

Passed 7-0 (Flaherty absent) (Zulich out of the room)

Bloomington Common Council Ordinance 2026-11 - Chapter 2: Zoning Districts; Chapter 3: Use Regulations; Chapter 5: Subdivision Standards; Chapter 7 Definitions corrections to the Unified Development Ordinance

Preamble

Whereas, the Common Council by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect 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 April 13, 2026, 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 April 23, 2026; 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.

Be It Ordained by the Common Council of the City of Bloomington, Monroe County, Indiana, That:

Section 1:

Title 20, entitled "Unified Development Ordinance", is amended.

Section 2:

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. Z02026-02-0004 Chapter 2: Zoning Districts; Chapter 3: Use Regulations; Chapter 5 Subdivision Standards; Chapter 7 Definitions (hereinafter "Attachment A")
 - B. Any Council amendment thereto (Attachment "B").

Section 3:

The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section 2 into a single text document for codification.

Section 4: 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, or 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 5: Effective Date.

This Ordinance shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Section 6: 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

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 20 day of May, 2026.



Signature of Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:



Signature of Bloomington City Clerk Nicole Bolden

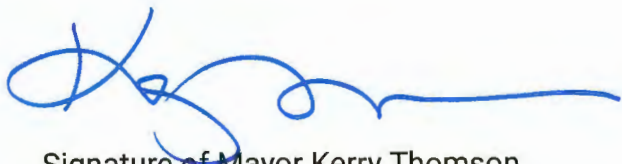
Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this 02 day of June , 2026.



Signature of Bloomington City Clerk Nicole Bolden

Approval by the Mayor:



Signature of Mayor Kerry Thomson

Returned with Mayor's signature on June 11, 2026 - NB

Synopsis:

This Ordinance contains corrections and amendments to Chapter 2: Zoning Districts; Chapter 3: Use Regulations; Chapter 5: Subdivision Standards; Chapter 7: Definitions of the Unified Development Ordinance. There are 28 amendments in this petition.

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

"Changeable copy" means a sign that displays words, lines, logos, or symbols that can be easily changed to provide different information without altering the face or surface of such sign.

"Channelized runoff" means water runoff that would have naturally flowed over and through the soil, deflected to and moved through an artificial open channel or waterway that eventually makes its way to surface water resources.

"Check cashing" means a business that for compensation engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Check cashing also includes a facility that provides loans to individuals in exchange for personal checks as collateral. The term "check cashing" does not include a state or federally regulated bank or credit union.

"Chicken flock" means as defined in Section 7.01.010 (Definition of terms) of the Bloomington Municipal Code, as that definition may be amended, which is expressly incorporated into this UDO by reference.

"Church." See "place of worship."

"City" means the City of Bloomington, Indiana.

"City of Bloomington Survey of Historic Sites and Structures" means those sites and structures listed in the City of Bloomington Survey of Historic Sites and Structures, as it may be amended or replaced with said table being incorporated into this UDO by reference and made a part thereof, two copies of which are on file in the office of the clerk for the legislative body for public inspection.

"Club" or "lodge" means a nonprofit membership organization that holds regular meetings, whose members pay annual dues, that is organized for a common interest, usually cultural, civic, religious, or social, and that has formal written membership requirements. A "club" or "lodge" may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage in professional entertainment for the enjoyment of members and their guests. There are no sleeping facilities. This does not include "fraternity or sorority house."

"College." See "school, college or university."

"Collocation" means a space on an existing or proposed communication tower that can be used for the installation and/or mounting of antennas or radio or cellular communication equipment that operates on a different frequency from the initial user.

"Commercial laundry" means an establishment that cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. This definition includes uses such as rug cleaning or repair service; pressing of garments or fabrics; carpet or upholstery; power laundry; industrial launderers; and linen supply. Such establishments may also include self-service laundering facilities.

"Commitment" means a written document, in recordable form approved by the City Legal Department, which may include maps, site plans or other exhibits, and that contains the information necessary to affect the provisions of this ordinance or the approval to which the commitment is connected. Commitments are established by the Indiana Code § 36-7-4-1500 Series for establishment of Planned Unit Developments; Indiana Code § 36-7-4-1405 and Indiana Code § 36-7-4-613 for site plans; Indiana Code § 36-7-4-921 for variances; and Indiana Code § 36-7-4-608 for amendments to the zoning maps. Commitments shall be recorded in the office of the Monroe County Recorder.

"Common area" means any portion of a development that is neither part of a lot or tract nor dedicated to the public and is designed and intended for the common usage, benefit or enjoyment of the residents of the development. These areas include open spaces and ~~may include such other uses as parking lots and~~ complementary buildings or structures. Maintenance of such areas is not the responsibility of the City and shall be set forth by the development association in the form of restrictive covenants, which shall guarantee the maintenance of these areas. A common area does not provide relief from other zoning requirements that would normally exist between a property and adjacent properties and/or rights-of-way if the common area did not exist.

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and vegetables. Livestock products include milk, butter, cheese, eggs, meat, fur, and honey. This use does not include feed lots, concentration points, confined feeding, feeder pig operations, livestock auctions, livestock dealers, sale barns, stock yards, transfer stations, forest management and timber harvesting activities, noncommercial residential gardens, or the commercial feeding of garbage or offal to swine or other animals.

"Cul-de-sac" means a street having one end open to traffic and being permanently terminated by a vehicular turnaround at the other end. A stub street is not a cul-de-sac.

"Current preferred practices (CPP)" means a set of practices proven both effective and cost effective at reducing soil erosion and sedimentation during land disturbing activities, including but not limited to silt or erosion-control fences, filter socks, straw bales, sedimentation basins, articulated concrete blocks, mechanically stabilized earth, storm grate filters, or erosion control mats.

"D zone" means unstudied areas where flood hazards are undetermined, but flooding is possible. Flood insurance is available in participating communities but is not required by regulation in this zone.

"Dance club." See "bar or dance club."

"Day care center, adult" means a facility providing care for the elderly and/or functionally impaired adults in a protective setting for a period of less than twenty-four hours per day.

"Day care center, adult or child" means a facility, other than a "child day care home," "assisted living facility," or "nursing/convalescent home" where children or elderly and/or functionally impaired adults receive care from a provider for a period of less than twenty-four hours per day. The term "day care center" includes but is not limited to the following: nursery schools, child care centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Indiana State Board of Education, which shall be included within the definition of "school, primary/secondary." The term "day care center" shall include facilities defined as "child care centers" under Indiana Code § 12-7-2-28.4 and facilities defined as "child care homes" under Indiana Code §§ 12-7-2-28.6, 12-7-2-33.7, and Indiana Code § 12-7-2-33.8 in which child care homes are not the primary residence of the provider. Where required by state law, day care centers shall be and remain licensed by the state, pursuant to Indiana Code § 12-17.2 et seq., and shall operate in accordance with their license and all applicable state laws. A "day care center" exempt from state licensing requirements shall provide proof of exemption.

"Day care home, adult" means a residential dwelling unit used as the primary residence of the day care provider where adults receive care from the provider while unattended by a guardian or custodian for a period of less than twenty-four hours per day.

"Day care home, child" means a residential dwelling unit used as the primary residence of the day care provider where children receive care from the provider while unattended by a parent, legal guardian or custodian for a period of less than twenty-four hours per day. A facility shall not be classified as a day care home unless it provides care for no more than sixteen full- or part-time children at any one time. The maximum of sixteen children does not include children of at least seven years of age for whom the provider is a parent, stepparent, guardian, custodian or other relative. The term "child day care home" includes those facilities where fewer than six full- and part-time children (excluding any children for whom the provider is a parent, stepparent, guardian, custodian or other relative) receive care from the provider while unattended by a parent, legal guardian or custodian. Where required by state law, child day care homes shall be and remain licensed by the state and shall be operated in accordance with their license and all applicable state laws. A "child day care home" exempt from state licensing requirements shall provide proof of exemption.

"Deck" means a structure that is typically constructed of wood, elevated from ground level and open to the sky. Decks may be freestanding or attached to a primary structure or building.

"Decorative stone" means natural stone that is washed or finished, where the total aggregate utilized is at least 2 inches in size.

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"Regular program" means for purposes of floodplain regulations, the phase of the community's participation in the NFIP where more comprehensive floodplain management requirements are imposed, and higher amounts of insurance are available based upon risk zones and elevations determined in a FIS.

"Regulatory flood" means the flood having a one percent chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in Section 20.04.040(c) (General Standards). The "regulatory flood" is also known by the term "base flood," "one-percent annual chance flood," and "one-hundred-year flood."

"Regulatory flood elevation" means the water-surface elevation of the base flood or the one-hundred-year flood as defined by the Federal Emergency Management Agency.

"Repetitive loss" means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equaled or exceeded twenty-five percent of the market value of the structure before the damage occurred.

"Rescue station." See "police/fire/rescue station."

"Residential care home." See "group home/residential care home."

"Rest home." See "nursing or convalescent home."

"Restaurant" means an establishment that sells food or beverages in a ready-to-consume state, in individual servings, that, unless specified elsewhere in this UDO, the customer consumes while seated at tables or counters located in or immediately adjacent to the building in which the use is located, ~~and that may include carry-out service~~. This includes any portion of an establishment used for seating for the consumption of food on the premises that sells prepared food or beverages, such as a bakery, delicatessen, cafes, and coffee shops. A restaurant may also include carry-out, delivery, and/or drive-through services, as permitted in this UDO.

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"Retail sales" means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales listed separately in Table 03-1.

"Retail sales, small" means a facility or establishment with up to five thousand square feet of gross floor area.

"Retail sales, medium" means a facility or establishment with between five thousand one and ten thousand square feet of gross floor area.

"Retail sales, large" means a facility or establishment with between ten thousand one and sixty thousand square feet of gross floor area.

"Retail sales, big box" means a facility or establishment with more than sixty thousand square feet of gross floor area.

"Retention facilities" means facilities dedicated to the permanent on-site maintenance of stormwater.

"Right-of-way" means a strip of land reserved for, occupied, or intended to be occupied by transportation facilities, public utilities, or other special public uses that may include sidewalks, bicycle or pedestrian pathways, streets, alleys, or other public thoroughfares, or buffers adjacent to same. Right-of-way may be held in the form of easement or fee.

"Riparian buffer" means wooded or vegetated areas along creeks, streams, rivers, or designated regulated drains. The area on each bank designated as a riparian area shall be no wider than the average width of the creek, stream or river at normal flow elevation, but be no less than ten feet in width from the top of banks.

"Riverine" means, for the purposes of floodplain regulations, means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

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"Sign, public" means a sign erected by or on the order of a public officer in the performance of a public duty, such as signs to promote safety, no trespassing, or traffic signs; signs to indicate transit stops; memorial plaques; or signs of historic interest.

"Sign, sandwich board" means a movable sign not secured or attached to the ground or surface upon which it is located and constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

"Sign, temporary" means any sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured to the ground, including but not limited to: banners, pennants, or advertising displays including portable signs that are intended to be displayed for a limited period of time.

"Sign, tenant panel" means individual panels on a multi-tenant sign advertising one specific business within the center.

"Sign, wall" means a sign attached to and/or integral with the exterior wall of a building or architectural feature structure with the exposed face of the sign in a plane parallel to the plane of the exterior wall and that does not project more than twelve inches from the exterior wall surface.

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"Sign, window" means any sign or advertising device affixed to the interior or exterior of a window or placed immediately behind a window frame so as to be seen from persons outside the building.

"Single room occupancy" means a residential building where individuals rent individual bedrooms and share common facilities such as kitchen, bathrooms, and common area that is occupied by a group of persons, for periods of thirty days or longer, that do not meet the definition of "family," where the use does not meet the definition of "bed and breakfast," "fraternity or sorority house," "student housing or dormitory," "supportive housing," "residential care facility," or "hotel or motel."

"Site, lawful nonconforming" means a site used and/or developed such that the site does not conform with one or more development standards contained in this UDO, but where such nonconformity and such use and/or development lawfully existed upon the effective date of the provisions of this UDO with which the site does not conform.

"Site plan" means a map of a site, drawn accurately to scale, showing existing and proposed features of the site including but not limited to buildings and other structures, circulation, grading, trees, and landscaping, sufficient for the review required in this UDO. A "site plan" shall serve as the development plan regulated by the Indiana Code § 36-7-4-1400 Series.

"Solar collector, ground or building mounted" means a system of panels, wiring, and related equipment used to transform direct solar energy into thermal, chemical, or electrical energy that is mounted either to the ground or to a building.

"Solid waste disposal facility" means, for the purposes of floodplain regulation, any facility involved in the storage or disposal of non-liquid, non-soluble materials ranging from municipal garbage to industrial wastes that contain complex and sometimes hazardous substances. Solid waste also includes sewage sludge, agricultural refuse, demolition wastes, mining wastes, and liquids and gases stored in containers.

"Special event" means a temporary use on public or private property that is not excluded from regulation by this UDO and is not listed as a separate temporary use by this UDO. This use includes but is not limited to fundraising activities, educational, historic, religious, and patriotic displays or exhibits, circuses, amusements, outdoor concerts, festivals, revivals, street fairs, outdoor arts and crafts fairs, and other organized community events.

"Special exception" means a process under the Bloomington Zoning Ordinance effective 1973—1995 whereas a use that is so designated may be approved by the board of zoning appeals if it meets special conditions.

(7) Human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth subsections (1) through (6) above.

"Stadium" means a permanent facility for the staging of amateur and/or professional sporting events, concerts, or similar activities consisting of an open-air or enclosed arena/stadium and related support facilities.

"Staff" means the Planning and Transportation Director and all employees of the Planning and Transportation Department of the City under the supervision of the Planning and Transportation Director, and subject to the authority of the Planning and Transportation Director.

~~"Standardized business" means any type of commercial establishment located in the Courthouse Square Downtown Character Overlay or University Village Downtown Character Overlay, that are required by contractual or other arrangement or affiliation to offer or maintain standardized services, merchandise, menus, employee uniforms, trademarks, logos, signs, or exterior design. This use does not include "office" uses located above the ground floor and any commercial businesses located in such a manner as to be devoid of any building frontage that is visible to a street.~~

"Start of construction" means for purposes of floodplain regulations, includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State" means the State of Indiana.

"Stone processing" means manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses.

"Storage, outdoor" means the storage of any material outside of an enclosed building for a period greater than twenty-four hours, including but not limited to storage of items awaiting processing or repair. This use does not include "vehicle sales or rental" or accessory "outdoor retail and display" uses.

"Storage, self-service" means a building or group of buildings consisting of individual, self-contained units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

"Story" means the portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the next floor above or the roof, ignoring atriums and other features that extend vertically more than fifteen feet. For single-family, duplex, triplex, and fourplex uses, any portion of a story exceeding fourteen feet in height shall be considered as an additional story for each fourteen feet or fraction thereof.

"Stream, intermittent" means a stream that flows during certain times of the year when smaller upstream waters are flowing and when groundwater provides enough water for stream flow. Runoff from rainfall or other precipitation supplements the flow of an intermittent stream, also called a seasonal stream. During dry periods, such streams may not have flowing surface water, but they do have a discernable stream bed. Larger seasonal streams are more common in dry areas. An artificial drainageway (made by humans) is not an intermittent stream.

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"Structure, historic" means for purposes of floodplain regulations, any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by (a) an approved state program as determined by the Secretary of Interior, or (b) directly by the Secretary of Interior in states without approved programs.

"Student housing or dormitory" means a multiple-family dwelling designed primarily as housing for ~~or likely to be occupied by, unmarried~~ undergraduate or post-graduate students, including but not limited to:

- (1) Multiple-family dwellings that contain any living units with four or more bedrooms; or
- (2) Multiple-family dwellings with more than ten dwelling units where more than thirty-three percent of the living units contain three bedrooms; or
- (3) Residential buildings that do not meet the definition of a "single room occupancy" or "hotel or motel," in which any of the bedrooms require the use of a common hallway shared by more than three bedrooms, to access the nearest bathroom facilities or to access a cooking area containing a built-in sink, refrigerator, and stove or oven; ~~or-~~
- (4) Multiple-family dwellings with more than 50 percent of living units marketed and intended to be leased as partially or fully furnished; or
- (5) Multiple-family dwellings where individual rooms are advertised and leased by the room; or
- (6) Multiple-family dwellings with more than 50 dwelling units where more than 50 percent of living units are studio units.

~~For purposes of determining whether a multiple family dwelling meets this definition, the City may consider the degree to which the facility is occupied by undergraduate or post graduate students and the degree to which occupancy is marketed to undergraduate or post graduate students.~~ This use does not include a "fraternity or sorority."

"Subdivision" means the division of a parent tract or other piece of land into at least two smaller lots or the combination of two or more smaller lots into one lot so that, either now or in the future, the subdivider can transfer ownership, construct buildings or establish a use, or create new building sites for leasehold, and as further defined in the Unified Development Ordinance.

"Substantial damage" means for purposes of floodplain regulations, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.

"Substantial demolition" means the moving or razing of a building including the removal or enclosure of fifty percent or more of the structure.

"Substantial improvement" means for purposes of floodplain regulations, any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "repetitive loss" or "substantial damage" regardless of the actual repair work performed. The term

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"Transportation Plan" means the official thoroughfare plan for Bloomington, Indiana entitled "Transportation Plan" adopted as a part of the Comprehensive Plan, and on file in the Office of the City Clerk, City engineer, or Planning and Transportation Department, which are by this reference made a part of this code, showing location, alignment, functional classification, width of roadway, and minimum developed cross-sections of existing and proposed thoroughfares.

"Transportation terminal" means any premises for the transient housing or parking of motor driven trucks or buses and the loading and unloading of passengers or materials.

"Tree, canopy" means a deciduous tree that normally achieves an overall height at maturity of at least forty feet, and whose mature height and branch structure provide foliage primarily on the upper half of the tree. The purpose of a canopy tree is to provide shade to adjacent ground areas.

"Tree, heritage" means a tree that is unique and important to the community because of its species, age, size, location, or historic significance.

"Tree, interior" means a tree used for the interior of a site rather than in the "tree plot" and that is not restricted by its characteristics. These trees include canopy, ~~ornamental~~ and evergreen trees.

~~"Tree, ornamental" means a small to medium-sized tree cultivated for its aesthetic characteristics rather than for its use.~~

"Tree plot" means the area within the right-of-way typically located between the street and the sidewalk/pedestrian path that is used for the planting of street trees.

"Tree protection barrier" means temporary fencing used to protect existing trees, including roots and crowns, from damage or loss during project construction. The tree protection barrier shall surround the tree dripline and delineate the area where land disturbing activity may not occur.

"Tree protection zone (TPZ)" means a zone of protected space surrounding a tree or group of trees extending from the topmost branch or leader downward to thirty-six inches below the surrounding ground surface level and includes the critical root zone.

"Tree, street" means trees suitable for planting along public streets and highways, and in locations where low-maintenance, hardy specimens with high canopies and little detritus are required.

"Trellis" means a structure of light bars of wood or metal crossing each other at intervals, having latticed open space in between, typically used as a framework for climbing vegetation.

"Unified Development Ordinance (UDO)" means this entire document as approved and with any subsequent amendments. The Unified Development Ordinance includes both the zoning ordinance, authorized by the Indiana Code § 36-7-4-600 Series and the subdivision control ordinance, authorized by the Indiana Code § 36-7-4-700 Series.

"University." See "school, college or university."

"Urban agriculture, noncommercial" means the cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises. Noncommercial urban agriculture may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. This definition includes gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

"Use" means the purposes for which land, a building, or structure thereon is designed, arranged, or intended, or for which it is occupied, maintained, let, or leased.



Figure 3: Illustrative Scale and Character

- (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 02-2.3. R1 District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	20,000 square feet (0.459 acres) [1]
B	Lot width	100 feet [1]
Building Setbacks (minimum)		
C	Front	15 feet
D	Attached front-loading garage or carport	25 feet [2]
E	Side	First floor: 8 feet [1] Each story above the ground floor: 10 feet [1]
F	Rear	25 feet [1]
Other Standards		
	Impervious surface coverage (maximum)	30%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] See Section 20.04.110 (Incentives) for alternative standards.

[2] Or equal to the setback of the primary structure, whichever is greater.

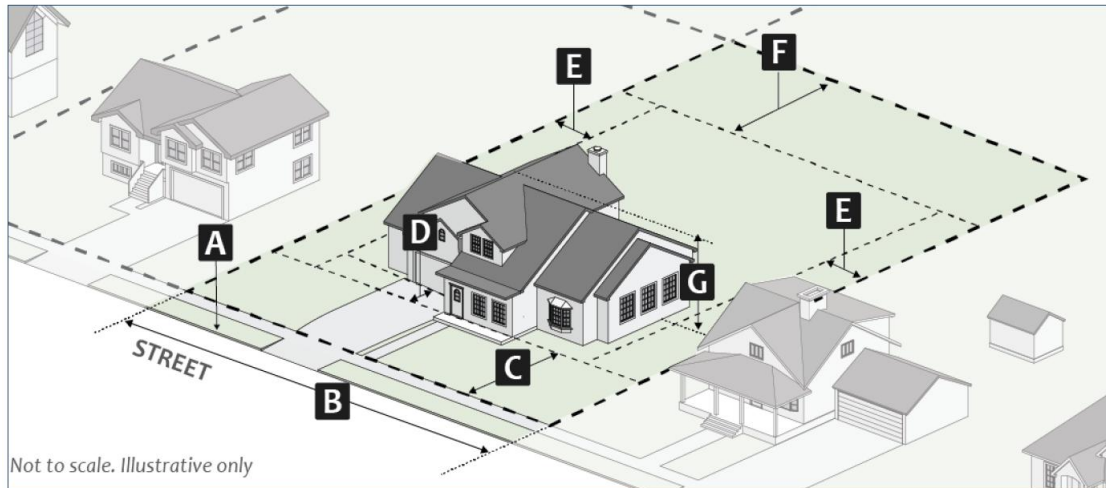


Figure 4: R1 District Dimensional Standards

- (c) R2: Residential Medium Lot.
- (1) Purpose. The R2 district is intended to accommodate residential development on medium-sized lots in single-family neighborhoods, plus a limited number of related civic uses, while ensuring compatibility with surrounding patterns of development. This district may be used as a transition between large-lot residential development and small-lot residential development.



Figure 5: Illustrative Scale and Character

- (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 02-3.4. R2 District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	7,200 square feet (0.165 acres) [1]
B	Lot width	60 feet [1]

Building Setbacks (minimum)		
C	Front	15 feet or the median front setback of abutting residential structures, whichever is less
D	Attached front-loading garage or carport	25 feet [2]
E	Side	First floor: 8 feet [1] [3] Each story above the ground floor: 10 feet [1] [3] [4]
F	Rear	25 feet [1] [4]
Other Standards		
	Impervious surface coverage (maximum)	40%
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] See Section 20.04.110 (Incentives) for alternative standards.

[2] Or equal to the setback of the primary structure, whichever is greater.

[3] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to two feet.

[4] Side primary building setbacks shall be reduced by two feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by ten feet if adjacent to a platted alley.

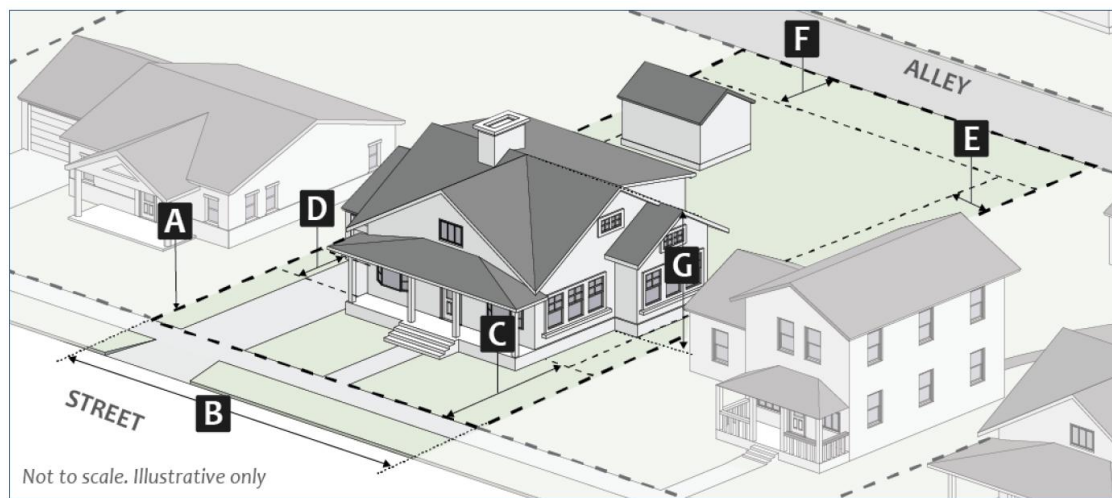


Figure 6: R2 District Dimensional Standards

(d) R3: Residential Small Lot.

(1) Purpose. The R3 district is intended to protect and enhance established residential neighborhoods by increasing the viability of owner-occupied and affordable dwelling units through small-lot subdivisions,

accessory dwelling units, and property improvements compatible with surrounding development patterns. The conversion of existing housing stock to more intense land uses is discouraged. This district may be used as a transition between medium-lot residential development and neighborhood-scale residential, commercial, and institutional development.



Figure 7: Illustrative Scale and Character

- (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 02-45. 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 [1] [2] [3] Each story above the ground floor: ten feet [1] [2] [3]
E	Rear	25 feet [1]
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.

Table 02-5.6. 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) [1]
B	Lot width	35 feet [1]
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] [2]
E	Rear	25 feet [1] [2]
Other Standards		
	Impervious surface coverage (maximum)	50%
F	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

[1] [See Section 20.04.110 \(Incentives\) for alternative standards.](#)

[2] Side primary building setbacks shall be reduced by two feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by ten feet if adjacent to a platted alley.

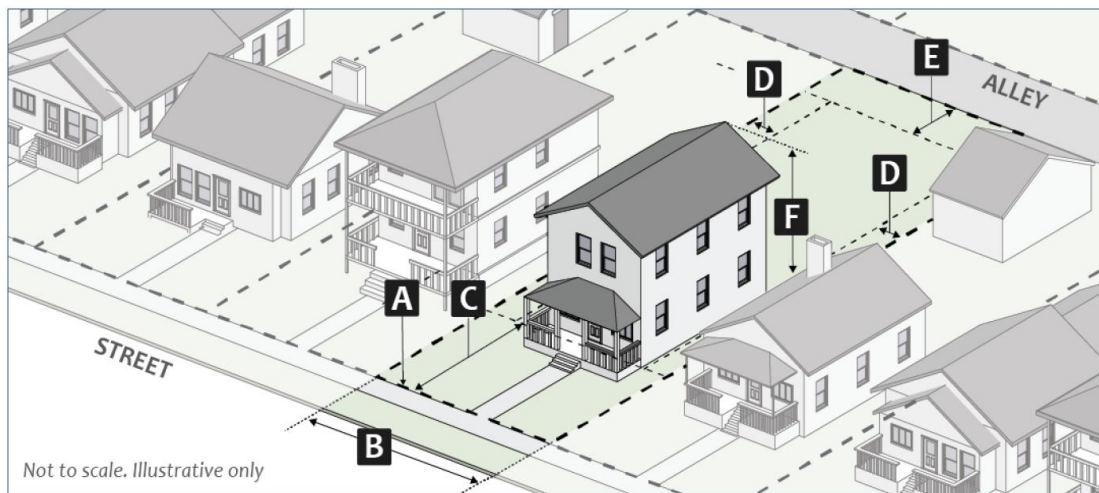


Figure 10: R4 Dimensional Standards

(f) RM: Residential Multifamily.

(1) Purpose. The RM district is intended to accommodate medium scale residential development, plus related civic and residential-supportive uses, at a scale that is larger than neighborhood-scale but

smaller than urban-scale to ensure an adequate mix of housing types throughout the community. This district may be used as a transition between urban neighborhoods and more intense residential, commercial, and institutional development.



Figure 11: Illustrative Scale and Character

- (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 02-6.7. RM District Dimensional Standards

		Multifamily Dwelling	Single-Family, Duplex, Triplex, or Fourplex Dwelling [4]
Lot Dimensions (minimum, only for lots created after the effective date)			
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	15 feet [2]	
Other Standards			
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall	R4 district standards apply
	Impervious surface coverage (maximum)	60%	
	Landscape area (minimum)	40%	
F	Primary structure height (maximum)	3 stories, not to exceed 40 feet [2] [3]	
	Accessory structure height (maximum)	20 feet	

Figure 13: Illustrative Scale and Character

- (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 02-78. RH District Dimensional Standards

		Multifamily Dwelling	Single-Family, Duplex, Triplex, or Fourplex Dwelling [4]
Lot Dimensions (minimum, only for lots created after the effective date)			
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	15 feet [2]	
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).
- [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.

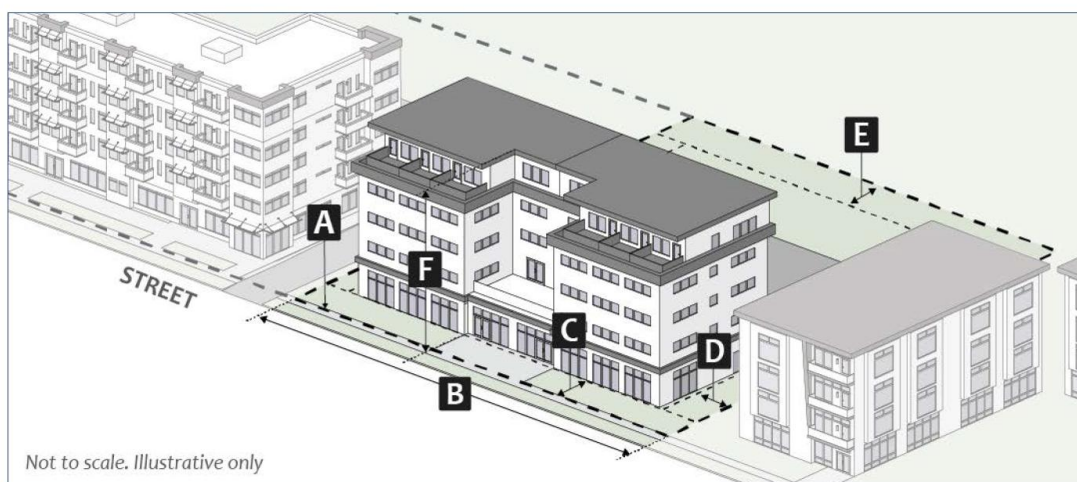


Figure 14: RH Dimensional Standards

(h) RMH: Manufactured/Mobile Home Park.

- (1) Purpose. The RMH district is intended to accommodate for manufactured housing developments with shared amenities in order to promote and preserve housing opportunities.



Figure 15: Illustrative Scale and Character

- (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 02-8 9. RMH District Dimensional Standards

		Entire Development		Dwelling Site	
Lot Dimensions (minimum, only for lots created after the effective date)					
A	Lot area	43,560 square feet (1.0 acres)		3,000 square feet	
B	Lot width	200 feet		C	40 feet
Setbacks for Development as a Whole (minimum)					

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Stadium. The district is intended to have a high percentage of student-oriented housing units, including larger developments that might not be permitted in other districts, but not totally exclusive of other types of residential housing units. This district should not be located in close proximity to the MD district but may also provide MS related commercial and retail-supportive uses.



Figure 17: Illustrative Scale and Character

- (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 10. 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:

- (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-~~10~~ 11. MN District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres)
B	Lot width	50 feet
Building Setbacks (minimum)		
C	Front build-to range	15 to 25 feet
	Front building facade at build-to range (minimum)	70%
D	Side	7 feet [1]
E	Rear	10 feet [1]
Other Standards		
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	60%
	Landscape area (minimum)	40%
	Area of any individual commercial tenant (maximum)	5,000 square feet gross floor area
F	Primary structure height (maximum)	3 stories, not to exceed 40 feet [1] [2] [3]
	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).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.

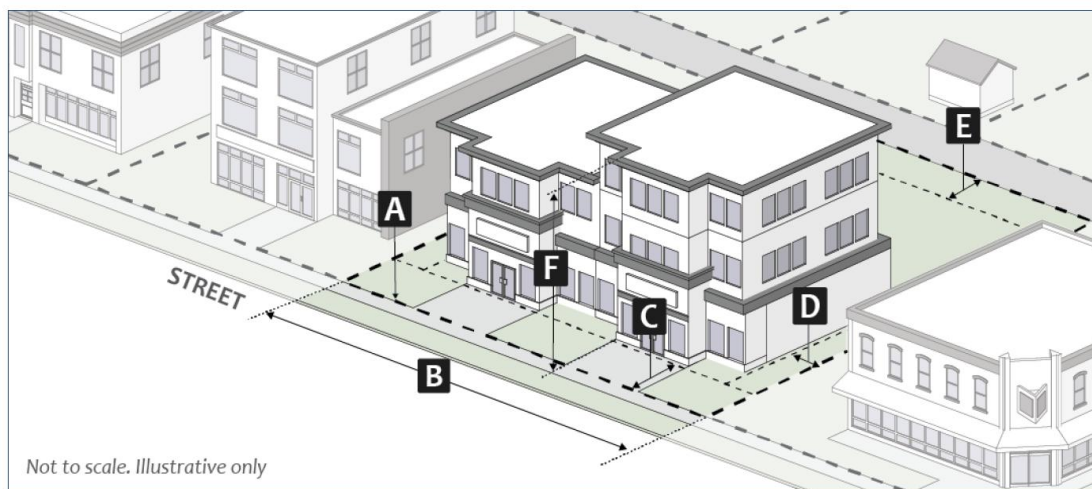


Figure 20: MN Dimensional Standards

(c) MM: Mixed-Use Medium Scale.

- (1) Purpose. The MM district is intended to accommodate medium-scaled projects with a mix of housing and storefront retail, professional office, civic and/or residential uses at a scale that is larger than neighborhood-scale but smaller than destination commercial uses or high-density residential development.



Figure 21: Illustrative Scale and Character

- (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-~~11~~ ~~12~~. MM District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres)
B	Lot width	50 feet
Building Setbacks (minimum)		
C	Front build-to range	15 to 25 feet
	Front building facade at build-to range (minimum)	70%
D	Side	7 feet [1]
E	Rear	7 feet [1]
Other Standards		
F	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	60%
	Landscape area (minimum)	40%
G	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1] [2] [3]
	Accessory structure height (maximum)	30 feet

Notes:

Table 02-~~12~~ ~~13~~. MC District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres)
B	Lot width	50 feet
Building Setbacks (minimum)		
C	Front	15 feet
D	Side	7 feet [1]
E	Rear	7 feet [1]
Other Standards		
F	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	60%
	Landscape area (minimum)	40%
G	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1] [2] [3]
	Accessory structure height (maximum)	30 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).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.

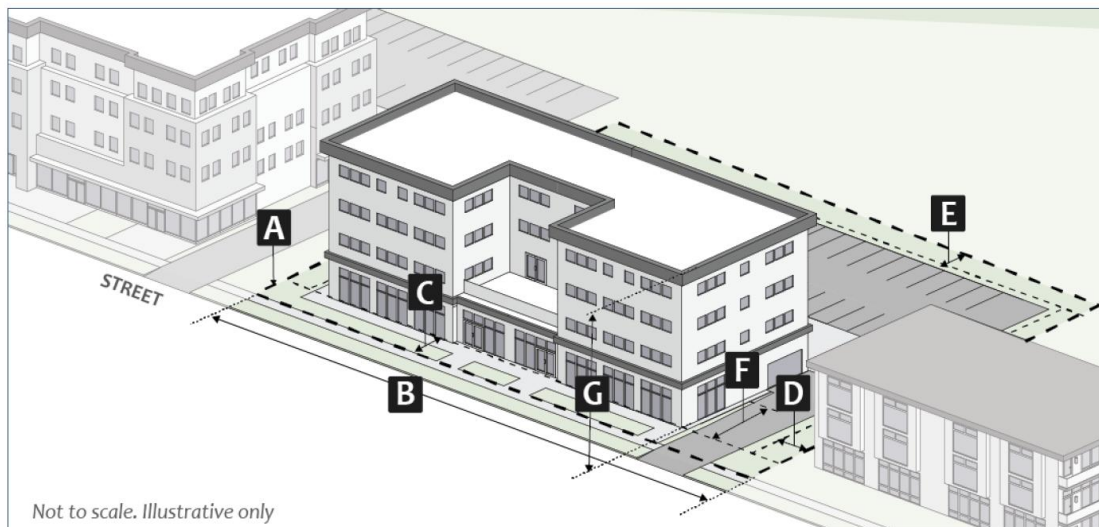


Figure 24: MC Dimensional Standards

(e) ME: Mixed-Use Employment.

- (1) Purpose. The ME district is intended to provide a mixture of office-related uses and medium-scale multifamily residential uses that provide significant employment opportunities for the community and the surrounding region.



Figure 25: Illustrative Scale and Character

- (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-~~13~~ 14. ME District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres)
B	Lot width	50 feet
Building Setbacks (minimum)		
C	Front	15 feet
D	Side	10 feet [1]
E	Rear	10 feet [1]
Other Standards		
F	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	70%
	Landscape area (minimum)	30%
G	Primary structure height (maximum)	5 stories, not to exceed 63 feet [1] [2] [3]
	Accessory structure height (maximum)	30 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).

- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.

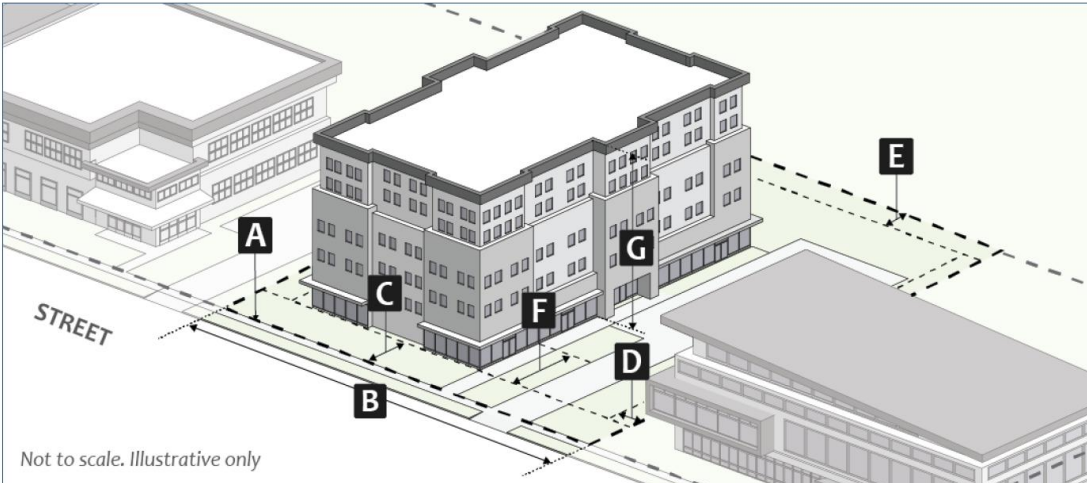


Figure 26: ME Dimensional Standards

- (f) MI: Mixed-Use Institutional.
- (1) Purpose. The MI district is intended to provide regulations for properties that serve as community institutions, including but not limited to parks, schools, cemeteries, golf courses, religious institutions, nonprofit gathering places, and similar uses, regardless of public or private ownership.



Figure 27: Illustrative Scale and Character

- (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-~~14~~ ~~15~~. MI District Dimensional Standards

vary among those Downtown Character Overlays to ensure that projects are compatible in mass and scale with historic structures in the surrounding areas.

- (2) Other Applicable UDO Sections. All development shall comply with all other applicable regulations in this UDO including, without limitation, the Downtown Character Overlay regulations in Section 20.02.060(a), the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04.
- (3) Dimensional Standards. Dimensional standards for the Downtown Character Overlays are shown in Section 20.02.030(g)(4) through 20.02.030(g)(9) below.
- (4) MD-CS: Mixed-Use Downtown—Courthouse Square Downtown Character Overlay.
- (A) Purpose. The Mixed-Use Downtown Courthouse Square (MD-CS) Character Area is intended to maintain the historic character of downtown by providing a diverse mix of traditional commercial retail uses at the street level to capitalize on, maintain and enhance the pedestrian activity, and to visually define the sidewalk edges with interesting buildings that respect the established context of traditional commercial storefront buildings.



Figure 29: Illustrative Scale and Character

- (B) 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-~~15~~ 16. MD-CS Dimensional Standards

Building Setbacks		
A	Build-to range	0 to 5 feet
B	Building facade at build-to range (minimum)	90%
	Front (maximum)	None
	Side (minimum)	None [1]
	Rear (minimum)	None [1]
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%

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Figure 31: Illustrative Scale and Character

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

Table 02-~~16~~ 17. MD-DC Dimensional Standards

Building Setbacks		
A	Build-to range	0—5 feet
B	Building facade at build-to range (minimum)	70%
	Adjacent to B-line (minimum)	10 feet
	Side (minimum)	None [1]
	Rear (minimum)	None [1]
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%
C	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1] [2] [3] [4]
	Primary structure height (minimum)	35 feet
	Accessory structure height (maximum)	25 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).

Figure 33: Illustrative Scale and Character

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

Table 02-~~17~~ 18. MD-UV Dimensional Standards

Building Setbacks				
A	Build-to range	0 to 15 feet		
B	Building facade at build-to percentage (minimum)	70%		
	Side (minimum)	None [1]		
	Rear (minimum)	None [1]		
Other Standards		General	Kirkwood Corridor	Restaurant Row
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall		
	Side and rear parking setback	Requirements set per Section 20.04.080(h)(1)(A)(ii)		
	Impervious surface coverage (maximum)	85 %	100%	85%
	Landscape area (minimum)	15%	n/a	15%
C	Primary structure height (maximum)	3 stories, not to exceed 40 feet [1] [2] [3] [4]	3 stories, not to exceed 40 feet [1] [2] [3] [4]	3 stories, not to exceed 35 feet [1] [2] [3] [4]
	Primary structure height (minimum)	25 feet	25 feet	20 feet
	Accessory structure height (maximum)	25 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).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.
- [4] Buildings that include one or more dwelling units that meet the definition of "Student Housing or Dormitory" shall be subject to the maximum building heights established in Section 20.03.030(b)(13) (Student Housing or Dormitory).

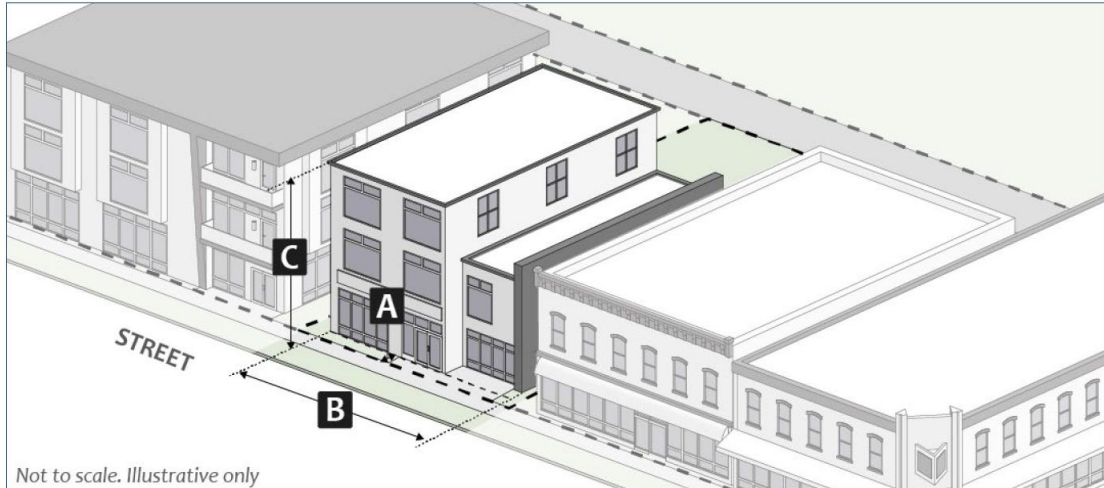


Figure 34: MD-UV Downtown Character Overlay Dimensional Standards

(7) MD-DE: Mixed-Use Downtown—Downtown Edges Downtown Character Overlay.

- (A) Purpose. The Mixed-Use Downtown Edges (MD-DE) Character Area is intended to guide both new development and redevelopment activities to ensure that new development is compatible in mass and scale with historic structures in the Downtown Edges Character Area, and to create a transitional zone between downtown commercial and core residential development where design reflects a mix of traditional commercial storefronts and residential development configurations.



Figure 35: Illustrative Scale and Character

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

Table 02-~~18~~ 19. MD-DE Dimensional Standards

Building Setbacks

district to the overall arrival and departure sequence to the downtown area and to create active mixed-use developments that link to adjacent neighborhoods and the downtown circulation network.



Figure 37: Illustrative Scale and Character

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

Table 02-19 20. MD-DG Dimensional Standards

Building Setbacks		
A	Build-to range	0 to 15 feet
B	Building facade build-to percentage (minimum)	70%
C	Side (minimum)	5 feet [1]
D	Rear (minimum)	5 feet [1]
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)	75%
	Landscape area (minimum)	25%
E	Primary structure height (maximum)	3 stories, not to exceed 40 feet [1] [2] [3] [4]
	Primary structure height (minimum)	25 feet
	Accessory structure height (maximum)	30 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).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.

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

Table 02-~~20~~ 21. MD-ST Dimensional Standards

Building Setbacks		
A	Front (maximum)	15 feet
B	Adjacent to B-line (minimum)	15 feet
C	Side building setback (minimum)	5 feet [1]
D	Rear building setback (minimum)	5 feet [1]
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)	85%
	Landscape area (minimum)	15%
E	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1] [2] [3] [4]
	Primary structure height (minimum)	25 feet
	Accessory structure height (maximum)	30 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).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be twelve feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.
- [4] Buildings that include one or more dwelling units that meet the definition of "Student Housing or Dormitory" shall be subject to the maximum building heights established in Section 20.03.030(b)(13) (Student Housing or Dormitory).

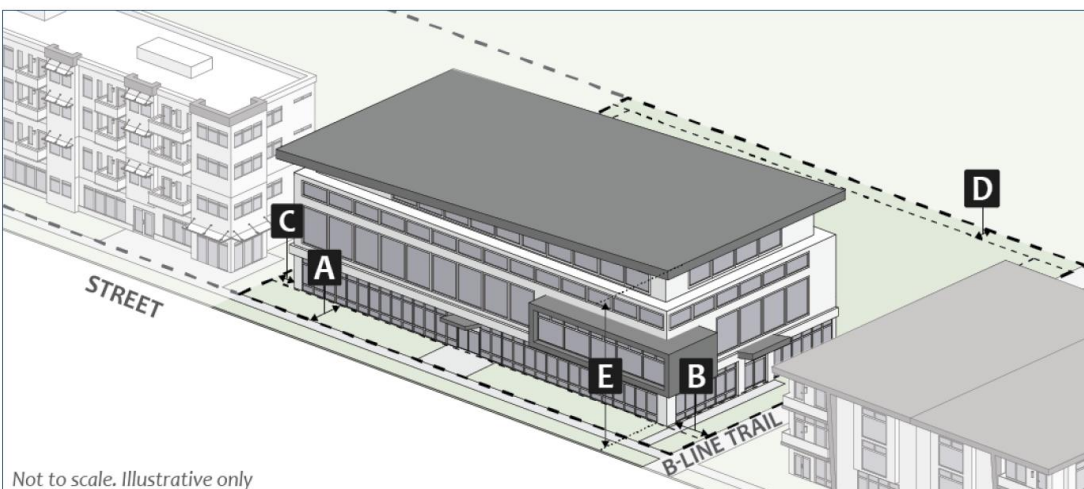


Figure 40: MD-ST Downtown Character Overlay Dimensional Standards

(h) MH: Mixed-Use Healthcare.

- (1) Purpose. The MH district is intended to allow for the continued viability of medical related uses surrounding the current hospital site during the transition of the hospital from this zoning district to its new site in northeast Bloomington, and to control redevelopment of land surrounding the old hospital site while planning for redevelopment of the area is underway.



Figure 41: Illustrative Scale and Character

- (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-~~21~~ 22. MH District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	10,890 square feet (0.250 acres)
B	Lot width	65 feet
Building Setbacks (minimum)		
C	Front	25 feet
D	Side	10 feet [1]
E	Rear	10 feet [1]
Other Standards		
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	60%
	Landscape area (minimum)	40%
F	Primary structure height (maximum)	3 stories, not to exceed 40 feet [1] [2] [3]
	Accessory structure height (maximum)	25 feet

Notes:

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Figure 43: Illustrative Scale and Character

- (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 02-22 23. EM District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	None
B	Lot width	100 feet
Building Setbacks (minimum)		
C	Front	25 feet
D	Side	20 feet [1]
E	Rear	20 feet [1]
Other Standards		
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall
	Impervious surface coverage (maximum)	70%
	Landscape area (minimum)	30%
F	Primary structure height (maximum)	4 stories, not to exceed 50 feet [1]
	Accessory structure height (maximum)	35 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).

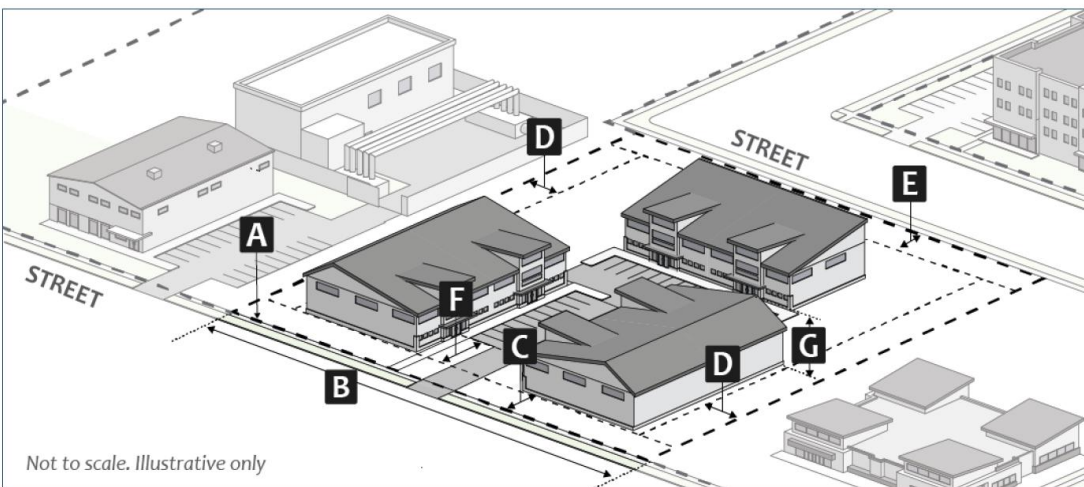


Figure 44: EM Dimensional Standards

- (b) PO: Parks and Open Space.

- (1) Purpose. The PO district is intended to accommodate and protect City-owned parks and open spaces and to limit structures and land uses to those compatible with the City's management plans for such properties.



Figure 45: Illustrative Scale and Character

- (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 02-23 24. PO District Dimensional Standards

Lot Dimensions (minimum, only for lots created after the effective date)		
A	Lot area	None
B	Lot width	None
Building Setbacks (minimum)		
C	Front setback	15 feet
D	Side setback	5 feet
E	Rear setback	5 feet
Other Standards		
F	Front parking setback (minimum)	15 feet
	Impervious surface coverage (maximum)	None
	Primary structure height (maximum)	20 feet
	Accessory structure height (maximum)	20 feet

- (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.
- (D) For structures located within Restaurant Row, the primary pedestrian entrance shall be oriented to 4th Street.
- (4) Primary Building Roof Design.
- (A) All primary buildings shall incorporate the roof shapes shown in the following table:

Table 02-~~24~~ 25. 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 fifteen 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 all other character areas shall step back from the lower story vertical facade/wall plane a minimum of fifteen feet.

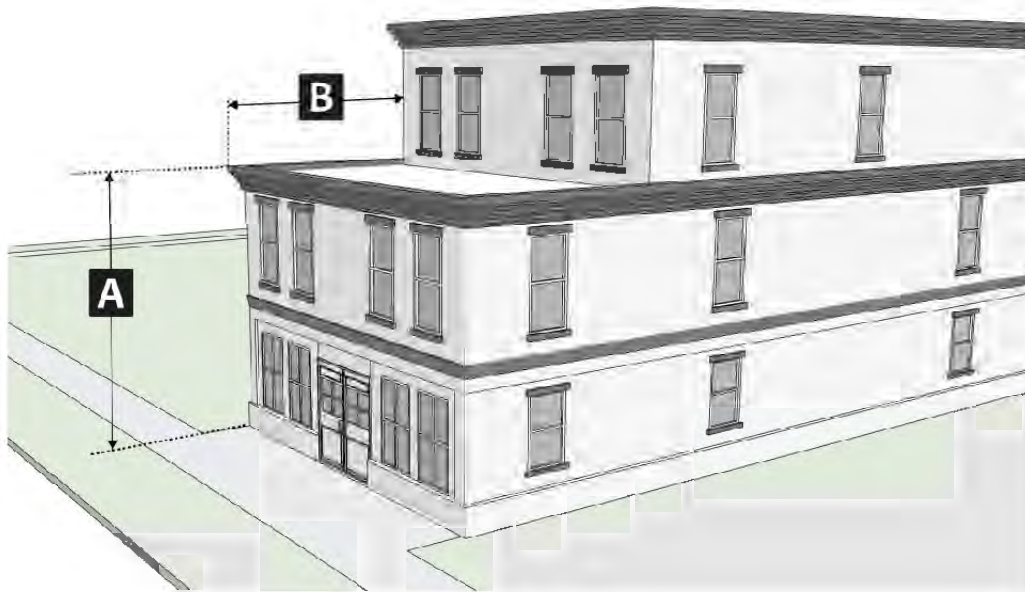


Figure 47: Upper Floor Facade Stepbacks

- (6) Windows and Doors on Primary Facades. All primary facades of a primary building shall meet the window and door design standards shown in the following table:

Table 02-~~25~~ 26. Windows and Doors on Primary Facades

Downtown Character Overlays	Window and Door Areas and Design Required	
First Floor (Building Base) Facade Facing a Street		
Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise at least the following percentages of the total wall/facade area:		
CS	70%	Large display windows shall be used along all first-floor facades facing a street and shall incorporate transom windows and window bases/kickplates. A frieze or sign band shall be incorporated above first floor display windows.
DC	60%	
UV	General: 50% Kirkwood Corridor: 60%	
DE, DG, ST	40%	
First Floor (Building Base) Facing the B-Line Trail		
Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise at least the following percentages of the total wall/facade area:		
All	60%	
Upper Floors (Building Middle) Facing a Street		
Each floor above the first floor shall comply with the following requirements for transparent glass or facade openings:		

CS, DC, DE, DG	Minimum 20%; Maximum 70% Window frame heights shall be at least 1.5 times the window frame width. Window frames shall incorporate windowsills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the facade on which it is located. Windows in the CS Downtown Character Overlays shall have the appearance of double-hung windows punched into the wall surface.
UV, ST	Minimum 20%; Maximum n/a Windows in the UV Character Area shall have the appearance of double-hung windows.

- (7) Primary Pedestrian Entrances. All primary facades of a primary building shall incorporate the levels of window and door areas, and shall meet the window and door design standards shown in the following table:

Table 02-~~26~~ 27. Primary Pedestrian Entrances

Downtown Character Overlays	Primary Pedestrian Entrance Design Standards
CS and DC	The entrance shall be recessed a minimum of four feet from the building facade. The entrance shall incorporate a prominent building address, building name and enhanced exterior entryway lighting. The entrance shall incorporate at least one of the following features: 1. A canopy or awning; 2. Pilasters or a facade module projecting from the wall plane; 3. A raised corniced entryway parapet; or 4. Public art display of a size that is clearly visible to pedestrians using the adjoining sidewalk.
UV, DE, DG, and ST	The entrance shall incorporate at least two of the following architectural design features: 1. An entry door recessed at least four feet from the sidewalk edge; 2. A plaza space with ornamental paving and integral landscape planters; 3. A canopy or awning; 4. A portico; 5. A buttress and arched entry; 6. Pilasters or a facade module projecting from the exterior wall plane; 7. A prominent building address, building name and enhanced exterior entryway lighting; 8. A public art display of a size that is clearly visible to pedestrians using the adjoining sidewalk; 9. A raised corniced entryway parapet (which may exceed building height by up to three feet) or a gable; 10. Rusticated masonry; 11. A landscaped patio area with outdoor seating for at least eight persons; or 12. A front porch.

- (8) Facade Articulation. The following standards apply to all street facing and non-street facing facades of primary buildings:

- (A) Belt Courses. In the CS and DC Downtown Character Overlays:

- i. Building facades shall incorporate exterior horizontal belt course design elements for the building base, middle and cap through techniques such as copestone, dripstone, string course, water table, and/or plinth using natural stone or masonry.
 - ii. Building facades shall incorporate exterior vertical banding techniques using natural stone or masonry to visually define building subdivisions of wall planes, modules, or building facade focal points.
- (B) Other Articulation Required. Each facade of a primary building facing a street or the B-Line Trail shall be articulated through recessing, banding, articulation of exterior materials, or change of materials, by incorporating patterns that:
- i. Are offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module; and
 - ii. Vary or repeat based on the maximum facade module lengths shown in the table below.

Table 02-27 28. Primary Building Articulation

Downtown Character Overlays	Lengths of Facade Articulation Modules	
	Maximum	Minimum
CS, UV	50 feet	20 feet
DC, DG	65 feet	20 feet
DE	45 feet	20 feet
ST	100 feet	none

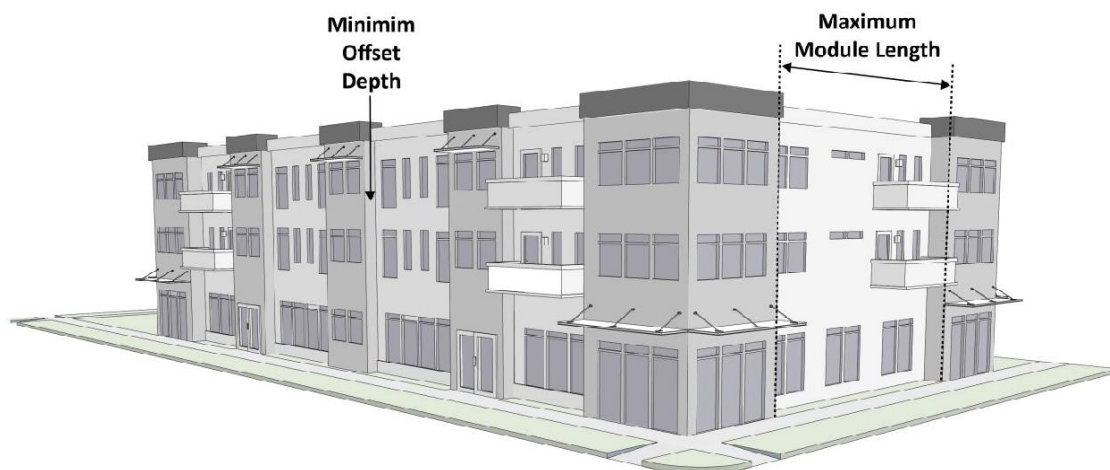


Figure 48: Primary Building Articulation

- (9) Facade Materials. All street and non-street facing facades of a primary building shall comply with the materials requirements shown in the following table:

Table 02-28 29. Facade Materials

Downtown Character Overlays	Prohibited Facade Material Standards	
	Primary	Secondary
CS [1]		Wood, EIFS, smooth-faced or split-faced cement block, vinyl; metal, cementitious siding, and precast concrete
DC	EIFS, vinyl, highly reflective materials, wood, smooth or split-faced cement block, and cementitious siding	EIFS, vinyl, and smooth or split-faced cement block
UV General DE, DG	EIFS, vinyl, highly reflective materials, wood, smooth or split-faced cement block, metal, and precast concrete	EIFS, vinyl, and highly reflective materials
ST	EIFS, vinyl, highly reflective materials, wood, smooth or split-faced cement block, and precast concrete	EIFS, vinyl, and highly reflective materials
UV Kirkwood Corridor	EIFS, vinyl, wood, smooth or split-faced cement block, and cementitious siding	EIFS, vinyl, smooth or split-faced cement block, wood, and cementitious siding [2]
UV Restaurant Row	EIFS, vinyl, smooth or split-faced cement block, natural stone or masonry, and precast concrete	EIFS and vinyl

Notes:

[1] All exterior finish materials shall have a non-reflective, low reflectance, or matte finish.

[2] May only be used as a secondary facade material on floors above the first floor.

(10) Design Guidelines. Petitioners are encouraged to comply with design guidance in the following Guidelines contained in the Downtown Vision and Infill Strategy Plan to the degree that compliance with those Guidelines does not create an inconsistency with the standards in Sections 2.21.1 through 2.21.8 above.

- (A) Site plan: Guidelines 3.1 and 3.2.
- (B) Architectural character: Guidelines 3.3 and 3.4.
- (C) Mass, scale and form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9.
- (D) Exterior building materials: Guidelines 3.10, 3.11 and 3.12.
- (E) Upper story windows: Guidelines 3.13 and 3.14.
- (F) Entries: Guidelines 3.15 and 3.16.
- (G) Pedestrian interest: Guidelines 3.17, 3.18 and 3.19.
- (H) Mechanical equipment and service utilities: Guidelines 3.20, 3.21, 3.22 and 3.23.
- (I) Parking structures: Guidelines 3.24 and 3.25.
- (J) Lighting: Guidelines 3.26, 3.27 and 3.28.
- (b) TRO: Transform Redevelopment Overlay.

- (1) Purpose. The TRO is intended to promote redevelopment that establishes a brand new identity for land use and natural attributes in order to significantly change the area from its current condition. Development principles include mixed-use, green building, grid circulation, higher densities, diversity of housing types, and workforce/affordable housing. The overlay is intended to encourage public and private investment to improve and stimulate the economic vitality and social character of areas within the TRO.
- (2) Applicability. The Transform Redevelopment Overlay may be established in a district other than R1, R2, R3, RMH, MS, MD, or PUD subject to Section 20.06.070(b) Zoning Map Amendment. In no case shall the TRO overlap with another overlay district.
- (3) Other Applicable UDO Sections. The Transform Redevelopment Overlay shall supersede the regulations of the underlying base zoning district for all specific regulations that are included within this section. If no specific and differing regulations are included, the regulations of the underlying base zoning district shall apply.
- (4) Dimensional Standards. The following table is a summary of the Transform Redevelopment Overlay dimensional standards. Additional Standards from the underlying base zoning district from Section 20.40.010 (Dimensional Standards) shall apply if no specific standard is included below.

Table 02-29 30: TRO District Dimensional Standards

Lot Dimensions (Only for lots created after the effective date)			
A	Lot area (minimum)	Mixed-Use & Nonresidential Zoning Districts: None Residential Zoning Districts: 1,500 square feet (0.034 acres)	
B	Lot width (minimum)	35 feet	
	Lot width (maximum)	Mixed-Use & Nonresidential Zoning Districts: None Residential Zoning Districts: 70 feet	
Building Setbacks			Single-Family, Duplex, Triplex, or Fourplex Dwelling
C	Build-to range	Mixed-Use & Nonresidential Zoning Districts: 0 to 15 feet Residential Zoning Districts: 10 to 20 feet	R4 district standards apply [2]
	Building facade build-to percentage (minimum)	Mixed-Use & Nonresidential Zoning Districts: 75% Residential Zoning Districts: 50%	
D	Side (minimum)	0 feet [1]	
E	Rear (minimum)	Mixed-Use & Nonresidential Zoning Districts: 0 feet [1] Residential Zoning Districts: 10 feet [1]	
Other Standards			
	Maximum impervious surface coverage increase	Mixed-Use & Nonresidential Zoning Districts: 25% percentage points [3] Residential Zoning Districts: 15% percentage points [3]	
	Minimum landscape area decrease	Mixed-Use & Nonresidential Zoning Districts: 25% percentage points [3] Residential Zoning Districts: 15% percentage points [3]	

development shall be eligible for one additional floor of building height, not to exceed twelve feet.

- ii. Tier 2 Projects: Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed twelve feet. The additional floor of building height granted under this subsection shall be limited to fifty percent of the building footprint area of primary structure, and that additional floor shall be set back at least ten feet further than the lower floors of the building.

(10) Landscaping, Buffering, and Fences.

(A) Buffer Yards. Developments within the TRO are not required to provide buffer yards.

(B) Landscaping.

(i) Interior Plantings. The minimum landscape area on a site, as established in this section or areas not covered by an impervious surface or required buffer yard shall be planted with the following:

1. A minimum of one [large](#) canopy tree per five hundred square feet. Open areas less than ten feet in width may substitute [small/medium canopy ornamental](#) trees for required [large](#) canopy trees.
 - a. Tree location should maximize visibility between windows and the street.
2. A minimum of eight shrubs per five hundred square feet. One [small/medium canopy/ornamental](#) tree may be substituted for every four shrubs; however, a substitution shall not exceed fifty [percent](#) of the required shrubs.
3. Shrubs and ~~ornamental~~ trees along foundation walls of a structure shall be planted no closer than two feet and eight feet respectively from the foundation wall.

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

iii. Parking Lot Landscape Bumpouts, Islands, and Endcaps. See Section 20.04080(h)(2).

(11) Subdivision Standards. All subdivisions within the Transform Redevelopment Overlay shall be designed according to the Infill Subdivision (IS) type specified in this Chapter and Chapter 20.05.

(A) Development Standards.

Table 02-~~30~~ ~~31~~: IS Subdivision Development Standards

General Standards	
Parent tract size (minimum)	None
Lots served by alleys (minimum percentage)	100% [1]
Block length (maximum)	400 feet
Right-of-Way Standards	
On-street parking [1]	Per Transportation Plan guidance [2]
Tree plot width (minimum)	Per Transportation Plan, or 7 feet, whichever is greater

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(e) Additional Use Standards in the Downtown Character Overlays.

- (1) Nonresidential Ground Floor Standards. A minimum of fifty percent of the total ground floor area of a building located along each street frontage identified by a black line in Figure 49 shall be occupied by nonresidential primary uses listed in Table 03-1 as Permitted or Conditional in the MD zoning district, as those Permitted or Conditional Uses are modified by those prohibited uses listed in subsection (2) below. Enclosed parking garages shall not be counted toward the required nonresidential use.

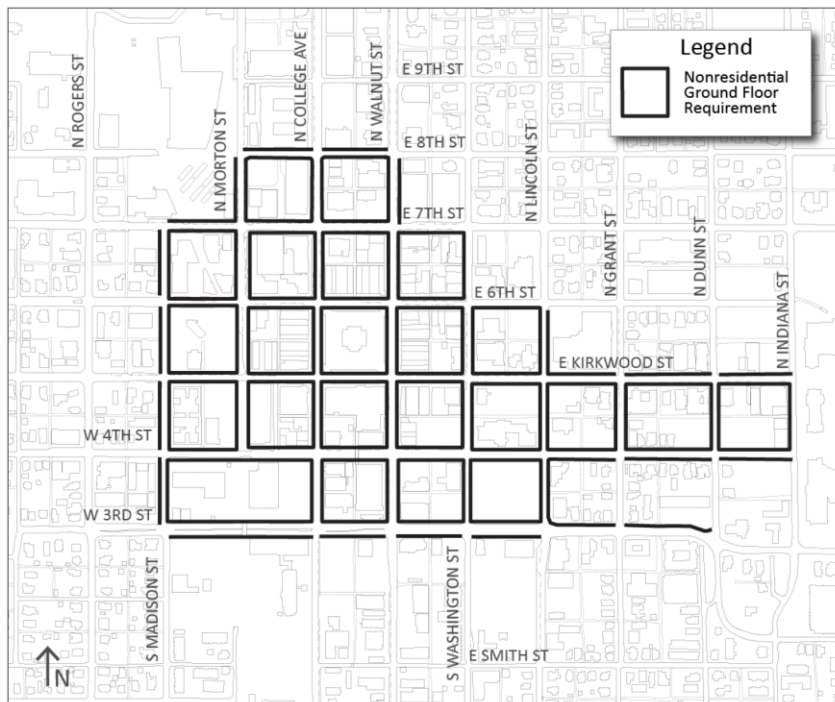


Figure 49: Downtown Nonresidential Ground Floor Requirement

- (2) **Standardized Businesses.** In the MD-CS and MD-UV Character Areas a standardized business shall require Conditional Use permit review in accordance with Section 20.06.050(b) (Conditional Use Permit), and shall comply with the following standards:
- (A) The proposed standardized business shall be designed and constructed in a style that visually complements its surroundings, especially the existing buildings on both sides of the same block the business is to be located, as well as the character of the particular overlay district. Visual complementation shall include, but may not be limited to:
- i. Architecture;
 - ii. Scale;
 - iii. Facade; and

iv. ~~Signage.~~

~~(B) If the use is proposed for a site that contains an existing building of special historical, cultural, or architectural significance, with or without official historic designation, the proposed use shall seek to preserve and reuse as much of the existing building as possible, particularly the building's facade.~~

~~(C) Visual complementation may also include interior décor. Elements of interior décor such as displays of public art, photos or memorabilia of Bloomington or Indiana University, may be considered.~~

~~(23)~~ Allowed Use Table Modifications. The lists of Permitted, Conditional, Accessory, Conditional Accessory, and Temporary uses listed in Table 03-1 (Allowed Use Table) are modified as follows.

- (A) Courthouse Square Character Area. The following uses are prohibited in the Courthouse Square Character Area: Assisted Living Facility, vehicle fuel station, and medical clinic.
- (B) Downtown Core Character Area. The following use is prohibited in the Downtown Core Character Area: Vehicle fuel station.
- (C) University Village Character Area.
- i. The following use is prohibited in the University Village Character Area: Vehicle fuel station.
- ii. The following uses are prohibited in the Restaurant Row area: Assisted living facility; financial institution; personal services (except in spaces of seven hundred square feet or less); community center; adult or child day-care center; hotel/motel; liquor or tobacco sales; club or lodge; medical clinic; park; pawn shop; pet grooming; public or private school; trade or business school; transportation terminal; utility substation and transmission facility; and veterinary clinic.
- (D) Showers Technology Character Area. The following uses are prohibited in the Showers Technology Character Area: Assisted living facility; personal services; vehicle fuel station; liquor or tobacco sales; club or lodge; pawn shop; and place of worship.
- (f) Historic Adaptive Re-Use. Any adaptive re-use, protection, or restoration of a historic resource for a land use not specifically permitted in the zoning district pursuant to Table 03-1, Allowed Use Table, shall be subject to Conditional Use review pursuant to Section 20.06.050(b)(3)(E)iii (Historic Adaptive Re-Use).
- (g) Quarry Adaptive Re-Use. Any adaptive re-use of a former quarry site not specifically permitted in the zoning district pursuant to Table 03-1, Allowed Use Table, shall be subject to Conditional Use review pursuant to Section 20.06.050(b)(3)(E)iv (Quarry Adaptive Re-Use).
- (h) Required Licenses, Permits, and Operational Rules.
- (1) All uses required by any unit of local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit in effect at all times, and failure to do so is a violation of this UDO.
- (2) All uses subject to the operational standards of a local, state, or federal government agency, including without limitation the regulations contained in the Bloomington Municipal Code, and regulations of the Indiana Department of Health and Human Services, shall operate in compliance with those standards and regulations at all times, and failure to do so is a violation of this UDO.

(Amd. of 1-14-2020; Ord. No. 2024-05, § II(Att. A), 4-10-2024; Ord. No. 2025-29, § II(Att. A), 8-6-2025)

20.03.020 Allowed Use Table.

Commented [1]: Deleted Allowed Use Table due to accessibility issues. There are no proposed changes to the Allowed Use Table with the 2026 UDO Amendments.

-
- (B) In the R1, R2, R3, R4, and RM zoning districts, the maximum number of guest units for any bed and breakfast shall be three. In all other zoning districts, the maximum number of guest units for any bed and breakfast establishment shall be eight.
- (C) The business owner or manager of the bed and breakfast establishment shall be required to reside on the property or on an adjacent property.
- (D) Each guest stay shall be limited to a maximum of thirty consecutive days.
- (E) The exterior design of any exterior modification of the structure or premises shall include facade articulation, and numbers and locations of windows and building entrances on the primary building facade, that are similar to those in the surrounding area and neighborhood.
- (9) Brewpub, Distillery, or Winery.
- (A) In the MN zoning district, brewpubs, distilleries, or wineries shall not manufacture more than five thousand barrels of beverage (all beverages combined) annually.
- (B) In the MM, MD, and MC zoning districts, brewpubs, distilleries, or wineries shall not manufacture more than twenty thousand barrels of beverage (all beverages combined) annually.
- (C) Brewpubs, distilleries, or wineries shall maintain copies of all reports filed with the Bureau of Alcohol, Tobacco and Firearms (ATF) and shall be able to demonstrate, upon request of the City, that they have not exceeded the annual beverage production limit in any twelve-month period.
- (D) In the MN, MM, and MC zoning districts, brewpubs, distilleries, or wineries shall maintain at least fifteen percent of the gross floor area of the facility or five hundred square feet of floor space, whichever is greater, for public use as a tavern, restaurant, or tasting area.
- (E) In the MD zoning district, brewpubs, distilleries, or wineries shall maintain at least fifty percent of the gross floor area of the facility for public use as a tavern, restaurant, or tasting area.
- (F) Brewpubs may ship beverages for consumption at other sites, but only if it is demonstrated that:
- i. The location and flow of shipping traffic does not impact access by other users; and
 - ii. The proposed shipping routes are designed to accommodate the weight of the delivery vehicles.
- (10) Restaurant
- (A) In the RM and RH zoning districts, the restaurant shall contain no more than two thousand five hundred gross square feet of floor area. Such smaller establishments typically include but are not limited to cafes, coffee shops, delis, and small restaurants. In the ME zoning district the restaurant shall contain no more than five thousand gross square feet of floor area.
- (B) In the RM and RH zoning districts, structures containing this use shall be similar in appearance to the surrounding buildings with respect to architectural style, roof pitch, color and materials.
- (C) Any restaurant located within a multi-tenant center and with a gross floor area of less than or equal to 1,250 square feet may operate without an established seating area provided that carryout, walk-up and/or other similar grab-and-go, onsite sales services are utilized. Delivery-only, ghost kitchen, or similar concepts are not permitted as the primary means of service.
- (11) Artist Studio or Workshop. In the R1, R2, R3, and R4 zoning districts:
- (A) The artist studio shall be accessory to a residential use.
- (B) No retail activity shall be permitted in association with the artist studio.
- (C) No display of art pieces for public viewing, such as within a gallery, shall be permitted.

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- (B) Detached garages and carports shall be located a minimum of ten feet behind the primary structure's front facade and five feet from side and rear property lines, except for exceptions listed in Section 20.04.020(e)(3) (Exceptions to Setback Requirements).
- (4) Drive-Through.
- (A) In the MM district, all uses, except for financial institutions shall be limited to one drive-through bay. Financial institutions shall be allowed up to three drive-through bays.
- (B) In the MC district, all uses, except for financial institutions shall be limited to two drive-through bays. Financial institutions shall be allowed up to three drive-through bays.
- (C) In circumstances where a restaurant does not offer a seating area, a drive-through use shall be prohibited.
- (5) Dwelling, Accessory Unit.
- (A) Purpose. These accessory dwelling unit ("ADU") standards are intended to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the City's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.
- (B) Generally.
- i. This use shall be accessory to a single-family or duplex dwelling that is the principal use on the same lot or parcel.
- ii. Not more than one ADU may be located on one lot.
- iii. ADUs shall not contain more than two bedrooms.
- iv. No more than one family, as defined in Chapter 20.07 (Definitions), shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located in one accessory dwelling unit lawfully exceed that provided by the definition of family in Chapter 20.07 (Definitions), may continue to be occupied by the same number of persons as occupied the accessory dwelling unit on that effective date. For purposes of this section, attached ADUs with internal access that were approved under this section shall be considered one dwelling unit.
- v. A request for an ADU shall be required to submit a separate site plan petition with the Planning and Transportation Department, if no building permit is processed for the ADU.
- (C) Utilities. All ADUs shall be connected to the public water main and sanitary sewer that are adjacent to the property on which the ADU is located, per City of Bloomington Utilities' Rules and Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to the property and the primary dwelling on the lot uses a septic system, the ADU may use the septic system in compliance with Monroe County Health Department standards.
- (D) Standards for Attached ADUs.
- i. The maximum square footage of any attached ADU shall be eight hundred forty square feet.
- ii. The maximum height of any attached ADU shall be the same as that applicable to the primary dwelling structure in the zoning district where the ADU is located.
- iii. Each ADU shall be set back from each property line by at least the same setback distance applicable to the primary dwelling structure in the zoning district where the ADU is located.

Chapter 20.05 SUBDIVISION STANDARDS

20.05.010 Purpose.

This Chapter 20.05 (Subdivision Standards) establishes the minimum standards for the design and improvement of land subdivisions to:

- (a) Facilitate the orderly growth and harmonious development of the City to accomplish the goals of the Comprehensive Plan and to protect and promote public health, safety, and welfare;
- (b) Provide lots and parcels of sufficient size and appropriate design for the purposes for which they are to be used;
- (c) Protect the natural environment by promoting the use of good design, landscape architecture, and civil engineering to preserve and enhance natural topographic features, watercourses, drainage ways, floodplains, native vegetation, and trees and to control erosion and minimize runoff;
- (d) Provide safe ingress and egress for vehicular, bicycle, pedestrian, and all other types of traffic;
- (e) Ensure safe and efficient traffic circulation through coordinated and connected street systems with relation to major thoroughfares, adjoining subdivisions, adjoining streets, and public facilities;
- (f) Provide adequate water supply, sewage disposal, storm drainage and other utilities and facilities;
- (g) Provide for adequate sites for recreation areas, access to trail networks, and other public purposes;
- (h) Protect or enhance real property values;
- (i) Facilitate the transfer of lands having accurate legal descriptions and to establish and assure the rights, duties, and responsibilities of subdividers and developers with respect to land development;
- (j) Ensure that the costs of providing the necessary rights-of-way, street improvements, utilities and public areas and facilities for new developments are borne fairly and equitably;
- (k) Encourage the clustering of dwellings and other structures to preserve open space, preserve the natural terrain, minimize impervious surface area and resulting water runoff, minimize adverse visual impacts, minimize public infrastructure costs, and prevent public safety hazards; and
- (l) Provide a common ground of understanding and an equitable working relationship between public and private interests, so that both independent and mutual objectives can be achieved in the subdivision of land.

(Amd. of 1-14-2020)

20.05.020 Applicability.

This Chapter 20.05 (Subdivision Standards) shall apply to all subdivisions and land divisions located wholly or partially within the City. Portions of the regulations, as designated below, shall also apply to major site plans.

(Amd. of 1-14-2020)

Table 05-4. CI Subdivision Development Standards

General Standards	
Parent tract size (minimum)	None
Applicable base zoning districts	MS, MN, MM, MC, ME, MI, MD, MH, and EM
Open space required (minimum) [1]	Not required
Lots served by alleys (minimum percentage)	Not required
Block length (maximum)	1,320 feet
Cul-de-sac length (minimum)	200 feet
Cul-de-sac length (maximum)	600 feet
Right-of-Way Standards	
Transportation facilities	Required to meet Transportation Plan guidance
On-Street parking	Not required [2]
Tree plot width (minimum)	Per Transportation Plan
Sidewalk/multiuse path width (minimum)	

Notes:

[1] Measured as a percent of gross acreage and shall be identified as common open space on the plat.

[2] Where on-street parking is provided, it shall comply with the standards in Section 20.04.060(o) (On-Street Parking Standards for Private Streets).

(Amd. of 1-14-2020; Ord. No. 21-19, § II (Att. A), 4-21-2021; Ord. No. 21-22, § II (Att. A), 4-21-2021)

20.05.040 Easements.

- (a) Applicability. All proposed plats submitted for approval under the provisions of this Chapter 20.05 (Subdivision Standards) shall comply with the standards in this Section 20.05.040 (Easements).
- (b) General Standards.
 - (1) All easements and corresponding utility location plans shall be approved prior to the approval of the plat.
 - (2) All necessary easements shall be clearly identified on secondary plats and shall be recorded per processes as defined within Chapter 20.06 (Administration and Procedures), and shall include a definition consistent with Section 20.05.040(e) (Standards for Specific Easement Types).
 - (3) All proposed plats shall clearly identify all existing easements on the property, including dimensions, bearings, and recorded instrument numbers.
 - (4) Signs shall not be located within utility easements unless the sign is a public sign authorized by Section 20.04.100(c)(2)(A) (Public Signs), and is further authorized by the City.
 - (5) Each easement shall allocate sufficient areas for the utilities, infrastructure, amenities, or features that are the subject of the easement, including but not limited to drainage, utilities, tree preservation, environmental conservation, pedestrian access, vehicular access, and transit facilities, wherever necessary.
- (c) Environmental Features. The following environmental features that are determined to not be developable per Section 20.04.030 (Environment) shall be placed within the appropriate easements (1) on the secondary

plat or (2) set aside in easements on a deed where no plat is required or proposed but a major site plan is required or proposed, as identified in Section 20.04.030 (Environment).

- (1) All areas of excessive slope as defined in Section 20.04.030(c) (Steep Slopes).
- (2) All karst features and their required buffer zones as defined in Section 20.04.030(f) (Karst Geology).
- (3) All required riparian buffer areas as defined in Section 20.04.030(e) (Riparian Buffers).
- (4) All areas within regulatory floodways and flood fringes as defined in Section 20.04.040 (Floodplain).
- (5) All delineated wetlands and required wetland buffer areas as defined in Section 20.04.030(g) (Wetlands).
- (6) All trees required to be preserved by Section 20.04.030(h) (Tree and Forest Preservation).
- (d) Maintenance.
 - (1) For features required to be in an easement, maintenance shall generally be the responsibility of the lot owner, except as expressly provided otherwise in this UDO or in the development approval.
 - (2) A grant of authority to the City to enter upon an easement for purposes of inspection, maintenance and/or repair of a feature within the easement shall not be construed as relieving the owner or owners of such responsibility.
 - (3) A facilities plan shall also be provided in accordance with the administrative manual.
- (e) Standards for Specific Easement Types. Unless specifically defined on an approved plat or by condition of plat approval, the following requirements shall apply:
 - (1) Sanitary Sewer Easement.
 - (A) Shall allow the City utilities department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City utilities department in conjunction with the primary plat. Upon written permission from the City utilities department, encroachments may be permitted after the recording of the secondary plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, and light fixtures, shall not be located within sanitary sewer easements.
 - (D) Grading activity shall be prohibited within sanitary sewer easements without written permission from the City utilities department.
 - (2) Waterline Easement.
 - (A) Shall allow the City utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City utilities department in conjunction with the primary plat. Upon written permission from the City utilities department, encroachments may be permitted after the recording of the secondary plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements.
 - (D) Grading activity shall be prohibited within waterline easements without written permission from the City utilities department.
 - (3) Drainage Easement.

public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.

- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.
- (8) Tree Preservation Easement.
 - (A) Prohibits the removal of any tree over six inches dbh within the easement area.
 - (B) Allows the removal of dead or diseased trees that pose a safety risk as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
 - (C) All tree preservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
 - (D) Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.
- (9) Conservancy Easement.
 - (A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area.
 - (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
 - (C) All conservancy easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
 - (D) Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.
- (10) Riparian Buffer Easement.
 - (A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any ~~vegetative~~ vegetative cover, including mowing, within the easement area except for disturbance as allowed in Section 20.04.030 ~~(ef)~~.
 - (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
 - (C) All riparian buffer easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one

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- (g) Open Space.
- (1) Generally.
- (A) All residential developments shall have a percentage of the land set aside for open space.
- (B) Subdivisions shall provide the minimum required open space per Table 05-5 (Subdivision Development Standards).
- (2) Common Areas. In addition to easements required by Subsection 20.05.040: Easements, the following environmental features shall be placed within Common Areas on the plat:
- (A) Karst Features: All karst features and their required buffer zones that have a total area of one-half acre or greater.
- (B) Riparian Buffers: All riparian buffers defined as Streamside or Intermediate Zone.
- (C) Floodways: All areas within regulatory floodways.
- (D) Wetlands: All delineated wetlands and required wetland buffer areas.
- (E) Forested Areas: All contiguous areas of tree cover totaling one acre or greater that are required to be preserved.
- (3) Site Features that Qualify as Open Space. The following features count toward the minimum open space requirements as described:
- (A) Conservation Areas. Any required preservation/conservation area shall count toward open space requirements.
- (B) Man-Made Water Features. Any man-made water feature (including retention facilities) shall count toward minimum open space if it supports aquatic life and provides native habitat as follows:
- i. Surface Area. A surface area at normal pool elevation of at least thirty-two thousand six hundred seventy square feet (0.75 acres); and
- ii. Perimeter Access.
1. A buffer area around the full circumference of the water feature of at least fifty feet from the top of bank shall be available as open space.
2. This open space shall be planted and maintained as wildlife habitat. This includes use of native (no more than twenty percent lawn grass) species including prairie grasses and/or tree planting.
- (C) Dry Detention Facilities. Man-made stormwater detention facilities (dry) shall count toward the minimum open space if they meet the following standards:
- i. Area. The facility shall have at least ten thousand eight hundred ninety square feet of flat bottom (0.25 acres).
- ii. Depth. The man-made depth of the detention facility shall not exceed four feet from top of bank.
- iii. Slope. The man-made slopes within the detention facility shall not exceed a four to one ratio.
- iv. Perimeter Access.
1. A buffer area around the full circumference of the facility of at least twenty-five feet from the top of bank shall be available as open space.

network, known as the Bloomington Digital Underground (BDU). Conduit installation shall be in accordance with BDU specifications and permit requirements of the City of Bloomington. This requirement shall not apply if the Planning and Transportation Director determines that the installation of underground telecommunications conduit is not necessary after review by the City's director of information and technology services.

- (5) Street Design.
 - (A) General Street Layout. Streets shall be laid out on the parent tract:
 - i. In an orderly and logical manner;
 - ii. To provide connectivity to adjacent parcels;
 - iii. To provide pedestrian and vehicular safety; and
 - iv. To provide reasonably direct access to the primary circulation system.
 - (B) Topographical Consideration. Streets shall be adjusted to the contour of the land so as to minimize cutting and filling activity on natural terrain.
 - (C) Design Speed. The maximum design speed for streets shall be in accordance with AASHTO and City Planning and Transportation Department requirements.
 - (D) Connectivity. All developments shall provide stub streets to connect to adjacent properties.
 - i. Where the development abuts undeveloped land, the final number and location of stub streets shall be determined by the Plan Commission.
 - ii. Where the development abuts land that has established stub streets, built or platted, the petitioner shall design the street system to connect to those stub streets.
 - (E) Stub Streets. Stub streets shall be constructed at the same time the other streets are built within the development.
 - i. Temporary turnaround areas that can be surfaced with asphalt, concrete, or permeable pavers, may be required to provide safe turnaround for emergency vehicles. Such areas shall be located within dedicated street rights-of-way and shall be removed when stub streets are further extended.
 - ii. A permanent public sign shall be installed at the terminus of the stub street stating clearly that the street will connect to future development.
 - (F) Gated Entrances. Gated entrances are not permitted.
 - (G) Intersections. All intersections of two streets shall be within fifteen degrees of perpendicular as measured at the street centerlines. Intersections of more than two streets at one point shall not be permitted. Local street intersections with centerline offsets of less than one hundred twenty-five feet shall not be permitted.
 - (H) Right-of-Way Width.
 - i. The minimum right-of-way width shall be as indicated on the Transportation Plan unless specified otherwise in this UDO.
 - ii. The minimum right-of-way dimensions established in the Transportation Plan may be reduced upon approval of the City ~~Engineer~~traffic and transportation engineer and fire chief, or designee if:
 - 1. The reduction will mitigate environmental impacts; or

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2. The reduction will result in alignment with adjacent streets.
- (I) Street Width.
- i. The minimum street pavement width shall be as indicated on the Transportation Plan. Street width shall be determined by measuring from back of curb to back of curb unless specified otherwise in this UDO.
- ii. The minimum street width dimensions established in the Transportation Plan may be reduced upon approval of the City ~~Engineer~~ traffic and transportation engineer and fire chief, or designee if:
1. The reduction will mitigate environmental impacts; or
2. The reduction will result in alignment with adjacent streets.
- (J) Curb Type. All subdivisions shall use vertical curbs.
- (K) Cul-de-sac Length. The maximum cul-de-sac length shall be as indicated in Table 05-5 (Subdivision Development Standards).
- (L) Cul-de-sac Terminus. The terminus of each cul-de-sac shall be a round bulb, large enough to accommodate the largest fire truck in service within the City.
- (M) Permanent Dead-End Streets. Dead-end streets are prohibited. Dead-end streets do not include culs-de-sac or stub streets.
- (N) Eyebrows. Eyebrow street designs shall not be permitted.
- (O) Block Length. The maximum block length shall be as indicated in Table 05-5 (Subdivision Development Standards).
- (P) Pavement Thickness. The minimum street pavement thickness shall conform to City of Bloomington standards based on the street's classification in the Transportation Plan.
- (6) Alleys. Alleys are considered an essential part of a traditional neighborhood design; therefore, they shall be integrated into the overall design of traditional neighborhood subdivisions. In other types of subdivisions, alleys may be utilized where they are compatible with surrounding residential development patterns.
- (A) Alleys shall be public with a minimum of twenty feet of right-of-way.
- (B) Alleys shall have a minimum of fourteen feet of pavement width.
- (C) Alleys are not required to have a curb.
- (D) Alley intersections with public streets shall not exceed twenty degrees from perpendicular to said streets.
- (E) The minimum corner radius at any alley intersection with a public street shall be ten feet. The corner radius may be reduced upon a determination by the City Planning and Transportation Department that such a reduction is not expected to have a significant impact on vehicle, bicycle, or pedestrian safety at the intersection and such a reduction is within engineering standards or guidelines for vehicle, bicycle, or pedestrian modes.
- (F) All alleys are to be constructed per standards of the City Planning and Transportation Department.
- (7) Arterial Frontages.

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- (A) Residential. All residential subdivisions shall be designed so that no residential lot directly borders an arterial level street unless those lots use alley access, an access street, or obtain access from a street other than an arterial and provide a buffer to screen the visual impacts of homes along arterial level streets.
- i. Alley Access. Individual single-family (attached and detached), duplex, triplex, or fourplex residential lots may directly front arterial streets if rear alleys are used for all lots fronting the arterial street.
1. Front setbacks for these lots shall be increased to a minimum of forty feet from the proposed right-of-way indicated on the Transportation Plan.
2. Alleys shall be constructed to standards of Section 20.05.050(j)(6) (Alleys).
- ii. Access Street. Individual single-family (attached and detached), duplex, triplex, or fourplex residential lots may front arterial level streets if an access street is used.
1. This access street must be separated from the proposed right-of-way indicated on the Transportation Plan by a grass strip of at least twenty feet in width.
2. An access street shall be designed to accommodate two-way traffic.
3. An access street shall be designed to generally run parallel to the arterial level street.
4. Access streets shall be placed within additional right-of-way or an access easement.
5. Access streets shall be paved to a minimum width established in the most recent Transportation Plan for that street type.
6. In addition to the required pedestrian facility along the arterial level street, a sidewalk five feet in width shall be installed adjacent to the residential lots on the access street.
7. Access streets must provide two points of ingress/egress to the arterial street if they give access to ten or more residential lots or if they exceed five hundred feet in length.
8. No more than two ingress/egress points are permitted for an access street.
- iii. Buffer. Through lots may be used with the rear of the lots facing the arterial level street if a buffer is established between the residential lots and the arterial level street and such buffer is maintained as common area through a recorded easement.
1. The buffer shall be a minimum of thirty feet in width measured from the proposed right-of-way indicated on the Transportation Plan.
2. The buffer shall include one of the following features:
- a. A solid wall or combination of walls a minimum of three feet in height, combined with landscaping sufficient to achieve a nonlinear, dense buffer of evergreen and deciduous trees, that together equal to at least seventy-five percent of the subdivision's lineal frontage along an arterial street.
- b. A landscaped berm a minimum of three feet in height and ten feet in width installed in a nonlinear manner. Landscaping within the buffer area shall be equal to one large canopy tree, two small/medium ornamental