

**ORDINANCE 2025-27**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Use Table Amendment- “Vehicle Fuel Station”**

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 July 14, 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 July 21, 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-21-25 (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 06 day of August, 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 08 day of August, 2025.



NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 16 day of August, 2025.



KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This amendment would reduce the zoning districts where the use “vehicle fuel station” would be allowed. The proposed amendment would allow this use as a permitted use in the Mixed-Use Corridor (MC) zoning district only. This amendment would also remove several use specific conditions since this use is proposed to no longer be allowed in those districts referenced.

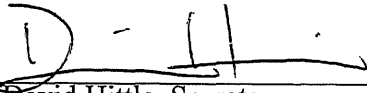
Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.

# ATTACHMENT "A"


\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-27 is a true and complete copy of Plan Commission Case Number ZO-21-25 which was given a recommendation of approval by a vote of 5 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on July 14, 2025.

Date: July 21, 2025

  
 \_\_\_\_\_  
 David Hittle, Secretary  
 Plan Commission

Received by the Common Council Office this 21 day of July, 2025.

  
 \_\_\_\_\_  
 Nicole Bolden, City Clerk

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

This amendment would reduce the zoning districts where the use "vehicle fuel station" would be allowed. The proposed amendment would allow this use as a permitted use in the Mixed-Use Corridor (MC) zoning district only. This amendment would also remove several use specific conditions since this use is proposed to no longer be allowed in those districts referenced. 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-21-25 Memo

**To:** Bloomington Common Council

**From:** Eric Greulich, Development Services Manager

**Date:** July 21, 2025

**Re:** Use Table Amendments to Unified Development Ordinance for the use "Vehicle fuel station".

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The Plan Commission heard case ZO-21-25 on July 14, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 5-0.

The Planning and Transportation Department proposes an amendment to *Table 03-1: Allowed Use Table* within Section 20.03.020 and Use Specific Standards of 20.03.030 of the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code for the use "Vehicle fuel station".

This amendment would reduce the zoning districts where this use would be allowed. The proposed amendment would allow this use as a permitted use in the Mixed-Use Corridor (MC) zoning district only. This amendment would also remove several use specific conditions since this use is proposed to no longer be allowed in those districts referenced.

ZO-21-25  
Vehicle fuel station

Attachment A

## 20.03.020 Allowed Use Table

**Table 03-1: Allowed Use Table**

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an \*= use-specific standards apply  
 Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential							Mixed-Use							Non-Residential		Use-Specific Standards	
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM		PO
<b>RESIDENTIAL USES</b>																		
<b>Household Living</b>																		
Transportation terminal										P	P		P	P		P		20.03.030(b)(1)
Vehicle fleet operations, small										P	P					P		20.03.030(b)(2)
Vehicle fleet operations, large											P					P		20.03.030(b)(3)
Vehicle fuel station										P*	P*	P*		P*		P*		20.03.030(b)(4)
Vehicle impound storage																P*		20.03.030(b)(4)
Vehicle parking garage					A	A		A		P	P	P	A	P*	C			20.03.030(b)(5)
Vehicle repair, major											P*					P*		20.03.030(b)(6)
Vehicle repair, minor									C*	P*	P*			P*				20.03.030(b)(7)
Vehicle sales or rental										P	P	P						20.03.030(b)(8)
Vehicle wash										P*	P*					P*		20.03.030(b)(9)
<b>Manufacturing and Processing</b>																		
Commercial laundry										P	P					P		
Food production or processing										C	C	C				C		20.03.030(b)(10)
Manufacturing, artisan									P	P	P	C		P		P		20.03.030(b)(11)
Manufacturing, light												P		C		P		20.03.030(b)(11)
Manufacturing, heavy																C		
Salvage or scrap yard																C		20.03.030(b)(11)
Storage, Distribution, or Warehousing																		20.03.030(b)(11)
Bottled gas storage or distribution																P		20.03.030(b)(12)
Contractor's yard											P	C				P		20.03.030(b)(13)
Distribution, warehouse, or wholesale facility											C	C				P		
Storage, outdoor													P*			P*	A*	
<b>Resource and Extraction</b>																		
Gravel, cement, or sand production																C*		20.03.030(c)(1)
Quarry																C*		

ZO-21-25  
Vehicle fuel station

**Use Specific Standards 20.03.030(d)(14)**

**(14) Vehicle Fuel Station**

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

