

Chapter

20.02

Zoning Districts

City of Bloomington
Unified Development
Ordinance

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Residential Estate (RE) District

20.02.010 Residential Estate (RE); District Intent

The RE (Residential Estate) District is intended to be used as follows:

- Permit rural development while protecting sensitive environmental resources such as karst formations, wetlands, hillsides, heavily wooded land, and lake watersheds.
- Promote compactness in city structure by maintaining a pattern of growth that is consistent with the cost-efficient provision of urban services.

Plan Commission/Board of Zoning Appeals Guidance:

- Any development should be low in density and clustered in a manner that protects environmentally sensitive lands and preserves infrastructure capacity.
- Provision of urban services should be closely scrutinized to ensure that no substandard subdivisions are developed.

20.02.020 Residential Estate (RE); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- community garden*
- crops and pasturage, and accessory chicken flocks*
- dwelling, single-family (detached)
- government operations (non-office)
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- orchard
- park
- tree farm
- urban agriculture
- utility substation and transmission facility*

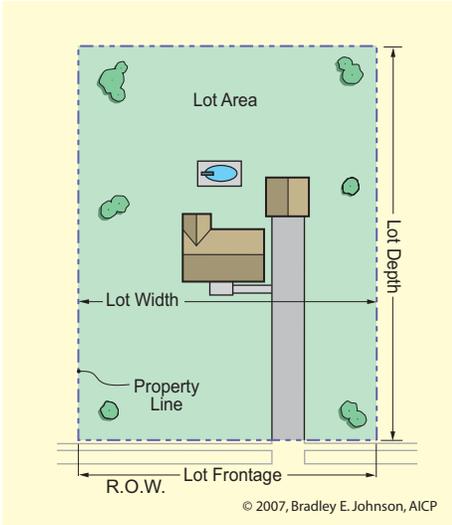
20.02.030 Residential Estate (RE); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

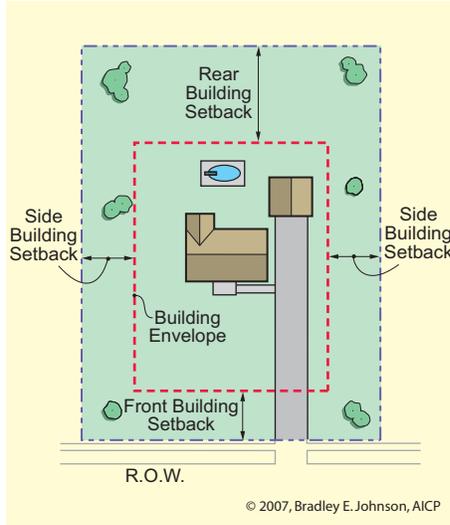
- bed and breakfast*
- communication facility*
- country club
- golf course
- golf driving range, outdoor
- historic adaptive reuse*
- museum
- place of worship
- plant nursery/greenhouse
- police, fire or rescue station
- school, preschool
- school, primary/secondary

Residential Estate (RE) District

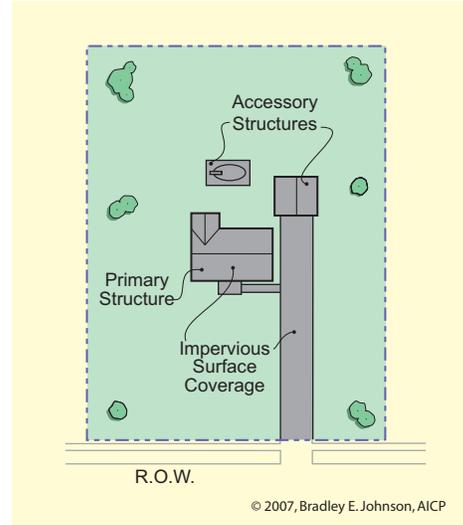
20.02.040 Residential Estate (RE); Development Standards



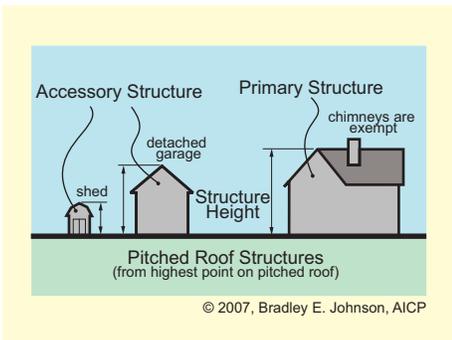
- Minimum Lot Area for Subdivision:**
- 108,900 square feet
- Minimum Lot Width:**
- 200 feet



- Minimum Front Building Setback:**
- 30 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
- 30 feet
- Minimum Rear Building Setback:**
- 60 feet



- Maximum Impervious Surface Coverage:**
- 15% of the Lot Area
- Maximum Number of Primary Structures:**
- One (1)



- Maximum Structure Height:**
- Primary Structure: 40 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply		
<ul style="list-style-type: none"> • Accessory Structure (AS) <ul style="list-style-type: none"> • AS-01 Page 5-6 • Affordable Housing (AH) <ul style="list-style-type: none"> • AH-01 Page 5-8 • Alternative Transportation (AT) <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 • Architectural (AG) <ul style="list-style-type: none"> • AG-02 Page 5-15 • AG-03 Page 5-15 • Communication Facilities (CF) <ul style="list-style-type: none"> • CF-01 Page 5-17 • CF-02 Page 5-20 • Conditional Use (CU) <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-04 Page 5-22 • CU-05 Page 5-22 • Drainage Standards (DS) <ul style="list-style-type: none"> • DS-01 Page 5-25 • Entrances/Drives (ED) <ul style="list-style-type: none"> • ED-02 Page 5-27 	<ul style="list-style-type: none"> • Environmental (EN) <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 • Fence and Wall (FW) <ul style="list-style-type: none"> • FW-01 Page 5-36 • FW-02 Page 5-36 • Floodplain (FP) <ul style="list-style-type: none"> • FP-01 Page 5-37 • Green Development (GD) <ul style="list-style-type: none"> • GD-01 Page 5-40 • Height (HT) <ul style="list-style-type: none"> • HT-01 Page 5-43 • Home Occupation (HO) <ul style="list-style-type: none"> • HO-01 Page 5-44 • Landscaping (LA) <ul style="list-style-type: none"> • LA-01 Page 5-46 • Lighting (LG) <ul style="list-style-type: none"> • LG-01 Page 5-60 • Municipal Services (MS) <ul style="list-style-type: none"> • MS-01 Page 5-65 	<ul style="list-style-type: none"> • Outdoor Storage (OT) <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-02 Page 5-66 • Parking (PK) <ul style="list-style-type: none"> • PK-01 Page 5-67 • PK-02 Page 5-71 • Public Improvement (PV) <ul style="list-style-type: none"> • PV-01 Page 5-77 • Setback (SB) <ul style="list-style-type: none"> • SB-01 Page 5-78 • Sign (SI) <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-03 Page 5-85 • Special Conditions (SC) <ul style="list-style-type: none"> • SC-07 Page 5-91 • SC-15 Page 5-93 • SC-22 Page 5-94 • Temporary Use and Structure (TU) <ul style="list-style-type: none"> • TU-01 Page 5-95 • Vision Clearance (VC) <ul style="list-style-type: none"> • VC-01 Page 5-97

Residential Single-family (RS) District

20.02.050 Residential Single-family (RS); District Intent

The RS (Residential Single-family) District is intended to be used as follows:

- Provide for the development of single-family neighborhoods while ensuring compatibility with existing patterns of development.

Plan Commission/Board of Zoning Appeals Guidance:

- On vacant tracts, develop sites for predominantly single-family residential uses; however, consider mixed residential densities, varied housing types, and nonresidential services where supported by adjacent land use patterns.
- Ensure new developments contain a high level of street connectivity and are supported by adequate public services.

20.02.060 Residential Single-family (RS); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- accessory chicken flocks*
- community garden*
- dwelling, single-family (attached)*
- dwelling, single-family (detached)
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- park
- urban agriculture
- utility substation and transmission facility*

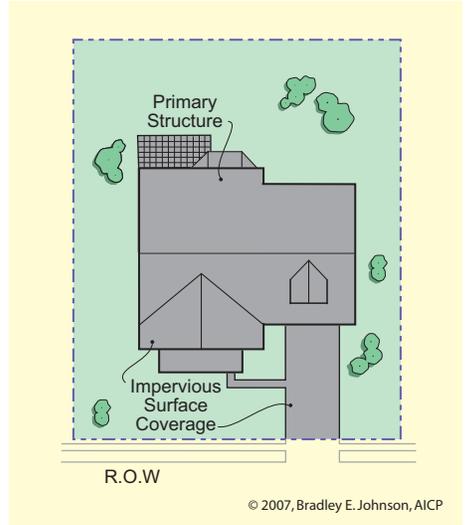
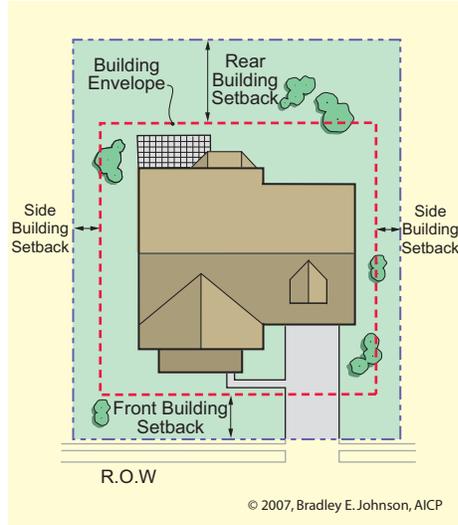
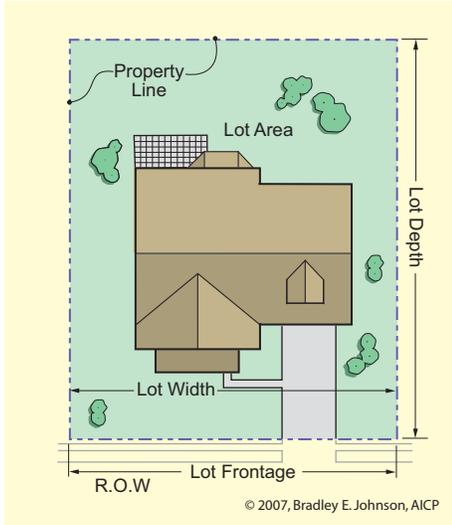
20.02.070 Residential Single-family (RS); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- bed and breakfast*
- community center
- historic adaptive reuse*
- museum
- place of worship
- police, fire or rescue station
- recreation center
- school, preschool
- school, primary/secondary

Residential Single-family (RS) District

20.02.080 Residential Single-family (RS); Development Standards



Minimum Lot Area for Subdivision:

- 8,400 square feet

Minimum Lot Width:

- 60 feet

Minimum Front Building Setback:

- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is more
- Attached front-loading garage or carport, 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan

Minimum Side Building Setback:

- 8 feet, plus 4 feet for each story above the ground floor
- Lots of record that are less than 60 feet in width may reduce the required setback up to 2 feet
- Additions to existing structures may utilize the existing side setbacks, provided that the gross floor area of the existing structure is not increased

by more than 50%. In no case shall the setback be less than 4 feet

Minimum Rear Building Setback:

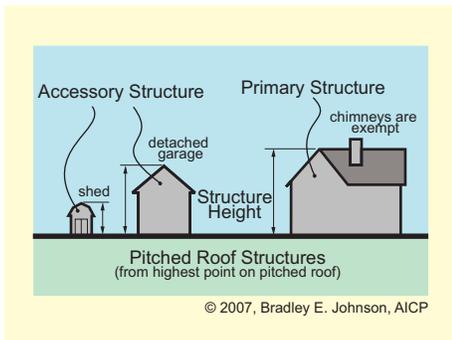
- 25 feet
- Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 50%. In no case shall the setback be less than 10 feet

Maximum Impervious Surface Coverage:

- 40% of the Lot Area

Maximum Number of Primary Structures:

- One (1)



Maximum Structure Height:

- Primary Structure: 40 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Environmental (EN)	Outdoor Storage (OT)
• AS-01 Page 5-6	• EN-01 Page 5-28	• OT-01 Page 5-66
• AS-02 Page 5-6	• EN-02 Page 5-28	• OT-02 Page 5-66
Affordable Housing (AH)	• EN-03 Page 5-29	Parking (PK)
• AH-01 Page 5-8	• EN-04 Page 5-31	• PK-01 Page 5-67
Alternative Transportation (AT)	• EN-05 Page 5-33	• PK-02 Page 5-71
• AT-01 Page 5-9	• EN-06 Page 5-34	Public Improvement (PV)
• AT-02 Page 5-12	• EN-07 Page 5-34	• PV-01 Page 5-77
Architectural (AG)	• EN-08 Page 5-35	Setback (SB)
• AG-02 Page 5-15	Fence and Wall (FW)	• SB-01 Page 5-78
• AG-03 Page 5-15	• FW-01 Page 5-36	Sign (SI)
Communication Facilities (CF)	• FW-02 Page 5-36	• SI-01 Page 5-81
• CF-02 Page 5-20	Floodplain (FP)	• SI-02 Page 5-84
Conditional Use (CU)	• FP-01 Page 5-37	• SI-03 Page 5-85
• CU-01 Page 5-21	Green Development (GD)	Special Conditions (SC)
• CU-02 Page 5-21	• GD-01 Page 5-40	• SC-07 Page 5-91
• CU-03 Page 5-22	Height (HT)	• SC-10 Page 5-92
• CU-04 Page 5-22	• HT-01 Page 5-43	• SC-15 Page 5-93
Drainage Standards (DS)	Home Occupation (HO)	• SC-22 Page 5-94
• DS-01 Page 5-25	• HO-01 Page 5-44	Temporary Use and Structure (TU)
Entrances/Drives (ED)	Landscaping (LA)	• TU-01 Page 5-95
• ED-02 Page 5-27	• LA-01 Page 5-46	Vision Clearance (VC)
	Lighting (LG)	• VC-01 Page 5-97
	• LG-01 Page 5-60	
	Municipal Services (MS)	
	• MS-01 Page 5-65	

Residential Core (RC) District

20.02.090 Residential Core (RC); District Intent

The RC (Residential Core) District is intended to be used as follows:

- Protect and enhance the core residential areas with emphasis on discouraging the conversion of dwellings to multifamily or commercial uses.
- Increase the viability of owner-occupied and affordable dwelling units through the use of small-lot subdivisions, accessory dwelling units, and compatible property improvements.

Plan Commission/Board of Zoning Appeals Guidance:

- Explore multifamily redevelopment opportunities along designated arterial streets, in transition areas between the downtown and existing single-family residential areas, and when supported by adjoining land use patterns.
- Neighborhood-serving commercial and office uses may be appropriate at the edge of Core Residential areas that front arterial streets.

20.02.100 Residential Core (RC); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- accessory chicken flocks*
- artist studio*
- community garden*
- dwelling, single-family (detached)
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- park
- urban agriculture
- utility substation and transmission facility*

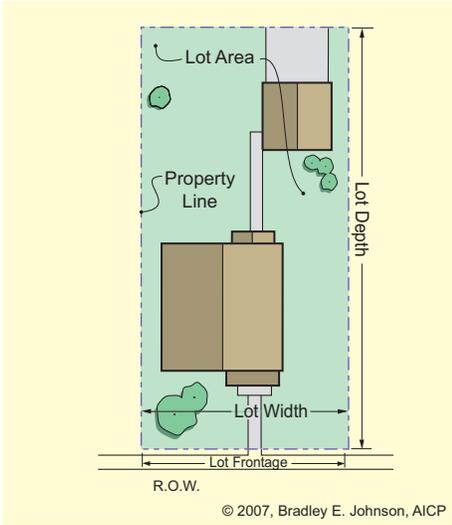
20.02.110 Residential Core (RC); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

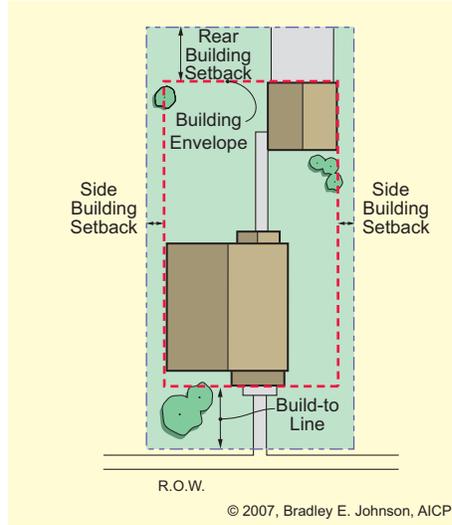
- bed and breakfast*
- community center
- historic adaptive reuse*
- museum
- place of worship
- police, fire or rescue station
- recreation center*
- school, preschool
- school, primary/secondary

Residential Core (RC) District

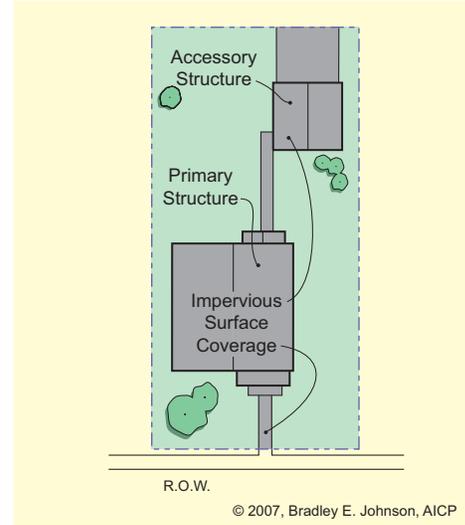
20.02.120 Residential Core (RC); Development Standards



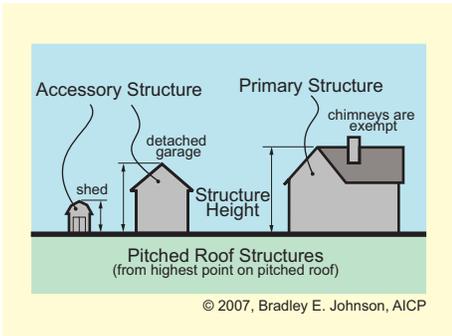
- Minimum Lot Area for Subdivision:**
- 7,200 square feet
- Minimum Lot Width:**
- 55 feet



- Build-to Line:**
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is less. Additions to existing structures may utilize the existing front setback
 - Attached front-loading garage or carport, 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
- 6 feet, plus 4 feet for each story above the ground floor



- Minimum Rear Building Setback:**
- 25 feet
 - Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 40%. In no case shall the setback be less than 10 feet
- Maximum Impervious Surface Coverage:**
- 45% of the Lot Area
- Maximum Number of Primary Structures:**
- One (1)



- Maximum Structure Height:**
- Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-6 • AS-02 Page 5-6 <p>Affordable Housing (AH)</p> <ul style="list-style-type: none"> • AH-01 Page 5-8 <p>Alternative Transportation (AT)</p> <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 <p>Architectural (AG)</p> <ul style="list-style-type: none"> • AG-02 Page 5-15 • AG-03 Page 5-15 • AG-05 Page 5-16 <p>Communication Facilities (CF)</p> <ul style="list-style-type: none"> • CF-02 Page 5-20 <p>Conditional Use (CU)</p> <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-04 Page 5-22 <p>Drainage Standards (DS)</p> <ul style="list-style-type: none"> • DS-01 Page 5-25 <p>Entrances/Drives (ED)</p> <ul style="list-style-type: none"> • ED-02 Page 5-27 	<p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 5-36 • FW-02 Page 5-36 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-37 <p>Green Development (GD)</p> <ul style="list-style-type: none"> • GD-01 Page 5-40 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-43 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-44 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-46 <p>Lighting (LG)</p> <ul style="list-style-type: none"> • LG-01 Page 5-60 <p>Municipal Services (MS)</p> <ul style="list-style-type: none"> • MS-01 Page 5-65 	<p>Outdoor Storage (OT)</p> <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-02 Page 5-66 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 5-67 • PK-03 Page 5-71 <p>Public Improvement (PV)</p> <ul style="list-style-type: none"> • PV-01 Page 5-77 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-78 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-03 Page 5-85 <p>Special Conditions (SC)</p> <ul style="list-style-type: none"> • SC-05 Page 5-91 • SC-07 Page 5-91 • SC-15 Page 5-93 • SC-19 Page 5-94 • SC-22 Page 5-94 <p>Temporary Use and Structure (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-95 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-97

Residential Multifamily (RM) District

20.02.130 Residential Multifamily (RM); District Intent

The RM (Residential Multifamily) District is intended to be used as follows:

- Allow medium density residential development to ensure an adequate mix of housing types throughout the community.
- Facilitate compact development patterns in locations where there are high levels of public infrastructure capacity.

Plan Commission/Board of Zoning Appeals Guidance:

- Discourage the location of student-oriented housing distant from the main Indiana University Bloomington Campus.
- Restrict the location of new multifamily development to areas serviced by public transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.140 Residential Multifamily (RM); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- artist studio
- community center*
- community garden*
- dwelling, multifamily
- dwelling, single-family (attached)
- dwelling, single-family (detached)*
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- park
- recreation center*
- rooming house*
- urban agriculture
- utility substation and transmission facility*

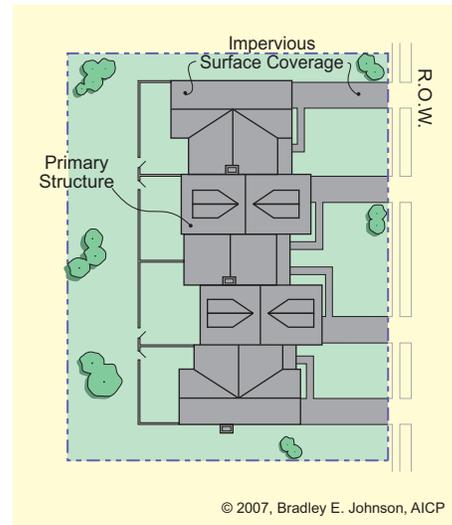
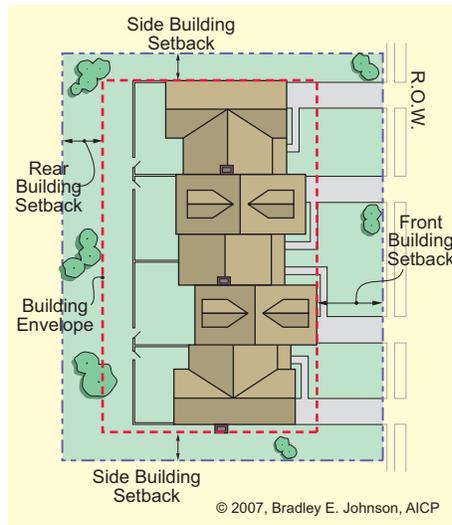
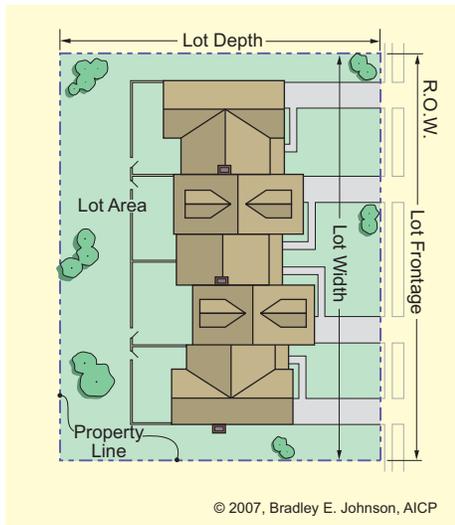
20.02.150 Residential Multifamily (RM); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- bed and breakfast*
- day-care center, adult*
- day-care center, child*
- historic adaptive reuse*
- library
- museum
- place of worship
- police, fire or rescue station
- restaurant, limited service*
- retail, low intensity*
- school, preschool
- school, primary/secondary

Residential Multifamily (RM) District

20.02.160 Residential Multifamily (RM); Development Standards



Minimum Lot Area for Subdivision:

- 21,780 square feet

Minimum Lot Width:

- 85 feet

Minimum Front Building Setback:

- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is more

Minimum Side Building Setback:

- 15 feet

Minimum Rear Building Setback:

- 15 feet

Minimum Parking Setback:

- Front: 20 feet behind primary structure's front building wall
- Side: 7 feet
- Rear: 7 feet

Maximum Impervious Surface Coverage:

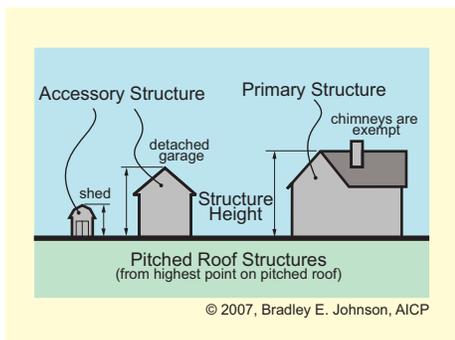
- 40% of the Lot Area

Maximum Density:

- 7 units/acre (6,223 square feet per dwelling unit)
- 21 units/acre (2,074 square feet per dwelling unit) for the total net acreage (gross acreage minus acres set aside due to environmental constraints) provided that the maximum gross density does not exceed 7 units per acre (6,223 square feet per dwelling unit) over the entire development

Dwelling Unit Equivalents:

- 5-bedroom unit: 2 units;
- 4-bedroom unit = 1.5 units;
- 3-bedroom unit = 1.0 unit;
- 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
- 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
- Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



Maximum Structure Height:

- Primary Structure: 40 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply

<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-6 <p>Affordable Housing (AH)</p> <ul style="list-style-type: none"> • AH-01 Page 5-8 <p>Alternative Transportation (AT)</p> <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 • AT-04 Page 5-13 <p>Architectural (AG)</p> <ul style="list-style-type: none"> • AG-02 Page 5-15 • AG-03 Page 5-15 <p>Communication Facilities (CF)</p> <ul style="list-style-type: none"> • CF-02 Page 5-20 <p>Conditional Use (CU)</p> <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-04 Page 5-22 • CU-06 Page 5-22 • CU-07 Page 5-23 • CU-08 Page 5-23 <p>Drainage Standards (DS)</p> <ul style="list-style-type: none"> • DS-01 Page 5-25 <p>Entrances/Drives (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 5-26 	<p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 5-36 • FW-02 Page 5-36 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-37 <p>Green Development (GD)</p> <ul style="list-style-type: none"> • GD-01 Page 5-40 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-43 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-44 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-46 • LA-02 Page 5-50 • LA-03 Page 5-50 <p>Lighting (LG)</p> <ul style="list-style-type: none"> • LG-01 Page 5-60 • LG-02 Page 5-62 	<p>Municipal Services (MS)</p> <ul style="list-style-type: none"> • MS-01 Page 5-65 <p>Outdoor Storage (OT)</p> <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-02 Page 5-66 • OT-03 Page 5-66 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 5-67 <p>Public Improvement (PV)</p> <ul style="list-style-type: none"> • PV-01 Page 5-77 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-78 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-03 Page 5-85 <p>Special Conditions (SC)</p> <ul style="list-style-type: none"> • SC-05 Page 5-91 • SC-11 Page 5-93 • SC-15 Page 5-93 • SC-19 Page 5-94 • SC-20 Page 5-94 • SC-22 Page 5-94 <p>Temporary Use and Structure (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-95 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-97
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20.02.170 Residential High-Density Multifamily (RH); District Intent

The RH (High Density Multifamily) District is intended to be used as follows:

- Allow high-density residential development to ensure an adequate mix of housing types throughout the community.
- Continue the viability of existing high-density residential developments surrounding Indiana University and the Downtown.

Plan Commission/Board of Zoning Appeals Guidance:

- Discourage the location of student oriented housing distant from the main Indiana University Bloomington Campus.
- Restrict the location of new multifamily development to areas serviced by public transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.180 Residential High-Density Multifamily (RH); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- assisted living facility
- bed and breakfast
- community center*
- community garden*
- dwelling, multifamily
- dwelling, single-family (attached)
- dwelling, single-family (detached)*
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- nursing/convalescent home
- park
- rooming house*
- urban agriculture
- utility substation and transmission facility*

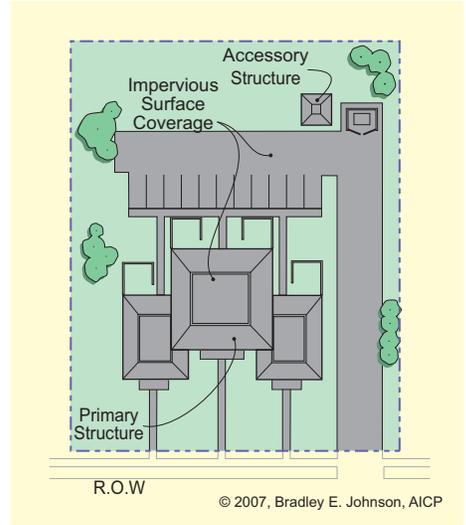
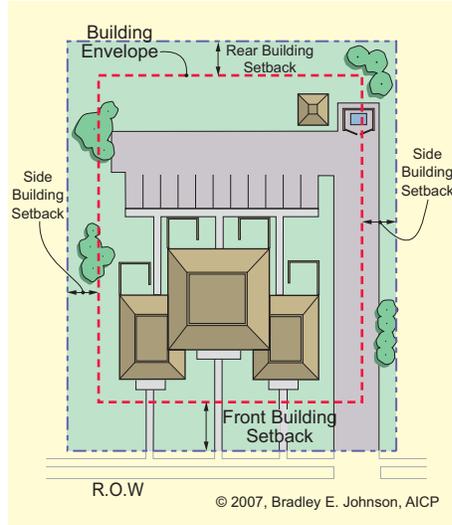
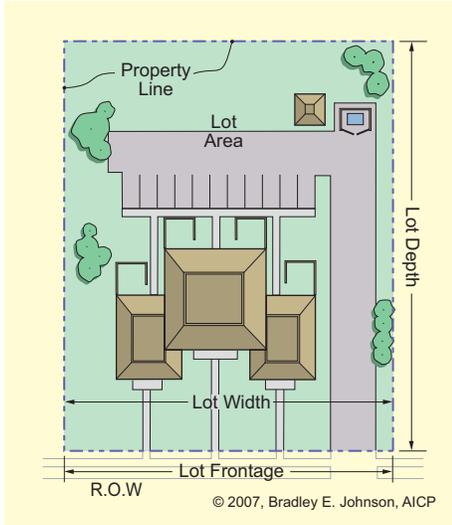
20.02.190 Residential High-Density Multifamily (RH); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- day-care center, adult*
- day-care center, child*
- historic adaptive reuse*
- library
- museum
- place of worship
- police, fire or rescue station
- recreation center
- rehabilitation clinic
- restaurant, limited service*
- retail, low intensity*
- school, preschool
- school, primary/secondary

Residential High-Density Multifamily (RH) District

20.02.200 Residential High-Density Multifamily (RH); Development Standards



Minimum Lot Area for Subdivision:

- 21,780 square feet

Minimum Lot Width:

- 85 feet

Minimum Front Building Setback:

- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the block face average setback of the existing primary structures on the same block face, whichever is more

Minimum Side Building Setback:

- 15 feet

Minimum Rear Building Setback:

- 15 feet

Minimum Parking Setback:

- Front: 20 feet behind primary structure's front building wall
- Side: 10 feet
- Rear: 10 feet

Maximum Impervious Surface Coverage:

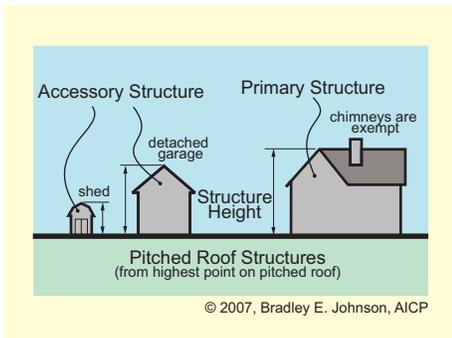
- 50% of the Lot Area

Maximum Density:

- 15 units/acre (2,904 square feet per dwelling unit)
- 30 units/acre (1,452 square feet per dwelling unit) for the total net acreage (gross acreage minus acres set aside due to environmental constraints) provided that the maximum gross density does not exceed 15 units per acre (2,904 square feet per dwelling unit) over the entire development

Dwelling Unit Equivalents:

- 5-bedroom unit: 2 units;
- 4-bedroom unit = 1.5 units;
- 3-bedroom unit = 1.0 unit;
- 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
- 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
- Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



Maximum Structure Height:

- Primary Structure: 50 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Environmental (EN)	Outdoor Storage (OT)
• AS-01 Page 5-6	• EN-01 Page 5-28	• OT-01 Page 5-66
Affordable Housing (AH)	• EN-02 Page 5-28	• OT-02 Page 5-66
• AH-01 Page 5-8	• EN-03 Page 5-29	• OT-03 Page 5-66
Alternative Transportation (AT)	• EN-04 Page 5-31	Parking (PK)
• AT-01 Page 5-9	• EN-05 Page 5-33	• PK-01 Page 5-67
• AT-02 Page 5-12	• EN-06 Page 5-34	Public Improvement (PV)
• AT-04 Page 5-13	• EN-07 Page 5-34	• PV-01 Page 5-77
Architectural (AG)	• EN-08 Page 5-35	Setback (SB)
• AG-02 Page 5-15	Fence and Wall (FW)	• SB-01 Page 5-78
• AG-03 Page 5-15	• FW-01 Page 5-36	Sign (SI)
Communication Facilities (CF)	• FW-02 Page 5-36	• SI-01 Page 5-81
• CF-02 Page 5-20	Floodplain (FP)	• SI-02 Page 5-84
Conditional Use (CU)	• FP-01 Page 5-37	• SI-03 Page 5-85
• CU-01 Page 5-21	Green Development (GD)	Special Conditions (SC)
• CU-02 Page 5-21	• GD-01 Page 5-40	• SC-05 Page 5-91
• CU-03 Page 5-22	Height (HT)	• SC-11 Page 5-93
• CU-06 Page 5-22	• HT-01 Page 5-43	• SC-15 Page 5-93
• CU-07 Page 5-23	Home Occupation (HO)	• SC-20 Page 5-94
• CU-08 Page 5-23	• HO-01 Page 5-44	• SC-22 Page 5-94
Drainage Standards (DS)	Landscaping (LA)	Temporary Use and Structure (TU)
• DS-01 Page 5-25	• LA-01 Page 5-46	• TU-01 Page 5-95
Entrances/Drives (ED)	• LA-02 Page 5-50	Vision Clearance (VC)
• ED-01 Page 5-26	• LA-03 Page 5-50	• VC-01 Page 5-97
	Lighting (LG)	
	• LG-01 Page 5-60	
	Municipal Services (MS)	
	• MS-01 Page 5-65	

Manufactured/Mobile Home Park (MH) District

20.02.210 Manufactured/Mobile Home Park (MH); District Intent

The MH (Manufactured/Mobile Home Park) District is intended to be used as follows:

- Establish accommodations for manufactured housing/mobile home parks and to afford city residents an additional housing type.
- The MH (Mobile Home Park) District is intended to provide a land use category for housing districts (typically mobile homes or manufactured home parks) where dwelling sites are leased.

Plan Commission/Board of Zoning Appeals Guidance:

- Ensure any new manufactured housing/mobile home parks are located in areas with ready access to public services, including public transportation and social services.
- In the case of rezoning petitions the minimum size of a MH zoning district shall be two (2) acres.
- Manufactured home or mobile home parks shall be in accordance with IC 16-41-27-1 *et seq.*, Rule 410 IAC 6-6 and their subsequent amendments. Additionally all developments in this zoning district are subject to the State Board of Health requirements, and the requirements of this Ordinance.

20.02.220 Manufactured/Mobile Home Park (MH); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- dwelling, mobile home
- dwelling, single-family (detached)
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- manufactured/mobile home park
- park
- utility substation and transmission facility*

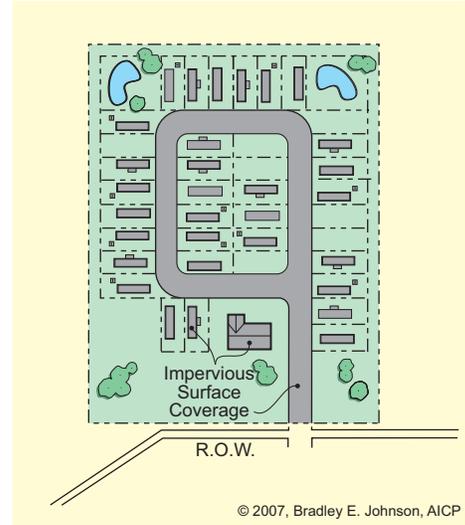
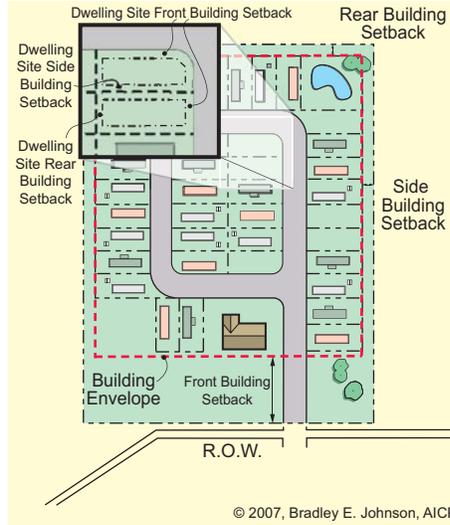
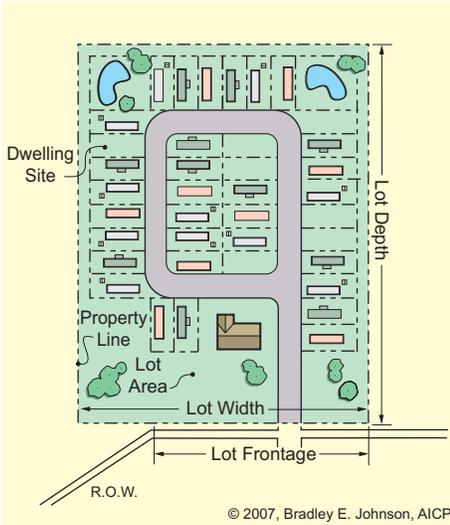
20.02.230 Manufactured/Mobile Home Park (MH); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- day-care center, adult*
- day-care center, child*
- historic adaptive reuse*
- place of worship
- police, fire or rescue station
- school, preschool
- school, primary/secondary

Manufactured/Mobile Home Park (MH) District

20.02.240 Manufactured/Mobile Home Park (MH); Development Standards



Minimum Lot Area for Subdivision:

- 87,120 square feet

Minimum Lot Width:

- 200 feet

Minimum Front Building Setback:

- 25 feet from the proposed right-of-way indicated on the Master Thoroughfare Plan

Minimum Side Building Setback:

- 20 feet

Minimum Rear Building Setback:

- 20 feet

Minimum Dwelling Site Size:

- 4,000 square feet

Minimum Dwelling Site Width:

- 40 feet

Minimum Dwelling Site Front Building Setback:

- 10 feet from edge of pavement of interior roads and 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan

Minimum Dwelling Site Side Building Setback:

- 10 feet for Primary Structures
- 2 feet for Accessory Structures

Minimum Dwelling Site Rear Building Setback:

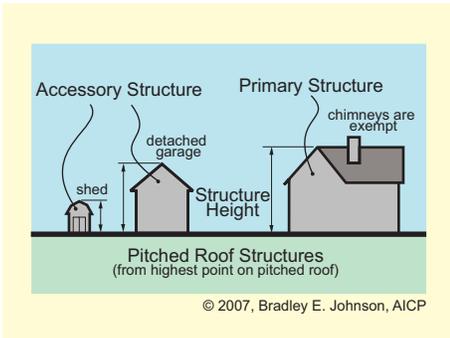
- 10 feet for Primary Structures
- 2 feet for Accessory Structures

Maximum Impervious Surface Coverage:

- 65% of the Lot Area

Maximum Primary Structures:

- One per Dwelling Site



Maximum Structure Height:

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply		
<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-6 • AS-03 Page 5-6 <p>Affordable Housing (AH)</p> <ul style="list-style-type: none"> • AH-01 Page 5-8 <p>Alternative Transportation (AT)</p> <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 • AT-04 Page 5-13 <p>Architectural (AG)</p> <ul style="list-style-type: none"> • AG-03 Page 5-15 <p>Communication Facilities (CF)</p> <ul style="list-style-type: none"> • CF-02 Page 5-20 <p>Conditional Use (CU)</p> <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-07 Page 5-23 • CU-08 Page 5-23 <p>Drainage Standards (DS)</p> <ul style="list-style-type: none"> • DS-01 Page 5-25 <p>Entrances/Drives (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 5-26 • ED-03 Page 5-27 	<p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 5-36 • FW-02 Page 5-36 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-37 <p>Green Development (GD)</p> <ul style="list-style-type: none"> • GD-01 Page 5-40 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-43 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-44 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-46 • LA-02 Page 5-50 • LA-03 Page 5-50 <p>Lighting (LG)</p> <ul style="list-style-type: none"> • LG-01 Page 5-60 <p>Municipal Services (MS)</p> <ul style="list-style-type: none"> • MS-01 Page 5-65 	<p>Outdoor Storage (OT)</p> <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-02 Page 5-66 • OT-03 Page 5-66 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 5-67 • PK-04 Page 5-72 <p>Public Improvement (PV)</p> <ul style="list-style-type: none"> • PV-01 Page 5-77 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-78 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-03 Page 5-85 <p>Special Conditions (SC)</p> <ul style="list-style-type: none"> • SC-15 Page 5-93 • SC-22 Page 5-94 <p>Temporary Use and Structure (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-95 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-97

Commercial Limited (CL) District

20.02.250 Commercial Limited (CL); District Intent

The CL (Commercial Limited) District is intended to be used as follows:

- Provide small scale retail goods and services required for regular or daily convenience of adjacent residential neighborhoods.
- Create an environment of well-planned, visually appealing commercial developments that are quiet and well buffered from adjacent residential areas.
- Preserve existing neighborhood serving commercial uses with context sensitive regulations where other more intensive or permissive commercial zoning districts (e.g. CG, CA, CD) are not appropriate or desired.
- Promote the development of small scale, mixed use urban villages with storefront retail, professional office, and residential dwelling uses. Development should incorporate pedestrian oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- Commercial and office uses should be at a scale that serves the immediate neighborhood.
- Residential uses should be limited to multifamily development on floors above the street level commercial uses.
- Pedestrian scale lighting, building forward design, transit accessibility, and reduced parking should be incorporated into the site plan design.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.260 Commercial Limited (CL); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> • antique sales • apparel and shoe sales • art gallery • artist studio • arts/crafts/hobby store • barber/beauty shop • bed and breakfast • bicycle sales/repair • bookstore • brewpub* • business/professional office • coin laundry • community center • computer sales • convenience store (without gas) • copy center • day care center, adult • day care center, child | <ul style="list-style-type: none"> • drugstore • dry-cleaning service • dwelling, single-family (detached)* • dwelling, upper floor units • fitness/training studio • florist • garden shop • gift shop/boutique • government office • grocery/supermarket • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • hardware store • health spa • jewelry shop • medical clinic • music/media sales • musical instrument sales • park | <ul style="list-style-type: none"> • pet grooming • pet store • photographic studio • restaurant • restaurant, limited service • retail, low-intensity • shoe repair • social service • sporting goods sales • tailor/seamstress shop • tanning salon • utility substation and transmission facility* • video rental |
|--|---|---|

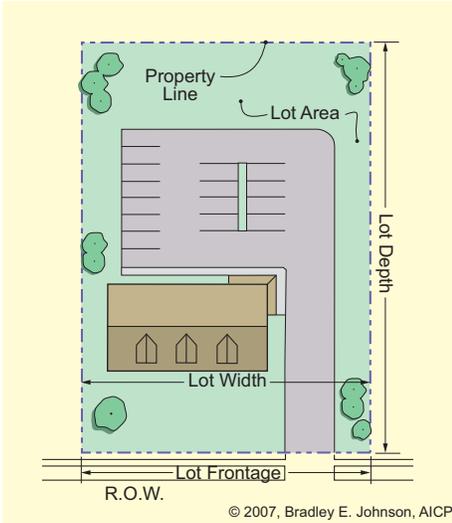
20.02.270 Commercial Limited (CL); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

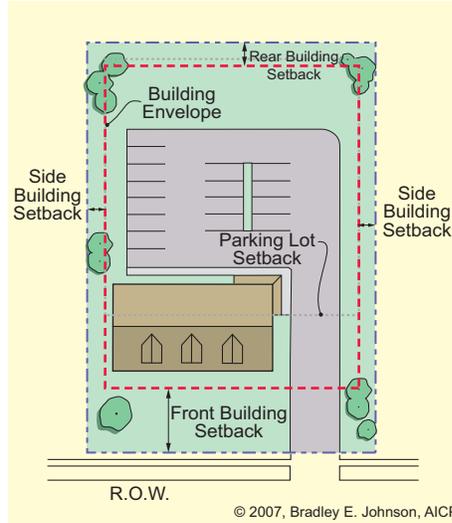
- billiard/arcade room
- historic adaptive reuse*
- library
- museum
- place of worship
- police, fire or rescue station
- recreation center
- school, preschool
- school, primary/secondary
- veterinarian clinic

Commercial Limited (CL) District

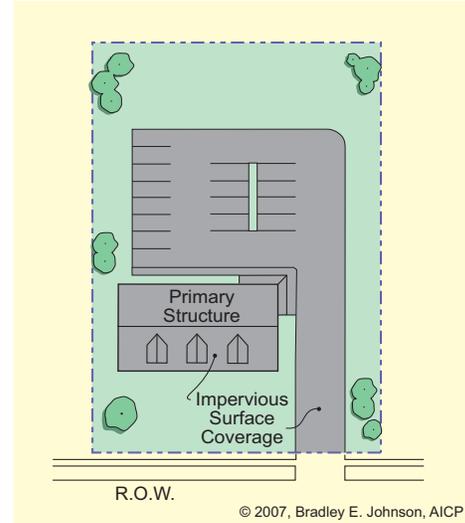
20.02.280 Commercial Limited (CL); Development Standards



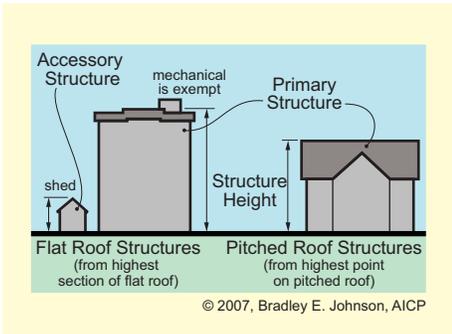
- Minimum Lot Area for Subdivision:**
- 5,000 square feet
- Minimum Lot Width:**
- 50 feet



- Minimum Front Building Setback:**
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the average of the front setbacks of the existing Primary Structures on the same block face, whichever is less
- Minimum Side Building Setback:**
- 7 feet
- Minimum Rear Building Setback:**
- 10 feet
- Minimum Parking Setback:**
- Front: 20 feet behind primary structure's front building wall
 - Side: 7 feet
 - Rear: 7 feet



- Maximum Impervious Surface Coverage:**
- 50% of the Lot Area
- Maximum Density:**
- 15 units /acre (2,904 square feet per dwelling unit)
- Maximum Area of Any Individual Commercial Tenant:**
- 5,000 square feet gross floor area
- Dwelling Unit Equivalents:**
- 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



- Maximum Structure Height:**
- Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• EN-06 Page 5-34	Outdoor Storage (OT)
• AS-01 Page 5-6	• EN-07 Page 5-34	• OT-01 Page 5-66
• AS-04 Page 5-7	• EN-08 Page 5-35	• OT-02 Page 5-66
Affordable Housing (AH)	Fence and Wall (FW)	• OT-03 Page 5-66
• AH-01 Page 5-8	• FW-01 Page 5-36	Parking (PK)
Alternative Transportation (AT)	• FW-02 Page 5-36	• PK-01 Page 5-67
• AT-01 Page 5-9	Floodplain (FP)	Public Improvement (PV)
• AT-02 Page 5-12	• FP-01 Page 5-37	• PV-01 Page 5-77
• AT-03 Page 5-12	Green Development (GD)	Setback (SB)
• AT-04 Page 5-13	• GD-01 Page 5-40	• SB-01 Page 5-78
• AT-05 Page 5-13	Height (HT)	Sign (SI)
Architectural (AG)	• HT-01 Page 5-43	• SI-01 Page 5-81
• AG-01 Page 5-14	Home Occupation (HO)	• SI-02 Page 5-84
• AG-05 Page 5-16	• HO-01 Page 5-44	• SI-04 Page 5-85
Conditional Use (CU)	Landscaping (LA)	• SI-06 Page 5-87
• CU-01 Page 5-21	• LA-01 Page 5-46	• SI-08 Page 5-89
• CU-02 Page 5-21	• LA-02 Page 5-50	Special Conditions (SC)
• CU-03 Page 5-22	• LA-05 Page 5-52	• SC-03 Page 5-90
Drainage Standards (DS)	Lighting (LG)	• SC-11 Page 5-93
• DS-01 Page 5-25	• LG-01 Page 5-60	• SC-15 Page 5-93
Entrances/Drives (ED)	• LG-02 Page 5-62	• SC-22 Page 5-94
• ED-01 Page 5-26	• LG-03 Page 5-62	Temporary Use and Structure (TU)
Environmental (EN)	Loading (LD)	• TU-01 Page 5-95
• EN-01 Page 5-28	• LD-01 Page 5-64	Vision Clearance (VC)
• EN-02 Page 5-28	Municipal Services (MS)	• VC-01 Page 5-97
• EN-03 Page 5-29	• MS-01 Page 5-65	
• EN-04 Page 5-31		
• EN-05 Page 5-33		

Commercial General (CG) District

20.02.290 Commercial General (CG); District Intent

The CG (Commercial General) District is intended to be used as follows:

- Provide areas within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses.
- Promote the development of medium-scaled urban projects with a mix of storefront retail, professional office, and/or residential dwelling units creating a synergy between uses where stand-alone uses have traditionally dominated.

Plan Commission/Board of Zoning Appeals Guidance:

- Site plan design should incorporate residential and commercial uses utilizing shared parking in order to ease the transition to residential districts.
- Street cuts should be minimized in order to enhance streetscape and improve access management.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.300 Commercial General (CG); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • amusements, indoor • antique sales • apparel and shoe sales • art gallery • artist studio • arts/crafts/hobby store • assisted living facility • auto parts sales • bank/credit union • banquet hall • bar/dance club • barber/beauty shop • bed and breakfast • bicycle sales/repair • billiard/arcade room • bookstore • bowling alley • brewpub* • business/professional office • car wash* • cellular phone/pager services • coin laundry • community center • computer sales • convenience store (with gas or alternative fuels)* • convenience store (without gas) • copy center • day-care center, adult • day-care center, child • drive-through* • drugstore • dry-cleaning service | <ul style="list-style-type: none"> • dwelling, single-family (detached)* • dwelling, upper floor units • equipment/party/event rental (indoor) • fitness center/gym • fitness/training studio • florist • furniture store • garden shop • gas station* • gift shop/boutique • government office • government operations (non-office) <ul style="list-style-type: none"> • grocery/supermarket • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • hardware store • health spa • home electronics/appliance sales • jewelry shop • library • license branch • liquor/tobacco sales • lodge • medical care clinic, immediate • medical clinic • mortuary • museum • music/media sales • musical instrument sales • nursing/convalescent home • office supply sales • oil change facility • park | <ul style="list-style-type: none"> • parking garage/structure • pawn shop • pet grooming • pet store • photographic studio • place of worship • plant nursery/greenhouse • police, fire or rescue station • recreation center • restaurant • restaurant, limited service • retail, low intensity • rooming house • school, preschool • school, primary/secondary • school, trade or business • shoe repair • skating rink • social service • sporting goods sales • tailor/seamstress shop • tanning salon • tattoo/piercing parlor • transportation terminal • utility substation and transmission facility* • vehicle accessory installation • veterinarian clinic • video rental |
|---|---|---|

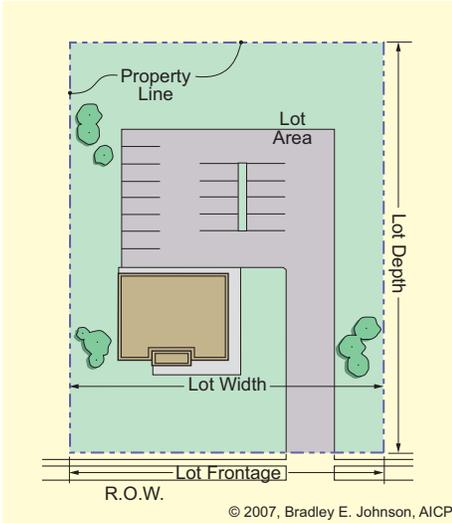
20.02.310 Commercial General (CG); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- historic adaptive reuse*
- homeless shelter
- rehabilitation clinic

Commercial General (CG) District

20.02.320 Commercial General (CG); Development Standards



Minimum Lot Area for Subdivision:

- 21,780 square feet

Minimum Lot Width:

- 85 feet

Minimum Front Building Setback:

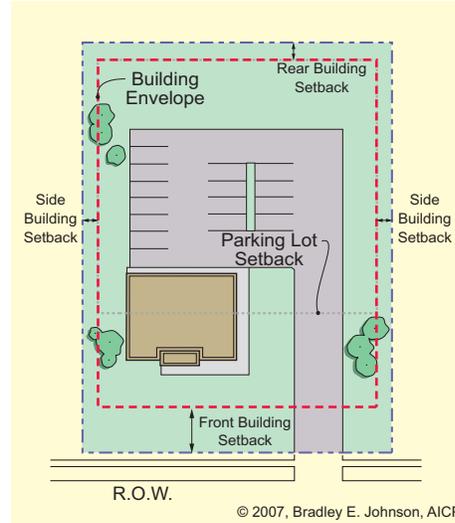
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the average of the front setbacks of the existing Primary Structures on the same block face, whichever is less

Minimum Side Building Setback:

- 7 feet

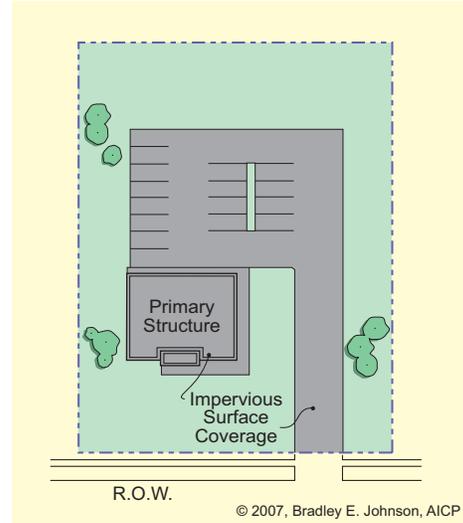
Minimum Rear Building Setback:

- 7 feet



Minimum Parking Setback:

- Front: 20 feet behind primary structure's front building wall. For through lots, this required setback shall only be located on the street with the highest Thoroughfare Plan classification
- Side: 7 feet adjacent to nonresidential zoning districts; 15 feet adjacent to residential zoning districts
- Rear: 7 feet adjacent to nonresidential zoning districts; 15 feet adjacent to residential zoning districts



Maximum Impervious Surface Coverage:

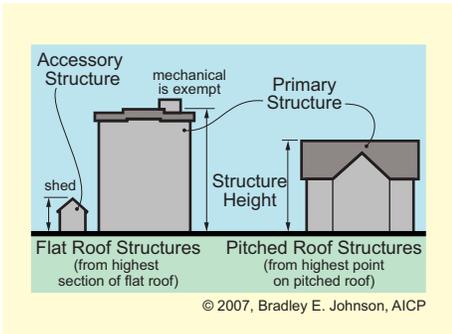
- 60% of the Lot Area

Maximum Density

- 15 units /acre (2,904 square feet per dwelling unit)

Dwelling Unit Equivalents:

- 5-bedroom unit: 2 units;
- 4-bedroom unit = 1.5 units;
- 3-bedroom unit = 1.0 unit;
- 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
- 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
- Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



Maximum Structure Height:

- Primary Structure: 50 feet
- Accessory Structure: 30 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• EN-06 Page 5-34	• OT-02 Page 5-66
• AS-01 Page 5-6	• EN-07 Page 5-34	• OT-03 Page 5-66
• AS-04 Page 5-7	• EN-08 Page 5-35	• OT-04 Page 5-66
Affordable Housing (AH)	Fence and Wall (FW)	Parking (PK)
• AH-01 Page 5-8	• FW-01 Page 5-36	• PK-01 Page 5-67
Alternative Transportation (AT)	• FW-02 Page 5-36	Public Improvement (PV)
• AT-01 Page 5-9	Floodplain (FP)	• PV-01 Page 5-77
• AT-02 Page 5-12	• FP-01 Page 5-37	Setback (SB)
• AT-03 Page 5-12	Green Development (GD)	• SB-01 Page 5-78
• AT-04 Page 5-13	• GD-01 Page 5-40	Sign (SI)
• AT-05 Page 5-13	Height (HT)	• SI-01 Page 5-81
Architectural (AG)	• HT-01 Page 5-43	• SI-02 Page 5-84
• AG-01 Page 5-14	Home Occupation (HO)	• SI-04 Page 5-85
• AG-05 Page 5-16	• HO-01 Page 5-44	• SI-05 Page 5-86
Conditional Use (CU)	Landscaping (LA)	Special Conditions (SC)
• CU-01 Page 5-21	• LA-01 Page 5-46	• SC-03 Page 5-90
• CU-02 Page 5-21	• LA-02 Page 5-50	• SC-04 Page 5-91
• CU-03 Page 5-22	• LA-05 Page 5-52	• SC-06 Page 5-91
Drainage Standards (DS)	Lighting (LG)	• SC-08 Page 5-92
• DS-01 Page 5-25	• LG-01 Page 5-60	• SC-11 Page 5-93
Entrances/Drives (ED)	• LG-02 Page 5-62	• SC-14 Page 5-93
• ED-01 Page 5-26	• LG-03 Page 5-62	• SC-15 Page 5-93
Environmental (EN)	Loading (LD)	• SC-22 Page 5-94
• EN-01 Page 5-28	• LD-01 Page 5-64	Temporary Use and Structure (TU)
• EN-02 Page 5-28	Municipal Services (MS)	• TU-01 Page 5-95
• EN-03 Page 5-29	• MS-01 Page 5-65	• TU-02 Page 5-96
• EN-04 Page 5-31	Outdoor Storage (OT)	Vision Clearance (VC)
• EN-05 Page 5-33	• OT-01 Page 5-66	• VC-01 Page 5-97

Commercial Arterial (CA) District

20.02.330 Commercial Arterial (CA); District Intent

The CA (Commercial Arterial) District is intended to be used as follows:

- Identify locations for higher intensity commercial developments along major thoroughfares.
- Ensure that new developments and redevelopment opportunities incorporate a balanced mix of retail, office and multifamily residential uses.

Plan Commission/Board of Zoning Appeals Guidance:

- Site Plan design of retail centers should ensure access to all modes of transportation.
- Redevelopment and expansion of commercial uses should incorporate improvements to access management, signage, and landscaping.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.340 Commercial Arterial (CA); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> • amusements, indoor • antique sales • apparel and shoe sales • art gallery • artist studio • arts/crafts/hobby store • assisted living facility • auto body shop* • auto parts sales • bank/credit union • banquet hall • bar/dance club • barber/beauty shop • bed and breakfast • bicycle sales/repair • billiard/arcade room • boat sales • bookstore • bowling alley • brewpub • building supply store • building trade shop • business/professional office • car wash* • cellular phone/pager services • check cashing • coin laundry • community center • computer sales • convenience store (with gas or alternative fuels) • convenience store (without gas) • copy center • country club • day-care center, adult • day-care center, child • department store • drive-through • drugstore | <ul style="list-style-type: none"> • dry-cleaning service • dwelling, single-family (detached)* • dwelling, upper floor units • equipment/party/event rental, indoor • equipment rental, outdoor • fitness center/gym • fitness/training studio • florist • furniture store • garden shop • gas station • gift shop/boutique • golf driving range, outdoor • government office • government operations (non-office) • grocery/supermarket • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • hardware store • health spa • home electronics/appliance sales • hotel/motel • jewelry shop • library • license branch • liquor/tobacco sales • lodge • medical care clinic, immediate • medical clinic • miniature golf • mini-warehouse facility • mortuary • museum • music/media sales • musical instrument sales • nursing/convalescent home • office supply sales • oil change facility • park • parking garage/structure | <ul style="list-style-type: none"> • pawn shop • pet grooming • pet store • photographic studio • place of worship • plant nursery/greenhouse • police, fire or rescue station • radio/TV station • recreation center • research center • restaurant • restaurant, limited service • retail, low-intensity • retail, outdoor • rooming house • school, preschool • school, primary/secondary • school, trade or business • sexually oriented business • shoe repair • skating rink • social service • sporting goods sales • tailor/seamstress shop • tanning salon • tattoo/piercing parlor • theater, indoor • transportation terminal • utility substation and transmission facility* • vehicle accessory installation • vehicle repair* • vehicle sales/rental • veterinarian clinic • video rental |
|--|---|---|

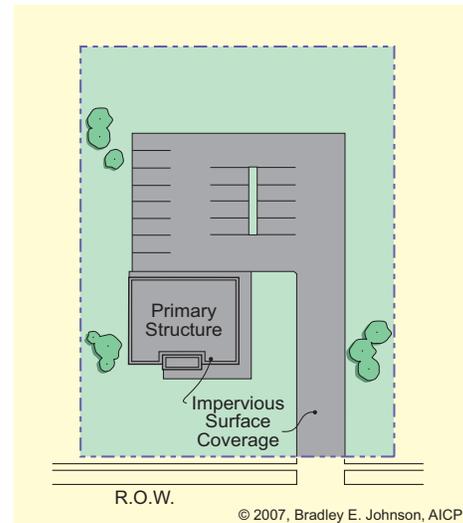
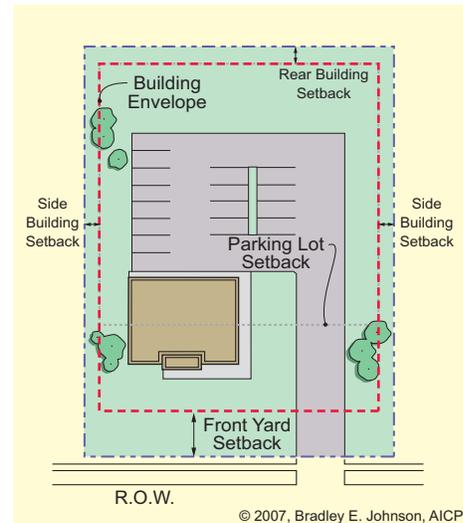
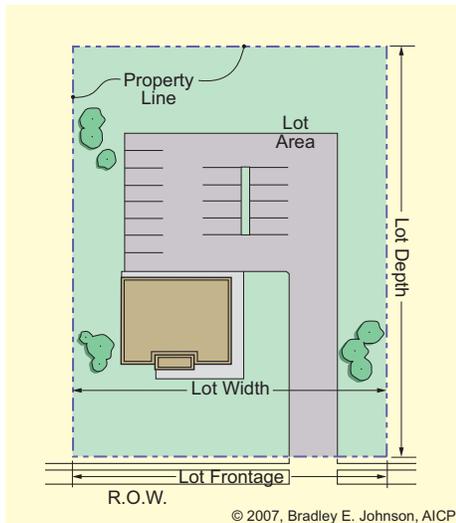
20.02.350 Commercial Arterial (CA); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> • amusements, outdoor • communication facility* | <ul style="list-style-type: none"> • crematory • historic adaptive reuse* • homeless shelter • impound vehicle storage • kennel* | <ul style="list-style-type: none"> • manufactured home sales • rehabilitation clinic • theater, drive-in |
|--|---|---|

Commercial Arterial (CA) District

20.02.360 Commercial Arterial (CA); Development Standards



Minimum Lot Area for Subdivision:

- 32,670 square feet

Minimum Lot Width:

- 130 feet

Minimum Front Building Setback:

- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan; or the average of the front setbacks of the existing primary structures on the same block face, whichever is less

Minimum Side Building Setback:

- 7 feet

Minimum Rear Building Setback:

- 7 feet

Minimum Parking Setback:

- Front: 20 feet behind primary structure's front building wall. For through lots, this required setback shall only be located on the street with the highest Thoroughfare Plan classification
- Side: 7 feet adjacent to nonresidential zoning districts; 15 feet adjacent to residential zoning districts
- Rear: 7 feet adjacent to nonresidential zoning districts; 15 feet adjacent to residential zoning districts

Maximum Impervious Surface Coverage:

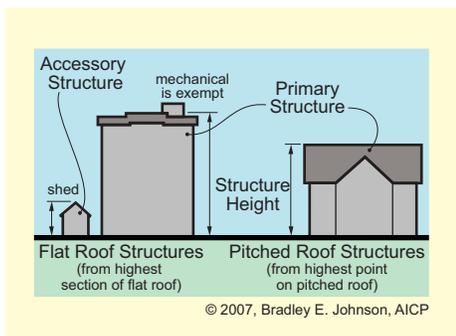
- 60% of the Lot Area

Maximum Density:

- 15 units/acre (2,904 square feet per dwelling unit)

Dwelling Unit Equivalents:

- 5-bedroom unit: 2 units;
- 4-bedroom unit = 1.5 units;
- 3-bedroom unit = 1.0 unit;
- 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
- 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
- Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



Maximum Structure Height:

- Primary Structure: 50 feet
- Accessory Structure: 30 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	EN-03 Page 5-29	Outdoor Storage (OT)
• AS-01 Page 5-6	EN-04 Page 5-31	• OT-01 Page 5-66
• AS-04 Page 5-7	EN-05 Page 5-33	• OT-02 Page 5-66
Affordable Housing (AH)	EN-06 Page 5-34	• OT-03 Page 5-66
• AH-01 Page 5-8	EN-07 Page 5-34	• OT-04 Page 5-66
Alternative Transportation (AT)	EN-08 Page 5-35	Parking (PK)
• AT-01 Page 5-9	Fence and Wall (FW)	• PK-01 Page 5-67
• AT-02 Page 5-12	• FW-01 Page 5-36	Public Improvement (PV)
• AT-03 Page 5-12	• FW-02 Page 5-36	• PV-01 Page 5-77
• AT-04 Page 5-13	Floodplain (FP)	Setback (SB)
• AT-05 Page 5-13	• FP-01 Page 5-37	• SB-01 Page 5-78
Architectural (AG)	Green Development (GD)	Sexually Oriented Business (SX)
• AG-01 Page 5-14	• GD-01 Page 5-40	• SX-01 Page 5-80
Communication Facilities (CF)	Height (HT)	Sign (SI)
• CF-01 Page 5-17	• HT-01 Page 5-43	• SI-01 Page 5-81
Conditional Use (CU)	Home Occupation (HO)	• SI-02 Page 5-84
• CU-01 Page 5-21	• HO-01 Page 5-44	• SI-04 Page 5-85
• CU-02 Page 5-21	Landscaping (LA)	• SI-05 Page 5-86
• CU-03 Page 5-22	• LA-01 Page 5-46	Special Conditions (SC)
• CU-05 Page 5-22	• LA-02 Page 5-50	• SC-02 Page 5-90
• CU-09 Page 5-23	• LA-05 Page 5-52	• SC-03 Page 5-90
Drainage Standards (DS)	Lighting (LG)	• SC-04 Page 5-91
• DS-01 Page 5-25	• LG-01 Page 5-60	• SC-11 Page 5-93
Entrances/Drives (ED)	• LG-02 Page 5-62	• SC-15 Page 5-93
• ED-01 Page 5-26	• LG-03 Page 5-62	• SC-22 Page 5-94
• ED-02 Page 5-27	Loading (LD)	Temporary Use and Structure (TU)
• ED-03 Page 5-27	• LD-01 Page 5-64	• TU-01 Page 5-95
Environmental (EN)	Municipal Services (MS)	• TU-02 Page 5-96
• EN-01 Page 5-28	• MS-01 Page 5-65	Vision Clearance (VC)
• EN-02 Page 5-28		• VC-01 Page 5-97

Commercial Downtown (CD) District

20.02.370 Commercial Downtown (CD); District Intent

The CD (Commercial Downtown) District is intended to be used as follows:

- Protect and enhance the central business district, which contains many unique and historic structures.
- Promote high density development of mixed uses with storefront retail, professional office, and residential dwelling uses.
- Promote a diversity of residential housing for all income groups and ages.
- Development should incorporate pedestrian-oriented design (scale and massing) and accommodate alternative means of transportation.

Plan Commission/Board of Zoning Appeals Guidance:

- The downtown is targeted for intensified usage of vacant and under utilized buildings and sites.
- Space on the first floor of downtown buildings should be commercial with residential uses on the second floor and above.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.380 Commercial Downtown (CD); Permitted Uses

* Additional requirements refer to *Chapter 20.05; §SC: Special Conditions Standards.*

** Additional requirements refer to *Chapter 20.03.040 Courthouse Square Overlay (CSO) - Effect on Uses and Section 20.03.180 University Village Overlay (UVO) - Effect on Uses.*

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • amusements, indoor • antique sales • apparel and shoe sales • art gallery • artist studio • arts/crafts/hobby store • assisted living facility • bank/credit union • bar/dance club • barber/beauty shop • bed and breakfast • bicycle sales/repair • billiard/arcade room • bookstore • brewpub • business/professional office • business, standardized • cellular phone/pager services • coin laundry • community center • computer sales • convenience store (with gas or alternative fuels)* • convenience store (without gas) • copy center • day-care center, adult • day-care center, child | <ul style="list-style-type: none"> • department store • drugstore • dry-cleaning service • dwelling, multifamily* • dwelling, single-family (detached)* • equipment/party/event rental (indoor) • fitness center/gym • fitness/training studio • florist • furniture store • garden shop • gift shop/boutique • government office • government operations (non-office) • grocery/supermarket • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • hardware store • health spa • home electronics/appliance sales • hotel/motel • jewelry shop • library • license branch • liquor/tobacco sales • lodge • medical care clinic, immediate • medical clinic • museum • music/media sales • musical instrument sales • office supply sales • park | <ul style="list-style-type: none"> • parking garage/structure • pawn shop • pet grooming • pet store • photographic studio • place of worship • police, fire or rescue station • post office • radio/TV station • recreation center • research center* • restaurant • restaurant, limited service • retail, low intensity • school, preschool • school, primary/secondary • school, trade or business • shoe repair • social service • sporting goods sales • tailor/seamstress shop • tanning salon • tattoo/piercing parlor • theater, indoor • transportation terminal • utility substation and transmission facility* • veterinarian clinic • video rental |
|---|--|--|

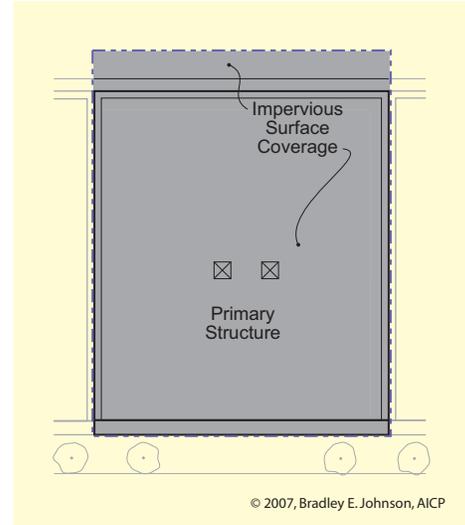
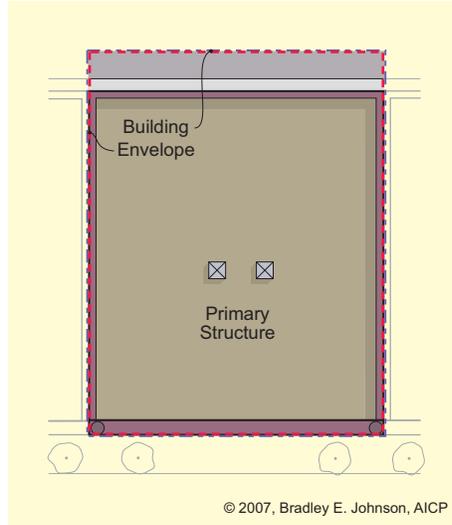
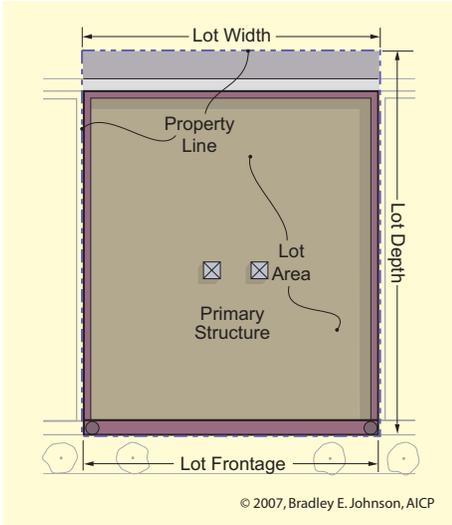
20.02.390 Commercial Downtown (CD); Conditional Uses

* Additional requirements refer to *Chapter 20.05; §CU: Conditional Use Standards.*

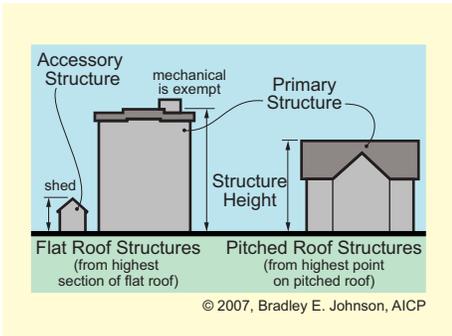
- | | |
|---|---|
| <ul style="list-style-type: none"> • communication facility* • historic adaptive reuse* • homeless shelter | <ul style="list-style-type: none"> • jail* • juvenile detention facility* • light manufacturing • rehabilitation clinic |
|---|---|

Commercial Downtown (CD) District

20.02.400 Commercial Downtown (CD); Development Standards



Cross Reference:
 • See *Chapter 20.03: Overlay Districts* for development standards applicable to the site's specific Downtown Design Overlay



Maximum Structure Height:
 • Primary Structure: See *Chapter 20.03; §Downtown Design Overlays*
 • Accessory Structure: 25 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• AS-01.....	Page 5-6
Affordable Housing (AH)	• AH-01.....	Page 5-8
Alternative Transportation (AT)	• AT-01.....	Page 5-9
	• AT-02.....	Page 5-12
	• AT-03.....	Page 5-12
	• AT-04.....	Page 5-13
	• AT-05.....	Page 5-13
Architectural (AG)	• AG-04.....	Page 5-16
Communication Facilities (CF)	• CF-03.....	Page 5-20
Conditional Use (CU)	• CU-01.....	Page 5-21
	• CU-02.....	Page 5-21
	• CU-03.....	Page 5-22
	• CU-05.....	Page 5-22
	• CU-10.....	Page 5-24
	• CU-12.....	Page 5-25
Drainage Standards (DS)	• DS-01.....	Page 5-25
Entrances/Drives (ED)	• ED-01.....	Page 5-26
Environmental (EN)	• EN-01.....	Page 5-28
	• EN-02.....	Page 5-28
	• EN-03.....	Page 5-29
	• EN-04.....	Page 5-31
	• EN-05.....	Page 5-33
	• EN-06.....	Page 5-34
	• EN-07.....	Page 5-34
	• EN-08.....	Page 5-35
Fence and Wall (FW)	• FW-01.....	Page 5-36
	• FW-02.....	Page 5-36
Floodplain (FP)	• FP-01.....	Page 5-37
Green Development (GD)	• GD-01.....	Page 5-40
Height (HT)	• HT-01.....	Page 5-43
Home Occupation (HO)	• HO-01.....	Page 5-44
Landscaping (LA)	• LA-01.....	Page 5-46
	• LA-04.....	Page 5-51
Lighting (LG)	• LG-01.....	Page 5-60
	• LG-02.....	Page 5-62
	• LG-03.....	Page 5-62
Loading (LD)	• LD-01.....	Page 5-64
Municipal Services (MS)	• MS-01.....	Page 5-65
Outdoor Storage (OT)	• OT-01.....	Page 5-66
	• OT-02.....	Page 5-66
	• OT-03.....	Page 5-66
Parking (PK)	• PK-01.....	Page 5-67
	• PK-05.....	Page 5-72
Public Improvement (PV)	• PV-01.....	Page 5-77
Setback (SB)	• SB-01.....	Page 5-78
Sign (SI)	• SI-01.....	Page 5-81
	• SI-02.....	Page 5-84
	• SI-04.....	Page 5-85
	• SI-07.....	Page 5-88
	• SI-08.....	Page 5-89
Special Conditions (SC)	• SC-01.....	Page 5-90
	• SC-03.....	Page 5-90
	• SC-06.....	Page 5-91
	• SC-09.....	Page 5-92
	• SC-11.....	Page 5-93
	• SC-12.....	Page 5-93
	• SC-15.....	Page 5-93
	• SC-22.....	Page 5-94
Temporary Use and Structure (TU)	• TU-01.....	Page 5-95
	• TU-02.....	Page 5-96
Vision Clearance (VC)	• VC-01.....	Page 5-97

Industrial General (IG) District

20.02.410 Industrial General (IG); District Intent

The IG (Industrial General) District is intended to be used as follows:

- Accommodate existing and future industrial uses that provide basic employment needs for Bloomington and the surrounding region.
- Ensure that industrial uses mitigate the potential negative impacts to surrounding properties in terms of noise, vibration, outdoor storage, and harmful air or water quality.

Plan Commission/Board of Zoning Appeals Guidance:

- Provide for appropriate lot sizes, setbacks, buffering, and loading/storage area designs to ensure compatibility between industrial uses and surrounding properties.
- New industrial land uses should have adequate access to arterial level streets and should avoid locations adjoining residentially zoned properties.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.420 Industrial General (IG); Permitted Uses

* Additional requirements refer to **Chapter 20.05; §SC: Special Conditions Standards.**

- auto body shop
- beverage bottling
- bottled gas storage/distribution
- building trade shop
- business/professional office
- communication facility
- convenience store (with gas or alternative fuels)*
- distribution facility
- equipment rental, outdoor
- gas station*
- government operations (non-office)
- heavy equipment sales/rental
- impound vehicle storage*
- light manufacturing
- manufactured home sales
- outdoor storage*
- police, fire or rescue station
- print shop
- radio/TV station
- research center
- school, trade or business
- sexually oriented business
- testing lab
- tool and die shop
- utility substation and transmission facility*
- warehouse
- welding

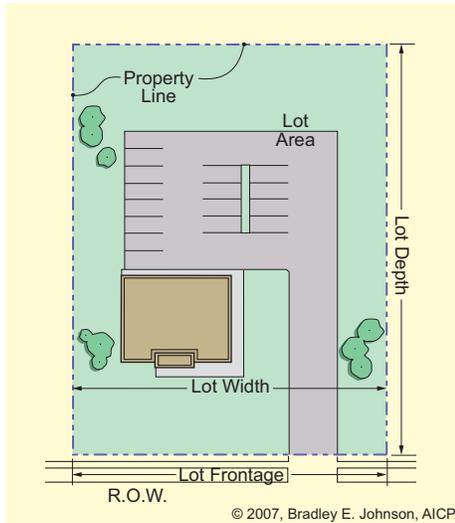
20.02.430 Industrial General (IG); Conditional Uses

* Additional requirements refer to **Chapter 20.05; §CU: Conditional Use Standards.**

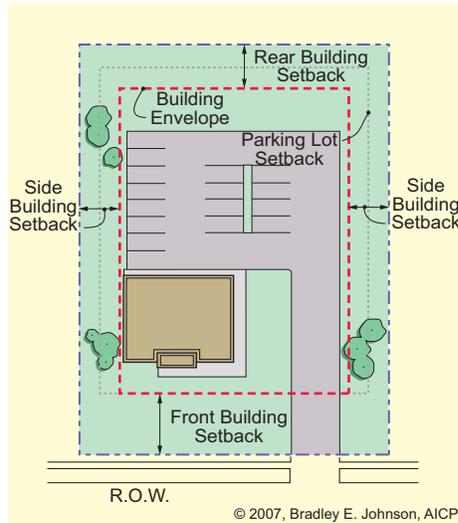
- amusements, outdoor
- crematory
- food production/processing
- gravel/sand/cement production
- heavy manufacturing
- historic adaptive reuse*
- juvenile detention facility*
- kennel*
- salvage/scrap yard

Industrial General (IG) District

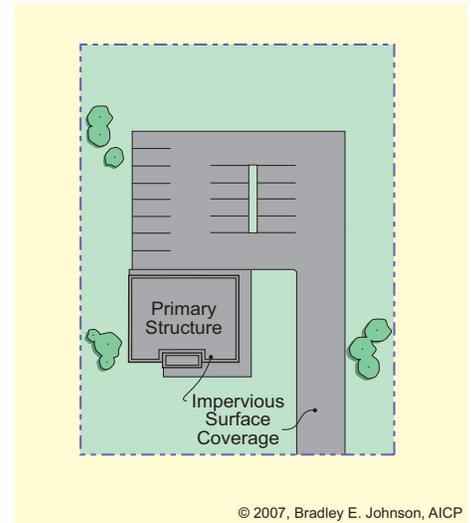
20.02.440 Industrial General (IG); Development Standards



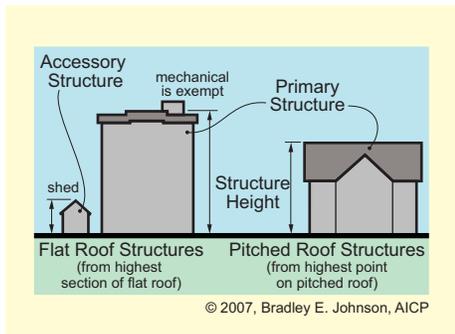
- Minimum Lot Area:**
- 21,780 square feet
- Minimum Lot Width:**
- 100 feet



- Minimum Front Building Setback:**
- 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
- 20 feet
- Minimum Rear Building Setback:**
- 20 feet



- Maximum Impervious Surface Coverage:**
- 70% of the Lot Area
- Minimum Parking Setback:**
- Front: 25 feet from the proposed right-of-way or ingress/egress easement
 - Side: 10 feet
 - Rear: 10 feet



- Maximum Structure Height:**
- Primary Structure: 60 feet
 - Accessory Structure: 35 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• EN-07 Page 5-34	Parking (PK)
• AS-01 Page 5-6	• EN-08 Page 5-35	• PK-01 Page 5-67
• AS-05 Page 5-7	Fence and Wall (FW)	Public Improvement (PI)
Alternative Transportation (AT)	• FW-01 Page 5-36	• PI-01 Page 5-77
• AT-01 Page 5-9	• FW-02 Page 5-36	Setback (SB)
• AT-02 Page 5-12	Floodplain (FP)	• SB-01 Page 5-78
• AT-05 Page 5-13	• FP-01 Page 5-37	Sexually Oriented Business (SX)
Architectural (AG)	Green Development (GD)	• SX-01 Page 5-80
• AG-01 Page 5-14	• GD-01 Page 5-40	Sign (SI)
Communication Facilities (CF)	Height (HT)	• SI-01 Page 5-81
• CF-01 Page 5-17	• HT-01 Page 5-43	• SI-02 Page 5-84
Conditional Use (CU)	Home Occupation (HO)	• SI-05 Page 5-86
• CU-01 Page 5-21	• HO-01 Page 5-44	Special Conditions (SC)
• CU-02 Page 5-21	Landscaping (LA)	• SC-06 Page 5-91
• CU-03 Page 5-22	• LA-01 Page 5-46	• SC-14 Page 5-93
• CU-09 Page 5-23	• LA-02 Page 5-50	• SC-16 Page 5-94
• CU-10 Page 5-24	• LA-05 Page 5-52	• SC-18 Page 5-94
Drainage Standards (DS)	Lighting (LG)	• SC-22 Page 5-94
• DS-01 Page 5-25	• LG-01 Page 5-60	Temporary Use and Structure (TU)
Entrances/Drives (ED)	• LG-03 Page 5-62	• TU-01 Page 5-95
• ED-01 Page 5-26	Loading (LD)	• TU-02 Page 5-96
Environmental (EN)	• LD-01 Page 5-64	Vision Clearance (VC)
• EN-01 Page 5-28	Municipal Services (MS)	• VC-01 Page 5-97
• EN-02 Page 5-28	• MS-01 Page 5-65	
• EN-03 Page 5-29	Outdoor Storage (OT)	
• EN-04 Page 5-31	• OT-01 Page 5-66	
• EN-05 Page 5-33	• OT-03 Page 5-66	
• EN-06 Page 5-34	• OT-05 Page 5-66	

Business Park (BP) District

20.02.450 Business Park (BP); District Intent

The BP (Business Park) District is intended to be used as follows:

- Provide for a mixture of office-related uses that provide large-scale employment opportunities for the community and the surrounding region
- Ensure a high quality campus environment including recreational amenities, common space, limited commercial services, and integrated architecture and site design concepts

Plan Commission/Board of Zoning Appeals Guidance:

- Large tracts of land with good access to State Road 37 should be protected for future business park land uses
- Where business park sites have exposure to multiple road frontages, a 360-degree building profile should be utilized
- Allow for the integration of commercial services, but only at a scale and development phasing that fulfill the service needs for on-site employment uses
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.460 Business Park (BP); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- business/professional office
- convenience store (with gas or alternative fuels)*
- dwelling, single-family (detached)*
- dwelling, upper floor units
- government office
- government operations (non-office)
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- light manufacturing
- parking garage/structure
- police, fire or rescue station
- radio/TV station
- research center
- restaurant, limited service*
- retail, low intensity*
- school, trade or business
- testing lab
- utility substation and transmission facility*

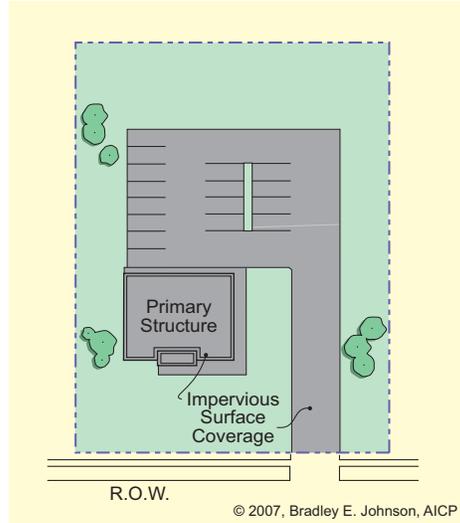
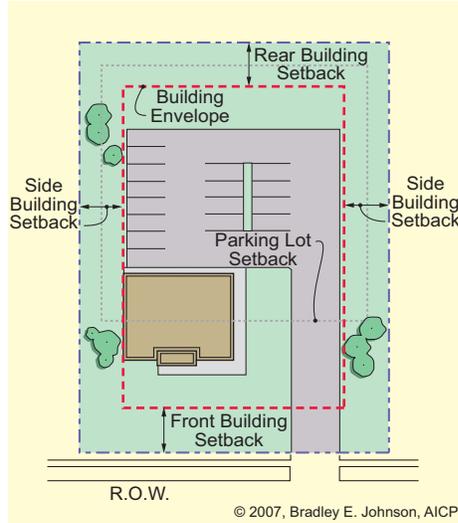
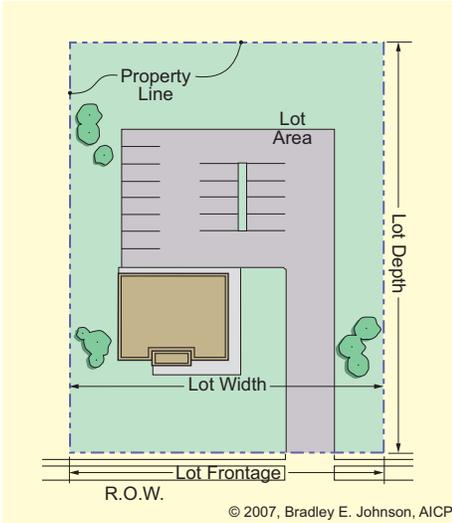
20.02.470 Business Park (BP); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- communication facility*
- day-care center, adult*
- day-care center, child*
- food production/processing
- historic adaptive reuse*
- hotel/motel
- print shop
- recreation center
- rehabilitation clinic
- warehouse

Business Park (BP) District

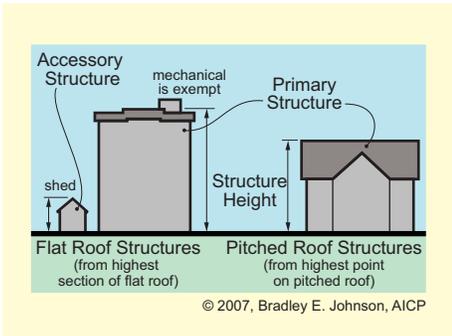
20.02.480 Business Park (BP); Development Standards



- Minimum Lot Area:**
- 32,670 square feet
- Minimum Lot Width:**
- 130 feet

- Minimum Front Building Setback:**
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
- 20 feet
- Minimum Rear Building Setback:**
- 20 feet
- Minimum Parking Setback:**
- Front: 20 feet behind primary structure's front building wall
 - Side: 10 feet
 - Rear: 10 feet

- Maximum Impervious Surface Coverage:**
- 60% of the Lot Area
- Maximum Density:**
- 15 units/acre (2,904 square feet per dwelling unit)
- Dwelling Unit Equivalents:**
- 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



- Maximum Structure Height:**
- Primary Structure: 60 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• EN-05 Page 5-33	• OT-02 Page 5-66
• AS-01 Page 5-6	• EN-06 Page 5-34	• OT-03 Page 5-66
• AS-04 Page 5-7	• EN-07 Page 5-34	Parking (PK)
Alternative Transportation (AT)	• EN-08 Page 5-35	• PK-01 Page 5-67
• AT-01 Page 5-9	Fence and Wall (FW)	Public Improvement (PV)
• AT-02 Page 5-12	• FW-01 Page 5-36	• PV-01 Page 5-77
• AT-03 Page 5-12	• FW-02 Page 5-36	Setback (SB)
• AT-05 Page 5-13	Floodplain (FP)	• SB-01 Page 5-78
Architectural (AG)	• FP-01 Page 5-37	Sign (SI)
• AG-01 Page 5-14	Green Development (GD)	• SI-01 Page 5-81
Communication Facilities (CF)	• GD-01 Page 5-40	• SI-02 Page 5-84
• CF-01 Page 5-17	Height (HT)	• SI-04 Page 5-85
Conditional Use (CU)	• HT-01 Page 5-43	• SI-05 Page 5-86
• CU-01 Page 5-21	Home Occupation (HO)	Special Conditions (SC)
• CU-02 Page 5-21	• HO-01 Page 5-44	• SC-06 Page 5-91
• CU-03 Page 5-22	Landscaping (LA)	• SC-11 Page 5-93
• CU-05 Page 5-22	• LA-01 Page 5-46	• SC-15 Page 5-93
• CU-07 Page 5-23	• LA-02 Page 5-50	• SC-17 Page 5-94
• CU-08 Page 5-23	• LA-05 Page 5-52	• SC-22 Page 5-94
Drainage Standards (DS)	Lighting (LG)	Temporary Use and Structure (TU)
• DS-01 Page 5-25	• LG-01 Page 5-60	• TU-01 Page 5-95
Entrances/Drives (ED)	• LG-03 Page 5-62	• TU-02 Page 5-96
• ED-01 Page 5-26	Loading (LD)	Vision Clearance (VC)
Environmental (EN)	• LD-01 Page 5-64	• VC-01 Page 5-97
• EN-01 Page 5-28	Municipal Services (MS)	
• EN-02 Page 5-28	• MS-01 Page 5-65	
• EN-03 Page 5-29	Outdoor Storage (OT)	
• EN-04 Page 5-31	• OT-01 Page 5-66	

Institutional (IN) District

20.02.490 Institutional (IN); District Intent

The IN (Institutional) District is intended to be used as follows:

- Provide regulations for properties owned by state, county, city, and quasi-public institutions; including but not limited to parks, schools, cemeteries, golf courses, and other facilities.

Plan Commission/Board of Zoning Appeals Guidance:

- Ensure that institutional uses are adequately distributed throughout the community to prevent segments from being under served.
- Institutional uses should be located in areas that contain adequate public services. In particular, educational uses must be accessible via all modes of transportation.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.500 Institutional (IN); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- | | |
|---|--|
| <ul style="list-style-type: none"> • cemetery/mausoleum • communication facility • community center • fraternity house/sorority house • golf course • government office • government operations (non-office) • group care home for developmentally disabled* • group care home for mentally ill* • group/residential care home* • library • license branch • museum • outdoor storage* • park • parking structure • place of worship • police, fire or rescue station • post office • recreation center | <ul style="list-style-type: none"> • school, preschool • school, primary/secondary • school, trade or business • transportation terminal • university or college • utility substation and transmission facility* |
|---|--|

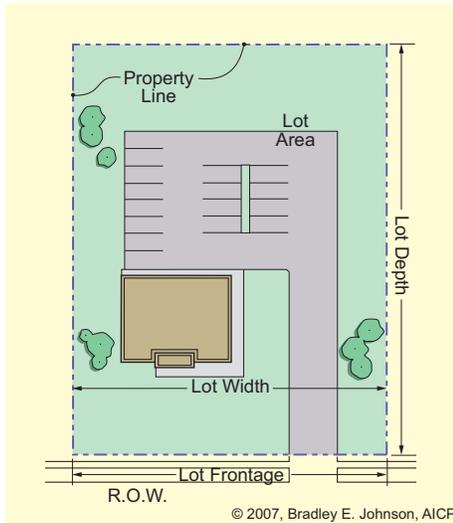
20.02.510 Institutional (IN); Conditional Uses

***Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

- crematory
- day-care center, adult*
- day-care center, child*
- historic adaptive reuse*
- homeless shelter
- jail*
- juvenile detention facility*
- prison*
- rehabilitation clinic

Institutional (IN) District

20.02.520 Institutional (IN); Development Standards

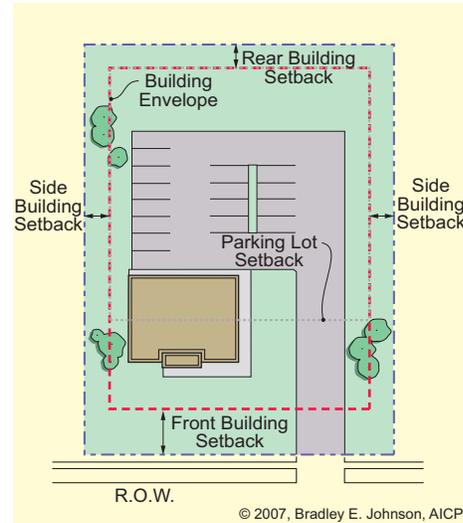


Minimum Lot Area:

- 21,780 square feet

Minimum Lot Width:

- 50 feet



Minimum Front Building Setback:

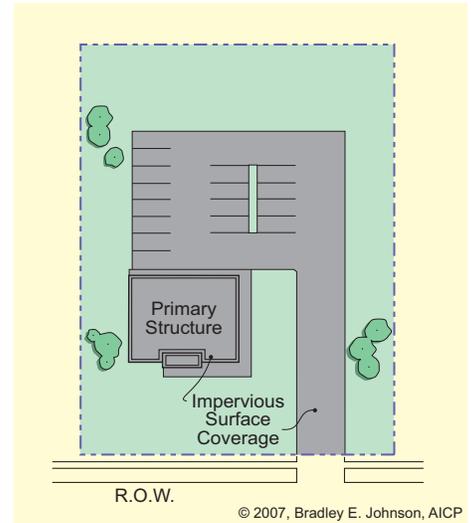
- 15 feet from the proposed right-of-way indicated on the Thoroughfare Plan

Minimum Side Building Setback:

- 10 feet

Minimum Rear Building Setback:

- 10 feet

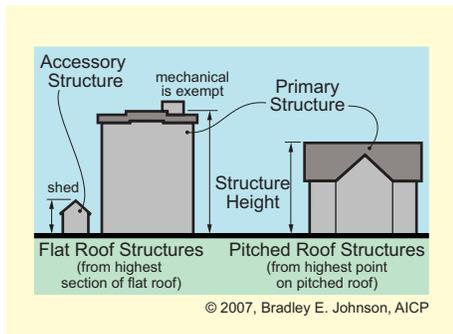


Maximum Impervious Surface Coverage:

- 60% of the Lot Area

Minimum Parking Setback:

- Front: 20 feet behind primary structure's front building wall
- Side: 10 feet
- Rear: 10 feet



Maximum Structure Height:

- Primary Structure: 50 feet
- Accessory Structure: 30 feet

Additional Development Standards that Apply		
<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-6 • AS-05 Page 5-7 <p>Alternative Transportation (AT)</p> <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 • AT-03 Page 5-12 • AT-05 Page 5-13 <p>Architectural (AG)</p> <ul style="list-style-type: none"> • AG-01 Page 5-14 <p>Communication Facilities (CF)</p> <ul style="list-style-type: none"> • CF-01 Page 5-17 <p>Conditional Use (CU)</p> <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-07 Page 5-23 • CU-08 Page 5-23 • CU-10 Page 5-24 <p>Drainage Standards (DS)</p> <ul style="list-style-type: none"> • DS-01 Page 5-25 <p>Entrances/Drives (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 5-26 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 	<ul style="list-style-type: none"> • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 5-36 • FW-02 Page 5-36 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-37 <p>Green Development (GD)</p> <ul style="list-style-type: none"> • GD-01 Page 5-40 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-43 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-44 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-46 • LA-02 Page 5-50 • LA-05 Page 5-52 <p>Lighting (LG)</p> <ul style="list-style-type: none"> • LG-01 Page 5-60 • LG-03 Page 5-62 <p>Loading (LD)</p> <ul style="list-style-type: none"> • LD-01 Page 5-64 <p>Municipal Services (MS)</p> <ul style="list-style-type: none"> • MS-01 Page 5-65 	<p>Outdoor Storage (OT)</p> <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-03 Page 5-66 • OT-05 Page 5-66 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 5-67 <p>Public Improvement (PV)</p> <ul style="list-style-type: none"> • PV-01 Page 5-77 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-78 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-04 Page 5-85 • SI-05 Page 5-86 <p>Special Conditions (SC)</p> <ul style="list-style-type: none"> • SC-15 Page 5-93 • SC-22 Page 5-94 <p>Temporary Use and Structure (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-95 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-97

Medical (MD) District

20.02.530 Medical (MD); District Intent

The MD (Medical) District is intended to be used as follows:

- Provide for the location and regulation of hospital uses and associated medical facilities.
- Ensure that medical land uses do not negatively impact adjoining residential land uses through control of lighting, noise, traffic congestion, and spill-over parking.
- Encourage the continuation of Bloomington Hospital's medical care and related services to the entire community, regardless of ability to pay, by ensuring that Bloomington Hospital meets its long-term space utilization needs.

Plan Commission/Board of Zoning Appeals Guidance:

- Bloomington Hospital is encouraged to expand without encroachment into established neighborhoods such as McDoel Gardens and Prospect Hill.
- Proposals for new or expanded medical facilities should be scrutinized in recognition of community interest, public health needs, and impacts on Bloomington Hospital so long as Bloomington Hospital continues to provide its current level of community service.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

20.02.540 Medical (MD); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- day-care center, adult
- dwelling, single-family (detached)
- dwelling, upper floor units
- fitness center/gym*
- fitness/training studio*
- group care home for developmentally disabled*
- group care home for mentally ill*
- group/residential care home*
- medical care clinic, immediate
- medical clinic
- nursing/convalescent home
- police, fire or rescue station
- testing lab*
- utility substation and transmission facility*

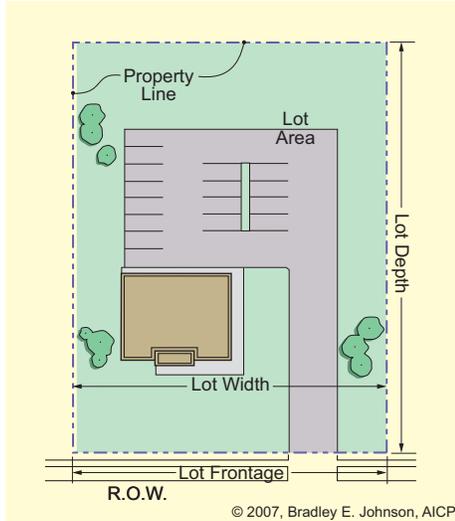
20.02.550 Medical (MD); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

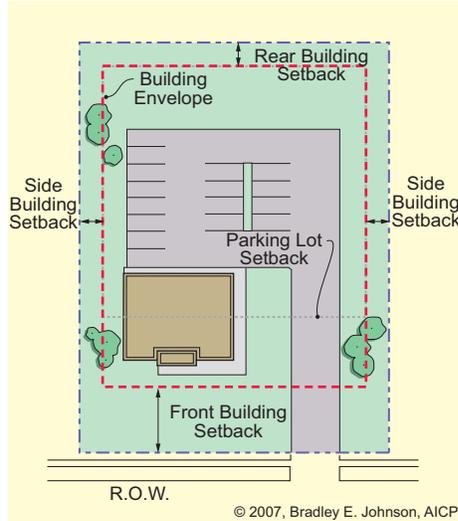
- ambulatory surgical care
- communication facility*
- day-care center, child*
- drugstore
- florist
- gift shop/boutique
- historic adaptive reuse*
- homeless shelter
- hospital
- outpatient care facility
- parking garage/structure
- place of worship
- rehabilitation clinic
- research center

Medical (MD) District

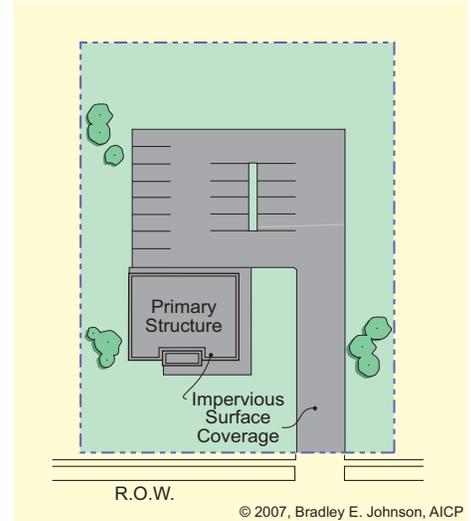
20.02.560 Medical (MD); Development Standards



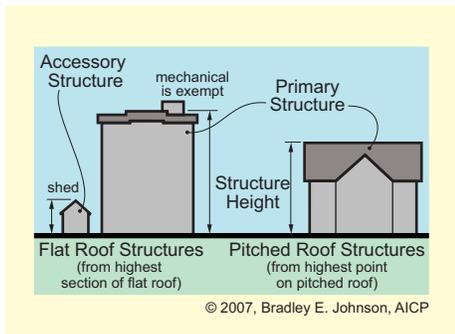
- Minimum Lot Area:**
 - 10,890 square feet
- Minimum Lot Width:**
 - 65 feet



- Minimum Front Building Setback:**
 - 25 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
 - 10 feet, plus an additional 4 feet for every story over two (2) stories if abutting a residential zoning district
- Minimum Rear Building Setback:**
 - 10 feet, plus an additional 4 feet for every story over two (2) stories if abutting a residential zoning district
- Minimum Parking Setback:**
 - Front: 20 feet behind primary structure's front building wall
 - Side: 10 feet
 - Rear: 10 feet



- Maximum Impervious Surface Coverage:**
 - 60% of the Lot Area
- Maximum Density:**
 - 15 units/acre (2,904 square feet per dwelling unit)
- Dwelling Unit Equivalents:**
 - 5-bedroom unit: 2 units;
 - 4-bedroom unit = 1.5 units;
 - 3-bedroom unit = 1.0 unit;
 - 2-bedroom unit with less than 950 square feet = 0.66 of a unit;
 - 1-bedroom unit with less than 700 square feet = 0.25 of a unit;
 - Efficiency or studio unit with less than 550 square feet = 0.20 of a unit.



- Maximum Structure Height:**
 - Primary Structure: 80 feet
 - Accessory Structure: 25 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	• EN-06 Page 5-34	Outdoor Storage (OT)
• AS-01 Page 5-6	• EN-07 Page 5-34	• OT-01 Page 5-66
• AS-04 Page 5-7	• EN-08 Page 5-35	• OT-02 Page 5-66
Alternative Transportation (AT)	Fence and Wall (FW)	• OT-03 Page 5-66
• AT-01 Page 5-9	• FW-01 Page 5-36	Parking (PK)
• AT-02 Page 5-12	• FW-02 Page 5-36	• PK-01 Page 5-67
• AT-05 Page 5-13	Floodplain (FP)	Public Improvement (PV)
Architectural (AG)	• FP-01 Page 5-37	• PV-01 Page 5-77
• AG-01 Page 5-14	Green Development (GD)	Setback (SB)
• AG-03 Page 5-15	• GD-01 Page 5-40	• SB-01 Page 5-78
• CF-01 Page 5-17	Height (HT)	Sign (SI)
Conditional Use (CU)	• HT-01 Page 5-43	• SI-01 Page 5-81
• CU-01 Page 5-21	Home Occupation (HO)	• SI-02 Page 5-84
• CU-02 Page 5-21	• HO-01 Page 5-44	• SI-04 Page 5-85
• CU-03 Page 5-22	Landscaping (LA)	• SI-05 Page 5-86
• CU-05 Page 5-22	• LA-01 Page 5-46	Special Conditions (SC)
• CU-08 Page 5-23	• LA-02 Page 5-50	• SC-13 Page 5-93
Drainage Standards (DS)	• LA-05 Page 5-52	• SC-15 Page 5-93
• DS-01 Page 5-25	Lighting (LG)	• SC-21 Page 5-94
Entrances/Drives (ED)	• LG-01 Page 5-60	• SC-22 Page 5-94
• ED-01 Page 5-26	• LG-03 Page 5-62	Temporary Use and Structure (TU)
Environmental (EN)	Loading (LD)	• TU-01 Page 5-95
• EN-01 Page 5-28	• LD-01 Page 5-64	Vision Clearance (VC)
• EN-02 Page 5-28	Municipal Services (MS)	• VC-01 Page 5-97
• EN-03 Page 5-29	• MS-01 Page 5-65	
• EN-04 Page 5-31		
• EN-05 Page 5-33		

Quarry (QY) District

20.02.570 Quarry (QY); District Intent

The QY (Quarry) District is intended to be used as follows:

- Protect existing quarries from encroaching land uses that would negatively impact operations.
- Provide appropriate development standards to buffer surrounding land uses from quarry activities.

Plan Commission/Board of Zoning Appeals Guidance:

- As existing quarries lose their economic feasibility, redevelopment proposals should consider retention of some existing quarry features to preserve the property's limestone heritage.
- If redevelopment occurs on quarry sites, land use decisions should be made in consideration of the dominant land use patterns that surround each site.

20.02.580 Quarry (QY); Permitted Uses

*** Additional requirements refer to Chapter 20.05; §SC: Special Conditions Standards.**

- communication facility
- government operations (non-office)
- orchard
- park
- police, fire or rescue station
- quarry
- stone processing
- tree farm
- utility substation and transmission facility*

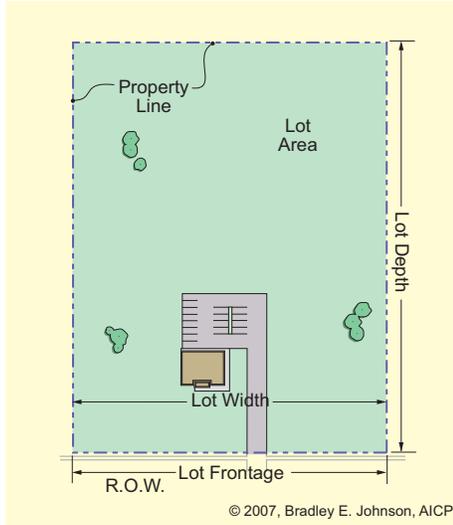
20.02.590 Quarry (QY); Conditional Uses

*** Additional requirements refer to Chapter 20.05; §CU: Conditional Use Standards.**

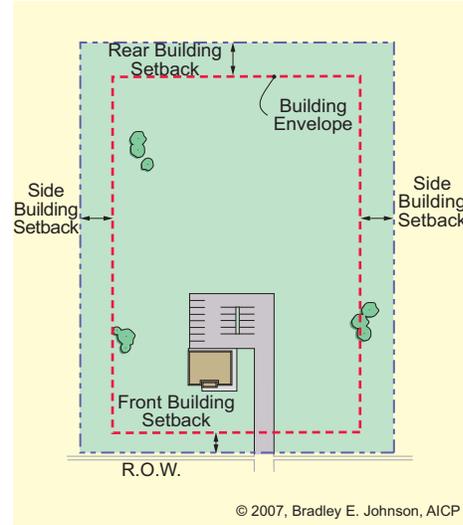
- gravel/sand/cement production
- historic adaptive reuse*
- kennel*
- quarry adaptive reuse*

Quarry (QY) District

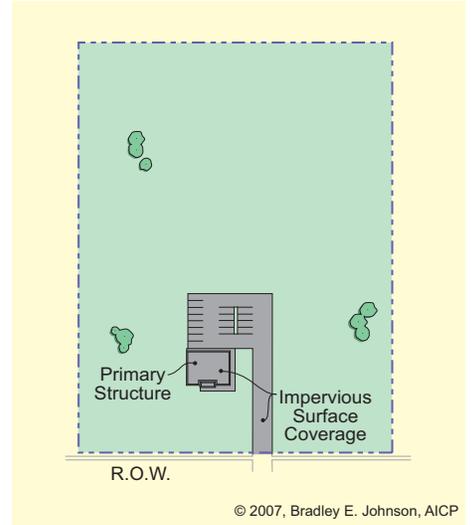
20.02.600 Quarry (QY); Development Standards



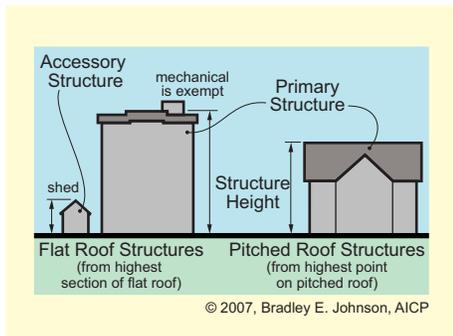
- Minimum Lot Area:**
 - 435,600 square feet
- Minimum Lot Width:**
 - 400 feet



- Minimum Front Building Setback:**
 - 30 feet from the proposed right-of-way indicated on the Thoroughfare Plan
- Minimum Side Building Setback:**
 - 50 feet
- Minimum Rear Building Setback:**
 - 50 feet



- Maximum Impervious Surface Coverage:**
 - Not Applicable
- Minimum Parking Setback:**
 - Front: 30 feet from the proposed right-of-way or ingress/egress easement
 - Side: 50 feet
 - Rear: 50 feet



- Maximum Structure Height:**
 - Primary Structure: 50 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply		
<ul style="list-style-type: none"> Accessory Structure (AS) <ul style="list-style-type: none"> • AS-01 Page 5-6 • AS-05 Page 5-7 Alternative Transportation (AT) <ul style="list-style-type: none"> • AT-01 Page 5-9 • AT-02 Page 5-12 • AT-05 Page 5-13 Communication Facilities (CF) <ul style="list-style-type: none"> • CF-01 Page 5-17 Conditional Use (CU) <ul style="list-style-type: none"> • CU-01 Page 5-21 • CU-02 Page 5-21 • CU-03 Page 5-22 • CU-09 Page 5-23 • CU-11 Page 5-24 Drainage Standards (DS) <ul style="list-style-type: none"> • DS-01 Page 5-25 Entrances/Drives (ED) <ul style="list-style-type: none"> • ED-01 Page 5-26 Environmental (EN) <ul style="list-style-type: none"> • EN-01 Page 5-28 • EN-02 Page 5-28 • EN-03 Page 5-29 • EN-04 Page 5-31 • EN-05 Page 5-33 • EN-06 Page 5-34 • EN-07 Page 5-34 • EN-08 Page 5-35 	<ul style="list-style-type: none"> Fence and Wall (FW) <ul style="list-style-type: none"> • FW-01 Page 5-36 Floodplain (FP) <ul style="list-style-type: none"> • FP-01 Page 5-37 Green Development (GD) <ul style="list-style-type: none"> • GD-01 Page 5-40 Height (HT) <ul style="list-style-type: none"> • HT-01 Page 5-43 Home Occupation (HO) <ul style="list-style-type: none"> • HO-01 Page 5-44 Landscaping (LA) <ul style="list-style-type: none"> • LA-01 Page 5-46 • LA-02 Page 5-50 Lighting (LG) <ul style="list-style-type: none"> • LG-01 Page 5-60 • LG-03 Page 5-62 Loading (LD) <ul style="list-style-type: none"> • LD-01 Page 5-64 Municipal Services (MS) <ul style="list-style-type: none"> • MS-01 Page 5-65 Outdoor Storage (OT) <ul style="list-style-type: none"> • OT-01 Page 5-66 • OT-03 Page 5-66 Parking (PK) <ul style="list-style-type: none"> • PK-01 Page 5-67 Public Improvement (PV) <ul style="list-style-type: none"> • PV-01 Page 5-77 	<ul style="list-style-type: none"> Setback (SB) <ul style="list-style-type: none"> • SB-01 Page 5-78 Sign (SI) <ul style="list-style-type: none"> • SI-01 Page 5-81 • SI-02 Page 5-84 • SI-05 Page 5-86 Special Conditions (SC) <ul style="list-style-type: none"> • SC-22 Page 5-94 Temporary Use and Structure (TU) <ul style="list-style-type: none"> • TU-01 Page 5-95 Vision Clearance (VC) <ul style="list-style-type: none"> • VC-01 Page 5-97

