

ORDINANCE 2025-14
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Amendments and Updates Set Forth in BMC 20.05, 20.06, & 20.07

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
 - (A) ZO-09-25 (hereinafter “Attachment A”)
 - (B) Any Council amendment thereto (“Attachment B”)

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

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

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

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

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



HOPI STOSBERG, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

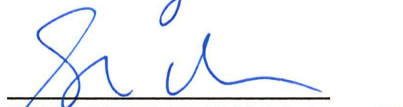
PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 23 day of May, 2025.



NICOLE BOLDEN, Clerk
City of Bloomington

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

Gretchen Knapp
Deputy Mayor



KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This petition contains amendments in the UDO related to use-specific standards in Chapters 5, 6, & 7. There are 11 amendments identified.

ATTACHMENT “A”

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-14 is a true and complete copy of Plan Commission Case Number ZO-09-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025


David Hittle, Secretary
Plan Commission

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

Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

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

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

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

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

Signature of Controller

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

Yes _____ No XX

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

Approval of case ZO-09-25 amends the Unified Development Ordinance (UDO), with amendments and updates to subdivision standards, procedures, and definitions, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

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

Case # ZO-09-25 Memo

To: Bloomington Common Council

From: Jackie Scanlan, AICP Assistant Director

Date: March 19, 2025

Re: Text Amendments to Unified Development Ordinance

The Plan Commission heard case ZO-09-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

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

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-14:

- 1. ZO-09-25 | Chapter 5: Subdivision Standards; Chapter 6: Administration & Procedures, and Chapter 7: Definitions

ZO-09-25 | Chapter 5: Subdivision Standards; Chapter 6: Administration & Procedures, and Chapter 7: Definitions

These amendments cover a variety of topics. There are amendments clarify allowances in easements, the floodplain, and with lot line adjustments. There is removal of a reference to development near State Road 37/Interstate 69. There are clarifications related to fencing, decorative stone, and autonomous vehicle services. There are 11 amendments identified. These amendments are needed to provide clarity on existing processes.

(4) **Utility Easement**

- (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
- (B) Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City Utilities Department and the easement holder(s).

(5) **Pedestrian Easement**

- (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or using small motorized and non-motorized vehicles approved by the city.
- (B) Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
- (C) Prohibits the placement of any obstruction within the pedestrian easement.

(6) **Transit Facility Easement**

- (A) Grants the public transit authority the right to construct, alter, repair, maintain, or remove structures to be used for awaiting, boarding, or exiting public transportation.
- (B) Grants the general public the right to utilize the transit facility easement for the purposes of awaiting, boarding, or exiting public transportation.
- (C) Prohibits anyone other than the public transportation authority from placing any structures within the transit facility easement.

(7) **Karst Conservancy Easement**

- (A) Prohibits any land-disturbing activities, including mowing or the placement of a fence, within the easement area. ~~Mowing is allowed within the easement area.~~
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
- (C) Grants the city the right to enter the property to inspect the easement and alter or repair the karst feature.
- (D) All Karst Conservancy Easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.

(8) **Tree Preservation Easement**

- (A) Prohibits the removal of any tree over six inches dbh within the easement area.

- iv. Creation or expansion of any vehicular parking area.

(B) Activities Exempt from Site Plan Review

Site plan review is not required for the following activities, but such activities shall be subject to the standards of this UDO and building permit review:

- i. Construction of a single-family detached, duplex, triplex, or fourplex dwelling on a single lot, additions to such dwellings, an accessory dwelling unit, and structures accessory to such dwellings; and
- ii. Construction or erection of accessory buildings, fences, hedges, or walls; and
- iii. Interior tenant alterations or improvements that do not increase parking requirements or alter exterior building appearances.
- iv. Projects that fall below the thresholds for minor site plan review in Section 20.06.050(a)(2)(C)i).

(C) Thresholds for Minor and Major Site Plan Review

Site plan review is conducted by the Planning and Transportation Director or the Plan Commission, based on the thresholds below:

i. Minor Site Plan Review

Minor site plan review is required for any of the following activities unless that activity is exempt from the site plan process under Section 20.06.050(a)(2)(B), or the project meets or exceeds the thresholds requiring major site plan review under Section 20.06.050(a)(2)(C)ii:

- 1. A change in use that involves or requires site improvements;
- 2. Any expansion, alteration, or modification of a lawful nonconforming site feature or building that meets or exceeds the thresholds established in Section 20.06.090(f)(2) (Limited Compliance), and falls below the thresholds for major site plan review in Section 20.06.050(a)(2)(C)(ii).
- 3. Development that contains 20,000 square feet or less of new non-residential gross floor area;
- 4. Development that contains 50 dwelling units or less;
- 5. The alteration of any vehicular parking area;
- 6. Petitions for a site development permit; or
- 7. Projects that qualify for affordable housing incentives and/or sustainable development incentives established in Section 20.04.110 (Incentives), provided that, if located adjacent to one or more lots in an R1, R2, R3, or R4 district or such project does not contain more than 75 dwelling units.

ii. Major Site Plan Review

Major site plan approval is required for any project that meets or exceeds the following criteria, unless otherwise exempted from site plan review under Section 20.06.050(a)(2)(B):

- ~~1. Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;~~

- 3. In the case where the Planning and Transportation Director determines a new conditional use permit is required, a petition shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 20.06.040(c) (~~Petition Submittal and Processing~~) and this Section 20.06.050(b) (Conditional Use Permit).
- 4. The Hearing Officer may hear requests for amendments to a conditional use, if authorized by the Plan Commission.

(c) Demolition Delay Permit

(1) Purpose

The demolition delay permit procedure is intended to ensure that potentially historic structures are protected from demolition or alteration.

(2) Applicability

~~(A) This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code.~~

~~This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code.~~

~~(B) No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.~~

(3) Demolition Delay Permit Review Process

Figure 06.05-4 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to demolition delay permit review. Additions or modifications to the common review procedures are noted below.

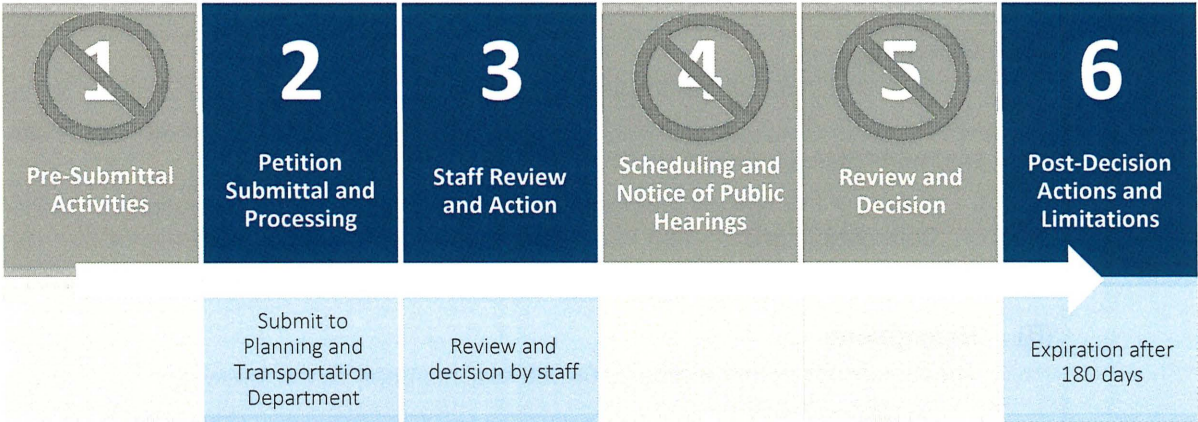
(2) **Applicability**

- (A) No development shall occur in any special flood hazard area (SFHA) and known flood prone areas, unless a required stormwater management permit per Title 13 (Stormwater) of the Bloomington Municipal Code for such activity has been issued. In cases where a stormwater management permit is not required, no development shall occur unless a site development permit has been issued.
- (B) Compliance with the standards in this UDO shall not relieve any person of the independent obligation to comply with all applicable standards and practices established in federal and state law and all other applicable rules, regulations, standards and specifications of the City regarding development within a floodplain.
- (C) The following activities are exempt from requiring a floodplain development permit- installation of underground utilities that do not require any fill, construction of sidewalks or similar features at existing grade, and signs.

(3) **Floodplain development permit Review Process**

Figure 06.05-6 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to floodplain development permit review. Additions or modifications to the common review procedures are noted below.

Figure 06.05-5: Summary of Floodplain development permit Procedure



(A) **Petition Submittal and Processing**

The floodplain development permit petition shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 20.06.040(c) (Petition Submittal and Processing, ~~Petition Submittal and Processing~~) with the following modifications:

i. **Petition Submittal Requirements**

- The petition shall include, but not be limited to, the following documents:
1. A description of the proposed development;
 2. Location of the proposed development sufficient to accurately locate property and structure(s) in relation to existing roads and streams;
 3. A legal description of the property site;

v. **Time Limitation**

If an easement modification or termination petition has been denied, the petitioner shall not file a new petition with the same or substantially similar request for a period of six months.

20.06.060 Subdivision Procedures

(a) General Standards

(1) Purpose

The purpose of these subdivision procedures, and the related standards in Chapter 20.05: (Subdivision Standards) is to guide the development of the Plan Commission's jurisdiction to provide for the improvement of the health, safety, convenience, and general welfare of its citizens and to plan for the future development of the community; to the end that streets and highways be carefully planned; that new areas grow only with adequate street/utility, health, education and recreational facilities; that the needs of public utilities and facilities be recognized in the future growth; and that residential areas provide healthy surroundings for family life and that the growth of the community is commensurate with the efficient and economical use of public funds.

(2) Applicability

(A) Generally

This Section 20.06.060 shall apply to all subdivisions of land in any zoning district located within the jurisdiction of the Plan Commission, except as stated in subsection (B) below. No land within that jurisdiction shall be subdivided until:

- i. A plat conforming to these regulations has been approved and certified by the Plan Commission; and
- ii. The approved secondary plat has been filed with the County Recorder's office.

(B) Exemptions

The regulations of this Section 20.06.060 shall not apply to the following:

- i. An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).
- ii. A division of land into two or more tracts for an agricultural use of 10 or more acres, not involving any new street or access easement.
- iii. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property.
- iv. The unwilling sale of land as a result of legal condemnation as defined and allowed in state law.
- v. Modification of existing streets to conform to the Comprehensive Plan.

- vi. The acquisition of street rights-of-way by a public agency in conformance with the Comprehensive Plan.
- vii. The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).
- viii. The platting of condominium units regulated by Indiana Code 32-25: Condominiums.

(C) **Jurisdiction**

After the provisions of this Section 20.06.060 (Subdivision Procedures Subdivision Procedures) and related provisions in Chapter 20.05: (Subdivision Standards) have been adopted, the Plan Commission shall have exclusive control over the approval of all plats and replats involving land covered by this UDO.

(D) **Subdivision Type**

All subdivisions shall be designed according to one of the subdivision types specified in Chapter 20.05: Subdivision Standards. A single subdivision shall not incorporate more than one of the subdivision types unless specifically authorized by the Plan Commission.

(b) **Primary Plat**

(1) **Purpose**

The primary plat procedure provides a mechanism for the city to review an overall plan for a proposed subdivision and ensures that the statutory requirements established in the Indiana Code for the subdivision of land are met.

(2) **Applicability**

A primary plat shall be prepared in conjunction with any proposal to subdivide or plat property within the jurisdictional area of the Plan Commission.

(3) **Primary Plat Review Process**

Figure 06.06-1 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to primary plat review. Additions or modifications to the common review procedures are noted below.

Figure 06.06-1: Summary of Primary Plat Procedure

- iii. For existing structures, the use to be vested pursuant to this provision shall be the use lawfully in effect as of the effective date of this UDO, or the predominant lawful use for the preceding five years, whichever is greater.

(C) Pending or Approved Building Permit

- i. When a complete building permit application has been filed with the Monroe County Building Department, where the proposed structure included a nonconforming use involving a dwelling unit intended for occupancy by four or five adults who are not all related to each other shall be considered a lawful nonconforming subject to the following:
 - 1. The building permit application conforms to all applicable regulations in effect at the time of application;
 - 2. The property owner's intention to accommodate said four or five adults is stated in writing;
 - 3. The property was registered pursuant to this subsection within 180 days of the effective date of this UDO;
 - 4. The property was lawfully eligible for occupancy by four or five adults not all related to each other prior to the effective date of this UDO;
 - 5. The building permit application was filed prior to the effective date of this UDO, unless otherwise provided by Section 20.01.040(b) (Effect of Change in the Law after Filing of Complete).
- ii. In the event that said application or permit expires or is suspended or revoked as provided in the Bloomington Municipal Code or other applicable regulation of the city or Monroe County, any new permit application may be subject to the regulations in this UDO, subject to Section 20.01.040(b) (Effect of Change in the Law after Filing of Complete).

(D) Abandonment of Residential Occupancy

Where such a use is classified as a lawful nonconforming use under this Section 20.06.090(c)(4), the use shall not be subject to termination through cessation or abandonment except when the right to continue such a lawful nonconforming use is terminated by the owner's execution and proper recording in the chain of title, in a form acceptable to city staff, of an express, voluntary, permanent, and irrevocable waiver and relinquishment of such right.

(d) Nonconforming Structures

(1) Authority to Continue

A lawfully nonconforming structure may continue in its existing condition ~~unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions, however no~~ increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.

(e) Nonconforming Lots

A lawfully nonconforming lot may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as established in Section 20.06.090 (~~Nonconformities~~ ~~Nonconformities~~).

- (1) All lots legally established and recorded prior to the effective date of this UDO or its subsequent amendments that do not meet the lot area and lot width standards of this UDO shall be deemed a substandard lot, otherwise known as a lawful nonconforming lot of record.
- (2) A lawful nonconforming lot of record may be used and developed or redeveloped without compliance with the lot area and lot width standards of this UDO as long as all use restrictions and other development standards of this UDO are met.

(f) Nonconforming Site Features

A lawfully nonconforming site feature may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required. No increase in the degree of nonconformity with any site feature is permitted except as expressly provided in this section.

(1) Full Compliance

A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings, except that existing nonconforming setbacks, architecture, and height for existing structures and parking can remain.

(2) Limited Compliance**(A) Applicability**

A lawful nonconforming site or structure shall be brought into compliance with the standards in paragraph (B) below when any of the following occur on the site:

i. Nonresidential and Mixed-Use

1. Any change in use, expansion, enlargement, or relocation of any use;
2. Reestablishment of a prior conforming use that has been discontinued for a period of 12 months or longer; or
3. Expansions, alterations, or modifications that increase the gross floor area of the building by more than 10 cumulative percent, including previous additions approved under any UDO effective since February 12, 2007.

ii. Multifamily and Group Living

1. Any expansions, alterations, or modifications to an existing building, with the exception of accessory structures less than 580 square feet, provided that the accessory structure does not increase the degree of nonconformity regarding required maximum impervious surface coverage or required number of parking spaces;
2. Any change in use, or any expansion, enlargement, or relocation of any use; or
3. Any addition of dwelling units.

vii. **Landscaping**

If full compliance with Section 20.04.080 (~~General Landscaping~~ General Landscaping) cannot be achieved due to lack of adequate planting area, all yard areas must be landscaped to the maximum practicable density with a priority given to shade tree installation.

viii. **Pedestrian Facilities**

Any street frontage without existing pedestrian facilities shall be required to install pedestrian facilities per Section 20.04.050(d) (~~Pedestrian and Bicycle Circulation~~ Pedestrian and Bicycle Circulation). If substandard pedestrian facilities exist, new facilities shall not be required if existing facilities are in functional condition, except that curb ramps shall comply with the Americans with Disabilities Act.

ix. **Signage**

All signage must be brought into compliance with Section 20.04.100 (Signs) to the extent practicable, although freestanding signs may use existing setbacks where the sign is not located within a restricted vision clearance area.

x. **Dumpster Enclosures**

All outdoor waste collection facilities must be brought into compliance with Section 20.04.080(m) (~~Screening~~ Screening).

xi. **Lighting**

All lighting shall be brought into compliance with Section 20.04.090 (Outdoor Lighting).

xii. **Entrances and Drives**

All entrances and drives shall be brought into compliance with Section 20.04.050(c) (Driveways and Access), with the exception of driveway location requirements.

xiii. **Minimum Landscape Area**

If a site can be brought closer to compliance with the Minimum Landscape Area standards through the removal of excess asphalt, gravel, parking, or other impervious surfaces necessary to achieve the minimum amount of landscape area requirement, then such impervious area shall be removed and landscape area and vegetation installed.

xiv. **Fencing**

Any fence or wall that contains prohibited components as outlined in Section 20.04.080(n)(4)(A) must remove the prohibited components only.

(g) Nonconforming Signs

(1) Generally

- (A) Notwithstanding any other provision of this chapter or this UDO, a lawful nonconforming sign may not be altered, relocated or expanded, which includes any increase in height or area, except as expressly provided in this Section 20.06.090(g).

Hotel or Motel

An establishment in which lodging is provided and offered to the public for compensation, for periods of time not exceeding thirty days and that is commonly known as a hotel or motel in the community in which it is located. This use customarily provides services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. This use may provide ancillary uses such as conference and meeting rooms, restaurants, bars, gift shops, and recreational facilities. The term "Hotel or Motel" does not include "Residential Rooming House," or "Bed and Breakfast," except where separately permitted.

HPC

The City of Bloomington Historic Preservation Commission.

Hydrologic and Hydraulic Engineering Analysis

For the purposes of floodplain regulations, analyses performed by a professional engineer licensed by the State of Indiana, in accordance with standard engineering practices that are accepted by the Indiana Department of Natural Resources and FEMA, used to determine the base flood, other frequency floods, flood elevations, floodway information and boundaries, and flood profiles.

IBC

Indiana Building Code.

IC

Indiana Code.

IDEM

Indiana Department of Environmental Management.

IESNA

Illuminating Engineering Society of North America.

Impervious Surface

Any surface artificially covered or hardened so as to prevent or impede the percolation or absorption of water into the ground, including but not limited to asphalt, concrete, roofing material, brick, plastic, gravel, or swimming pools.

Impervious Surface Coverage

The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts:

- 1) Primary buildings;
- 2) Accessory buildings, parking garages, carports, and utility and storage sheds;
- 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, gravel or stone areas, or areas otherwise covered with impervious surface; and
- 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.

Vehicle
See "Motor vehicle."

Vehicle Fleet Operations
A central facility for the dispatch, distribution, storage, staging, refueling, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, autonomous vehicle services, and taxi services. This use does not include a "Transportation Terminal."

Vehicle Fleet Operations, Small
A facility or establishment designed to accommodate up to 25 vehicles.

Vehicle Fleet Operations, Large
A facility or establishment designed to accommodate more than 25 vehicles.

Vehicle Fuel Station
A facility limited to retail sales to the public of gasoline, biodiesel, electricity, ethanol fuel blends, hydrogen, natural gas or other fuels for motor vehicles, as well as motor oil, lubricants, travel aides, and minor automobile accessories. When a primary use of land, accessory use may include convenience food and beverage sales.

Vehicle Impound Storage
A lot or part of a lot used only for the temporary storage of damaged, abandoned or impounded motor vehicles, excluding salvage and sales. This use does not include "Salvage or Scrap Yard," except where separately permitted.

Vehicle Parking Garage
A structure or portion of a structure composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade, with those levels being either open or enclosed. This use does not include a primary use surface parking lot.

Vehicle Repair, Major
An establishment primarily engaged in vehicle repair, rebuilding, reconditioning, or mechanical servicing of motor vehicle engines, transmissions, frames, including auto body repairs, framework, welding, and major painting. This use does not include "Vehicle Fuel Station or Vehicle Wash"

Vehicle Repair, Minor
An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include engine degreasing or major repairs such as vehicle bodywork, painting, or repair of engines or transmissions or "Vehicle Fuel Station or Vehicle Wash"

Vehicle Sales or Rental
An establishment that specializes in the sale, lease, or rental, of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

Chapter	Citation	Current Language	Proposed Language	Synopsis
5	20.05.040(e)(7)(A)	(A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.	(A) Prohibits any land-disturbing activities, including mowing or the placement of a fence, within the easement area. Mowing is allowed within the easement area.	Syncs language with restrictions outlined in Section 20.04.030(g)
6	20.06.060(a)(2)(B)(i)	An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots.	An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).	Adjusts lot line adjustment regulations to include preferred lot design
6	20.06.060(a)(2)(B)(vii)	The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels.	The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).	Adjusts lot line adjustment regulations to include preferred lot design
6	20.06.050(a)(2)(C)(ii)(1)	Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;	Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;	Removes this requirement since this was an old trigger from previous zoning codes.
6	20.06.050(c)(2)	This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code. No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.	(A) This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code. (B) No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.	Breaks this section into two separate sections for ease of citation
6	20.06.050(d)(2)(C)	New Section	(C) The following activities are exempt from requiring a floodplain development permit- installation of underground utilities that do not require any fill, construction of sidewalks or similar features at existing grade, and signs.	Adds exemption language for activities that do not require a floodplain development permit
6	20.06.090(d)(1)	A lawfully nonconforming structure may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions. No increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.	A lawfully nonconforming structure may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions. , however no no increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.	Revises language to state that existing non-conforming buildings are allowed to remain without being required to be brought into compliance.
6	20.06.090(f)(1)	A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings.	A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings, except that existing nonconforming setbacks, architecture, and height for existing structures can remain.	Allows for existing building setbacks to remain when an additional building is built on a site
6	20.06.090(f)(2)(B)(xiv)	Any fence or wall that contains prohibited components must remove the prohibited components only.	Any fence or wall that contains prohibited components as outlined in Section 20.04.080(n)(4)(A) must remove the prohibited components only.	Clarifies items that are considered prohibited

7	20.07.010	Impervious Surface Coverage- The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts: 1) Primary buildings 2) Accessory buildings, parking garages, carports, and utility and storage sheds; 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, or areas otherwise covered with impervious surface; and 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.	Impervious Surface Coverage- The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts: 1) Primary buildings 2) Accessory buildings, parking garages, carports, and utility and storage sheds; 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, gravel or stone areas , or areas otherwise covered with impervious surface; and 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.	Adds "gravel or stone areas" to list of items regarded as impervious surface coverage
7	20.07.010	Vehicle Fleet Operations- A central facility for the dispatch, distribution, storage, staging, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services. This use does not include a "Transportation Terminal."	A central facility for the dispatch, distribution, storage, staging, refueling , and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, autonomous vehicle services , and taxi services. This use does not include a "Transportation Terminal."	Modifies language for possible self-charging only stations