

**ORDINANCE 2025-26**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Use Table Amendment- “Fraternity or sorority house”; “Artist Studio or workshop”;**  
**“Vehicle Fleet Operations, Large and Small”**

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-20-25 (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 10 day of September, 2025.



NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this 11 day of Sept, 2025.



KERRY THOMSON, Mayor  
City of Bloomington

### SYNOPSIS

This amendment would propose the following changes to the Unified Development Ordinance and include the following:

- **Fraternity or sorority**- This amendment would remove the asterisk that is currently shown associated with the use “fraternity or sorority” that referenced use specific standards that were removed in 2023, however the asterisk could not be removed at that time since that would require an amendment to the Use Table.
- **Artist Studio or workshop**- This proposed amendment would add the use “artist studio or workshop” as a permitted use in the Mixed-Use Student Housing (MS) district.
- **Office**- This proposed amendment would add the use “office” as a permitted use in the Mixed-Use Student Housing (MS) district.
- **Vehicle Fleet Operations**- This amendment would add an asterisk to the use table to reference use specific standards that were introduced and approved earlier this year. However, the asterisk could not be added at that time since that would require an amendment to the Use Table.

*Note: At the August 6, 2025 Regular Session, the Council adopted Amendment 01 to this ordinance. The amendment adds the red-lined pages to the Attachment A.*

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

ZO-20-25  
Fraternity or sorority house

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>																		
Dwelling, single-family (detached)	P	P	P	P	P*	P*	P	P	P	P*	P*	P*			P*			20.03.030(b)(1)
Dwelling, single-family (attached)		P*	P*	P*	P*	P*		P*	P*	P*				P*				20.03.030(b)(2)
Dwelling, duplex	C*	C*	C*	P*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(3)
Dwelling, triplex				C*	P*	P*		P*	P*	P*	C*			P*				20.03.030(b)(4)
Dwelling, fourplex				C*	P*	P*		P*	P*	P*	P*			P*				20.03.030(b)(4)
Dwelling, multifamily				C*	P	P		P	P*	P*	P	P*	C	P*				20.03.030(b)(5)
Dwelling, live/work				C*	P*	P*			P*	P*	P*			P*				20.03.030(b)(6)
Dwelling, cottage development	C*	C*	C*	C*	C*	C*	C*		C*									20.03.030(b)(7)
Dwelling, mobile home								P*										20.03.030(b)(8)
Manufactured home park								P*										20.03.030(b)(9)
<b>Group Living</b>																		
Assisted living facility				C	P	P			C	P	P		P	P	P			
Continuing care retirement facility				C	P	P			C	P	P		P	P	P			
Fraternity or sorority house								P*	P*				P*					20.03.030(b)(10)
Group care home, FHAA small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*				20.03.030(b)(11)
Group care home, FHAA large				P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(11)
Nursing or convalescent home				C	P	P			C	P	P	P	P	P	P			
Opioid rehabilitation home, small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P*				20.03.030(b)(11)
Opioid rehabilitation home, large				P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			20.03.030(b)(11)
Residential rooming house					P*	P*		P	P*	P	P	C*						20.03.030(b)(12)
Student housing or dormitory				C*	P*			P*	C*	P*	P*		P*	C*				20.03.030(b)(13)
Supportive housing, small						C			C	C	C		C	C	C			
Supportive housing, large										C	C		C	C	C			
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>																		
<b>Community and Cultural Facilities</b>																		
Art gallery, museum, or library				C*	C	C			P	P	P		P	P				20.03.030(c)(1)



**ZO-20-25**  
**Artist studio or workshop;**  
**Office**

Error! No text of specified style in document. Error! No text of specified style in document.  
 o 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
Cemetery or mausoleum														P				
<b>Entertainment and Recreation</b>																		
Amenity center	P*	P*	P*	P*	P	P	P	A	P	P	P	P	P	P				20.03.030(d)(5)
Country club	C										P							
Recreation, indoor			P*	P*	P*	P*		A	C	P	P			P				20.03.030(d)(6)
Recreation, outdoor	C										C	P	P			C		
Sexually oriented business										C*	P*					P*		20.03.030(d)(7)
Stadium													C					
<b>Food, Beverage, and Lodging</b>																		
Bar or dance club								P		P	P			P				
Bed and breakfast	C*	C*	C*	C*	C*	P			P	P	P			P				20.03.030(d)(8)
Brewpub, distillery, or winery								P*	P*	P*	P*	P*		P*		P*		20.03.030(d)(9)
Hotel or motel								P			P	C		P				
Restaurant					C*	C*		P	P	P	P	P*	A	P	A	A		20.03.030(d)(10)
<b>Office, Business, and Professional Services</b>																		
Artist studio or workshop	A*	A*	A*	A*	P	P		P	P	P	P	C	C	P				20.03.030(d)(11)
Check cashing										C	C							
Financial institution								P		P	P	C		P		A		
Fitness center, small					A	A		P	P	P	P	A	A	P	A	A		
Fitness center, large								P	P	P	P			P	A			
Office								P	P	P	P	P	P	P	P*	P		20.03.030(d)(12)
Personal service, small					A	A		P	P	P	P	P	C	P				
Personal service, large								C	C	P	P	P		P				
Tattoo or piercing parlor										P	P			P				
<b>Retail Sales</b>																		
Building supply store										P	P					P		
Firearm Sales										P	P	P						
Grocery or supermarket					A	A		P	P	P	P	P		P				
Liquor or tobacco sales										P	P			P				
Pawn shop										P	P			P				
Retail sales, small					C	C		P	P	P	P	P		P				
Retail sales, medium								P		P	P	P		P				
Retail sales, large											P			P				

**ZO-20-25**  
**Vehicle fleet operations**

**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	
Transportation terminal										P	P		P	P		P	
Vehicle fleet operations, small										P*	P*					P*	
Vehicle fleet operations, large											P*					P*	
Vehicle fuel station										P*	P*	P*		P*		P*	20.03.030(d)(14)
Vehicle impound storage																P*	20.03.030(d)(15)
Vehicle parking garage					A	A		A		P	P	P	A	P*	C		20.03.030(d)(16)
Vehicle repair, major											P*					P*	20.03.030(d)(17)
Vehicle repair, minor									C*	P*	P*			P*			20.03.030(d)(17)
Vehicle sales or rental										P	P	P					
Vehicle wash										P*	P*					P*	20.03.030(d)(18)

**EMPLOYMENT USES**

**Manufacturing and Processing**

Commercial laundry										P	P					P	
Food production or processing										C	C	C				C	
Manufacturing, artisan									P	P	P	C		P		P	
Manufacturing, light												P		C		P	
Manufacturing, heavy																C	
Salvage or scrap yard																C	

**Storage, Distribution, or Warehousing**

Bottled gas storage or distribution																P	
Contractor's yard											P	C				P	
Distribution, warehouse, or wholesale facility											C	C				P	
Storage, outdoor													P*			P*	A*
Storage, self-service								A*	C*	P*	P*	P*	A*	P*		P*	20.03.030(e)(2)

**Resource and Extraction**

Gravel, cement, or sand production																C*	20.03.030(e)(3)
Quarry																C*	20.03.030(e)(3)
Stone processing																P	

**UTILITIES AND COMMUNICATION**



- iv. Enlargement or modification of any existing driveway shall require the driveway apron to be surfaced with concrete.

**(B) Parking**

**i. Location**

Required parking shall be located on each dwelling site.

**ii. Surface Material**

1. Parking spaces shall utilize a dustless, hard surface of concrete, asphalt, brick pavers, or a similar durable surface approved by the Planning and Transportation Director.
2. Crushed stone, stone, rock, dirt, sand, or grass shall not be permitted as a parking surface.

**(C) Accessory Structures**

**i. Generally**

Management offices, sales offices, storage, laundry, and other structures customarily accessory to manufactured home parks or mobile home parks are permitted, provided that:

1. The accessory structure is located, designed, and intended to serve only the needs of the park; and
2. The establishments located within the accessory structure present no visible evidence of their business nature to areas outside the park.

**ii. Maximum Number**

Each manufactured home or mobile home is allowed no more than one accessory structure in addition to a carport or garage.

**iii. Maximum Cumulative Area**

The total area of all accessory structures, including the area of detached or attached garages or carports, shall not exceed 10 percent of the dwelling site.

**(D) Infrastructure**

Infrastructure shall be installed in accordance with Indiana Code 16-41-27-1 et seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health requirements, and the requirements of this UDO.

~~(10) Fraternity or Sorority House~~

~~(11)~~**(10) Group Care Home, FHAA (Small and Large) & Opioid Rehabilitation Home, (Small and Large)**

- (A) Group homes for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988 (FHAA), as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, may be established in any Residential zoning district or portion of a Mixed-Use zoning district or PD district that permits residential dwellings, provided that they meet the definition of "small" and "large" facilities in Chapter 20.07: Definitions) and are located in zoning districts where facilities of that size are allowed pursuant to Table 3-1, and subject to the licensing requirements of the state and the City of Bloomington.
- (B) In the MN and R4 zoning districts, group homes shall not be designed for or occupied by more than 20 residents living together.

- (C) No Group Care Home shall be located within 300 feet of any other Group Care Home.
- (D) No Opioid Rehabilitation Home shall be located within 300 feet of any other Opioid Rehabilitation Home.
- (E) Where minimum spacing is required by subsections (C) and (D) above, the distance shall be measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group home will be located, using a straight line, without regard to intervening structures or public rights-of-way.

**(12)(11) Residential Rooming House**

- (A) In the RM, RH, and MN Districts, the owner of the property must occupy the rooming house as their primary residence. No residential rooming house shall contain more than four bedrooms, not including the living space occupied by the residential rooming house owner.
- (B) No bedroom occupied by a person other than the residential rooming house owner shall be rented for a period of less than 30 consecutive days.

**(13)(12) Student Housing or Dormitory**

**(A) Ground Floor Parking**

All portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building facade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

**(B) Location**

In the RM, RH, MN, MM, MC, and MI zoning districts, each student housing or dormitory use shall be separated from any other student housing or dormitory use.

- i. By at least 900 feet, as measured between the closest points on the two lots containing the student housing or dormitory uses, and
- ii. By at least 900 feet, as measured between the closest points of two or more residential or mixed use structures within one lot containing the student housing or dormitory use.

However, if either the affordable housing incentive codified at Section 20.04.110(c) or the sustainable development incentive codified at Section 20.04.110(d) has been earned, only the requirements of 20.03.030(b)(13)(B)(i) apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts. If both the affordable housing incentive codified at Section 20.04.110(c) and the sustainable development incentive codified at Section 20.04.110(d), the separation requirements of this section do not apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts

**\*\*Amendment Form\*\***

**Ordinance #:** 2025-26  
**Amendment #:** Am. 01  
**Submitted by:** Cm. Stosberg  
**Date:** August 6, 2025

**Proposed Amendment:**

1. The Attachment A of Ordinance 2025-26 shall have the following red-lined pages added, deleting UDO section 20.03.030(b)(10) and renumbering the sections after, as appropriate:



- iv. Enlargement or modification of any existing driveway shall require the driveway apron to be surfaced with concrete.

**(B) Parking**

**i. Location**

Required parking shall be located on each dwelling site.

**ii. Surface Material**

1. Parking spaces shall utilize a dustless, hard surface of concrete, asphalt, brick pavers, or a similar durable surface approved by the Planning and Transportation Director.
2. Crushed stone, stone, rock, dirt, sand, or grass shall not be permitted as a parking surface.

**(C) Accessory Structures**

**i. Generally**

Management offices, sales offices, storage, laundry, and other structures customarily accessory to manufactured home parks or mobile home parks are permitted, provided that:

1. The accessory structure is located, designed, and intended to serve only the needs of the park; and
2. The establishments located within the accessory structure present no visible evidence of their business nature to areas outside the park.

**ii. Maximum Number**

Each manufactured home or mobile home is allowed no more than one accessory structure in addition to a carport or garage.

**iii. Maximum Cumulative Area**

The total area of all accessory structures, including the area of detached or attached garages or carports, shall not exceed 10 percent of the dwelling site.

**(D) Infrastructure**

Infrastructure shall be installed in accordance with Indiana Code 16-41-27-1 et seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health requirements, and the requirements of this UDO.

~~(10) Fraternity or Sorority House~~

~~(11)~~**(10) Group Care Home, FHAA (Small and Large) & Opioid Rehabilitation Home, (Small and Large)**

- (A) Group homes for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988 (FHAA), as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, may be established in any Residential zoning district or portion of a Mixed-Use zoning district or PD district that permits residential dwellings, provided that they meet the definition of "small" and "large" facilities in Chapter 20.07: Definitions) and are located in zoning districts where facilities of that size are allowed pursuant to Table 3-1, and subject to the licensing requirements of the state and the City of Bloomington.
- (B) In the MN and R4 zoning districts, group homes shall not be designed for or occupied by more than 20 residents living together.

- (C) No Group Care Home shall be located within 300 feet of any other Group Care Home.
- (D) No Opioid Rehabilitation Home shall be located within 300 feet of any other Opioid Rehabilitation Home.
- (E) Where minimum spacing is required by subsections (C) and (D) above, the distance shall be measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group home will be located, using a straight line, without regard to intervening structures or public rights-of-way.

**(12)(11) Residential Rooming House**

- (A) In the RM, RH, and MN Districts, the owner of the property must occupy the rooming house as their primary residence. No residential rooming house shall contain more than four bedrooms, not including the living space occupied by the residential rooming house owner.
- (B) No bedroom occupied by a person other than the residential rooming house owner shall be rented for a period of less than 30 consecutive days.

**(13)(12) Student Housing or Dormitory**

**(A) Ground Floor Parking**

All portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building facade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

**(B) Location**

In the RM, RH, MN, MM, MC, and MI zoning districts, each student housing or dormitory use shall be separated from any other student housing or dormitory use.

- i. By at least 900 feet, as measured between the closest points on the two lots containing the student housing or dormitory uses, and
- ii. By at least 900 feet, as measured between the closest points of two or more residential or mixed use structures within one lot containing the student housing or dormitory use.

However, if either the affordable housing incentive codified at Section 20.04.110(c) or the sustainable development incentive codified at Section 20.04.110(d) has been earned, only the requirements of 20.03.030(b)(13)(B)(i) apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts. If both the affordable housing incentive codified at Section 20.04.110(c) and the sustainable development incentive codified at Section 20.04.110(d), the separation requirements of this section do not apply to each student housing or dormitory use in the RM, RH, MN, MM, MC, and MI zoning districts

### **Synopsis**

This amendment adds the red-lined pages to the Attachment A.

**08/06/25 Regular Session Action:** 7-0 (Flaherty and Ruff absent)



