel canopies, shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials (F) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from the public streets	Clarifies that electric dispenser units do not count toward maximum number of allowed fuel dispenser units
3	20.03.030(d)	New language		new use specific language

3	20.03.030(h)(1)(A)	All temporary uses shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use Table, shall be prohibited.	All temporary uses and temporary structures larger than 144 square feet shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use Table, shall be prohibited.	adds language regulating temporary structures larger than 144 square feet
3	20.03.030(h)(3)(D)	new section	(D) Temporary signage is allowed to be mounted to construction fencing	Adds language allowing signage to be mounted to construction fencing for security and informational purposes

****Amendment Form****

Ordinance #: 2025-13
Amendment #: Am 01
Submitted by: Cm. Piedmont-Smith
Date: May 14, 2025

Proposed Amendment: (Deletions shown in ~~strike through~~)

1. Subsection (A) of paragraph (15) entitled “Vehicle Fleet Operations,” as added at p.106 of the Bloomington, Indiana – Unified Development Ordinance as shown in Attachment “A” to Ord. 2025-13 shall read:

(15) Vehicle Fleet Operations

(A) In the MM and MN zoning districts, only vehicle fleet operations that do not include the ~~exclusive~~ use of autonomous vehicle services are permitted.

2. All other sections of Attachment “A” to Ord. 2025-13 shall remain unchanged.

Synopsis

This amendment removes the word “exclusive” to clarify that any use of autonomous vehicle services in vehicle fleet operations is prohibited in the MM and MN zoning districts.

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.

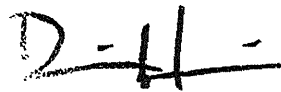
Sincerely,

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 2025-13. Ordinance 2025-13 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-08-25 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

