

CITY OF BLOOMINGTON

COMMISSION ON SUSTAINABILITY

MEETING PACKET

McCloskey Conference Room — City Hall
Tuesday, August 12, 2025, 6:00 p.m.

Or virtually at:

<https://bloomington.zoom.us/j/84327085962?pwd=naI8LVmKZSoinPUHbXuw3h7oqMyi5g.1>

Meeting ID: 843 2708 5962

Passcode: 034238

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- 1. Agenda**
- 2. Minutes: May 13, 2025**
- 3. Minutes: June 10, 2025**
- 4. Chair Report**
- 5. Resolution 2025-01: Memo & Draft Language (for second reading)**
- 6. Resolution 2025-02: Draft Language (for first reading)**
- 7. Resolution 2025-03: Draft Language (for first reading)**



CITY OF BLOOMINGTON COMMISSION ON SUSTAINABILITY

NOTICE AND AGENDA

Tuesday, August 12, 2025, 6:00 p.m.
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or virtually at

<https://bloomington.zoom.us/j/84327085962?pwd=naL8LVmKZSoInPUHbXuw3h7oqMyi5g.1>

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Note: Agenda item times are approximate and subject to change

Commission on Sustainability Members

- Tara Dunderdale (appointed by City Council) — current term: 02/01/2025 – 01/31/2027
- Justin Vassel (appointed by City Council) — current term: 02/01/2025 – 01/31/2027
- Matt Austin (appointed by City Council) — current term: 02/01/2024 – 01/31/2026
- Zero Rose (appointed by City Council) — current term: 02/01/2025 – 01/31/2027
- Jon Eldon (appointed by City Council) — current term: 02/01/2025 – 01/31/2027
- Dave Rollo (appointed by City Council) — current term: 01/10/2024 –
- Quentin Gilly (appointed by IU Office of Sustainability) — current term: 11/21/2024 –
- Alex Jorck (appointed by the Mayor) — current term: 02/01/2024 – 01/31/2026
- Jami Scholl (appointed by the Mayor) — current term: 02/01/2024 – 01/31/2026
- Evan Nix (appointed by the Mayor) — current term: 02/01/2025 – 01/31/2027
- Chenghau Xu (appointed by the Mayor) — current term: 02/01/2025 – 01/31/2027
- Annalise Janke (appointed by the Mayor) — current term: 02/01/2024 – 01/31/2026
- Diana Ogrodowski (appointed by the Mayor) — current term: 02/01/2025 – 01/31/2027

- 1. Call to Order** **6:00 pm**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes: April 8, 2025**
Approval of Minutes: May 13, 2025
Approval of Minutes: June 10, 2025
Approval of Minutes: July 8, 2025
- 5. Public Comment** **6:05 pm (10m)**
up to 3 minutes per person
- 6. Reports from Commissioners** **6:15 pm (25m)**
 - A. Chair (Justin Vassel) 6:15 pm (10m)
 - B. Waste Management Working Group (Matt Austin) 6:25 pm (5m)
 - C. Ad-Hoc Committee: Sustainability Assessment Report (Tara Dunderdale) 6:30 pm (5m)
 - D. Council Ex-Officio (Dave Rollo) 6:35 pm (5m)
- 7. Discussion of Topics Not the Subject of Resolutions** **N/A**
- 8. Resolutions for Second Reading and Discussion** **6:40 pm (20 m)**
 - A. Resolution 2025-01: To Adopt a Scalable Poultry Flock Size Model (Jami Scholl) 6:40 pm (20 m)
- 9. Resolutions for First Reading and Discussion** **7:00 pm (15m)**
 - B. Resolution 2025-02 regarding the urban forestry budget (Tara 7:00 pm 7m)

Dunderdale)
C. Resolution 2025-03: To Recommend Clear Definitions for Urban
Agriculture and Associated Business Structures (Jami Scholl)

7:07 pm (8m)

- | | | |
|------------|---|----------------------|
| 10. | Report from Staff Liaison (Shawn Miya) | 7:15 pm (10m) |
| 11. | Member Announcements | 7:25 pm (5m) |
| 12. | New Business | 7:30 pm (0m) |
| 13. | Adjournment | by 7:30 pm |

Next Regular Meeting: September 9, 2025 at 6 pm

As a quorum of the Commission or its committees may be present, this gathering constitutes a meeting under the Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

5/13/25 - BCOS MEETING

Present:

Justin Vassel
Hunter Hawley
Zero Roze
Jami Scholl
Jon Eldon
Tara Dunderdale
Quentin Gilly
Matt Austen
Dave Rollo
(Five Members in the room, 4 online)
Shawn Miya
Jolie Perry
(ESD)

No Public Comment

Chair Report -
2024 Annual Report
Bylaws Reform

Earth Day Booth planning/
Tara D - table display, kids activities
•Quentin G. - Fix it Clinic recruitment
•Matt A. - Bokashi Trainings

Ad Hoc Committee - next month/June

Council Report - Dave Rollo/ex officio

-New state law capping property and income taxes and federal cuts which will be impacting/reducing funding for local administration

-Council's deliberative session upcoming

-Chances to weigh in on changes to UDO
(Universal Development Ordinance)

-Planning Commission, then Council;

•Storage and self service regulations relating to square footage on a property and

•Housing revisions/issues

-single room occupancy

-cooperative housing

-residential rooming houses

Annual Report - unanimous vote to advance language

FOR APPROVAL

6/10/25 BCOS MEETING

Convened 6pm

Present:

Tara Dunderdale
Jami Scholl
Zero Roze
Evan Nix
(Virtual/Zoom)
Justin Vasel
Jon Eldon
Hunter Hawley
Matt Austen
(City Hall)
Jolie Perry (ESD)

Approval of Agenda:

motioned, seconded, unanimous

Approval of Minutes: for March 11, 2025

motioned, seconded, unanimous

Public Comment: (none)

Reports from Commissioners:

no changes in appointments,
but Hunter Hawley will be departing the Commission as of July 1st, 2025

Internal Commission Updates:

- Grant applications needed by November '25
- Bylaws, revamping
- 2024 Annual Report
- BCOS Commission Handbook
- SOP Standard Operating Procedures
- Commissioner Focus Areas~
- Green Bldg Working Group - ZR, EN
- Food Resilience Working Group - JS, ZR
- Public Education/Outreach - TD
- AI Data Centers - TD
- Submitting Agenda Items/Procedure
- Ad Hoc Committee/Sustainability Assessment Report - TD, EN
- Energy Use Stats Query
- Work Session on June 24th, exploring alternative accessible locations

Waste Management Working Group - Matt Austen

Taste of Bloomington
2026 Strawberry Shortcake Festival
Lotus
\$5000 WG grant request
Community Orchard Bokashi Training
Faith Communities
Waste Reduction District
Farmers Market
Info Sessions

Sustainability Assessment Report - Tracking down Energy Use Stats; Jolie Perry responded to Tara and Evan seeking clarity and complete numbers on funding totals and megawatt hours involved in City operations.

Ex Officio Council Report:
Dave Rollo not present

Working Group grants Guest Speaker:
Dave Huber (of Garden Tower Project)
- Urban Meadows BCOS grant proposal
Native Pollinator Garden
>Location -
Behind Uptown Café
on corner of 4th & Washington (old site of Bloomington Transit bus station, owned by the City)
2200 sq ft,
>Designed by -
Andrew Marrs,
award winning landscape designer
ARPA - \$15K to 18K, \$20,000 total cost
>Asking \$5400 to \$2400 from BCOS
>Questions JE, JS, HH, TD, MA
- maintenance by Parks & Rec?
Master Gardeners involved, hyper dense, self sustaining, minimal weeding, sculpture by local professor.
Engineering says Okay, but specimens need to be on the City's approved plant list
Long Term Maintenance beyond watering? Seating, Social Engagement?
Desire Path? ADA compliant? Other Depts need to be involved? Land and Transportation, Engineering and Parks and Rec been consulted (soft yeses).
Pilot, Seasonal Aesthetic - Fall foliage left until late February. Conditional approval. Perennial flowers on UDO maybe a bit too restrictive, should allow regional varieties, hybrids, cultivars. Commission offer resolution to expand plant list parameters. Special approval/variance? Food plants? Climate Change affecting viability, especially going forward. Environmental Commission should be involved. Documenting stages of research, approval.

Zero Roze offers to work with Dave Huber by forming the

Urban Wildlife Working Group, including things like bee hotels, establishing it as a Pocket Park under Parks and Rec., and developing a template for a network of sites, a goal of the Green Bldg Working Group Earthen Benchgarten project at Redbud Books on Kirkwood, developing a map of these spaces to be included in a public education informational space.

Potential for getting the funding from Environmental Commission Working Group grant pool.

Staff Liaison Report:
ESD - Jolie Perry

Midwest Regional Sustainability Summit - one day conference
Green Umbrella (the host)

ZERO in Bloomington challenge
(City online platform)
in October
Fall Events
tentative involvement from:
Canopy Bloomington
Community Orchard
Waste Reduction District
Mother Hubbard's Cupboard

Sustainable Neighborhoods grant will be online soon.

Member Announcements:

Tara Dunderdale - developing
Girl Scouts Civics Patch for delivering public comment at government meetings

Zero Roze - Blue Bee nonprofit organization is designing and proposing organic food gardens for Southern Knoll apartments, one of the few complexes that provide recycling, a low income apartment community in the vicinity of Prospect Hill neighborhood and Rose Hill Cemetery, with aims to grow medicinal foods and herbs for the Blue Bee garden pantry program and to provide community gardens growing space for residents.

Zero has access to hold meetings at the Southern Knoll office, a renovated stone church where the Prospect Hill Neighborhood Association meets, can host Work Session meetings there, provided the Chair's Google Meet online public access tech can function in the space.

Jami Scholl - Food Resilience document being prepared for next meeting agenda and upcoming Council schedule with time sensitive components and County considerations regarding federal funding deadlines and economic challenges.

Adjourned at 7:31pm



CITY OF BLOOMINGTON
COMMISSION ON SUSTAINABILITY

Chair Report

August 12, 2025

Justin Vasel

BCOS Organization Chart

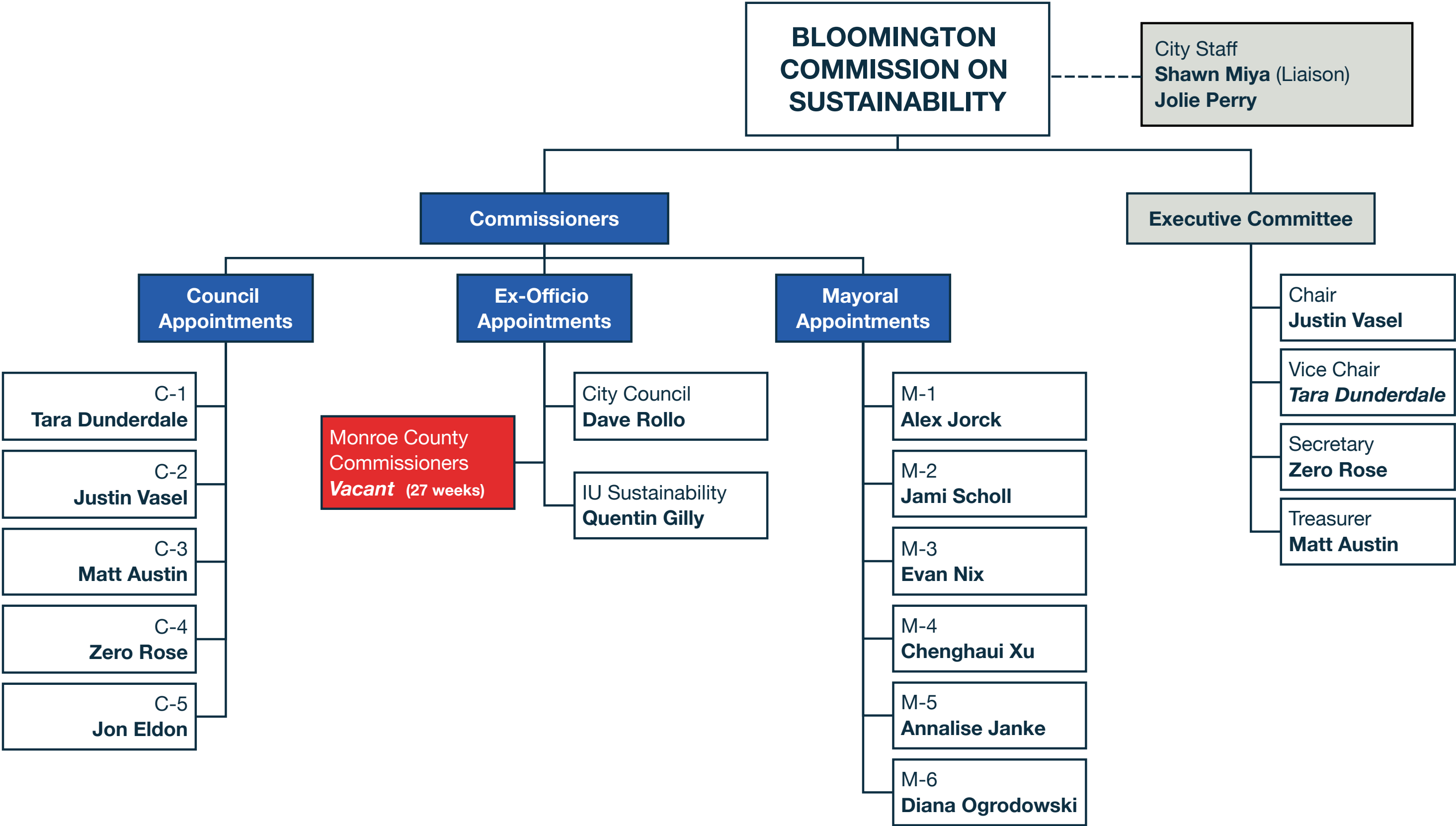
As of August 12, 2025

Current State

- One vacancy
- Current quorum threshold:
7 / 13

What Has Changed

- Welcome **Alex Jorck** (M-1)!



Upcoming Events

Of Potential Interest to Commissioners

Date/Time	Location	Event
5 Sep	Ivy Tech Conference Center 2820 N Meridian St Indianapolis, IN 46208	Earth Charter Indiana – Climate Leadership Summit 10 https://www.earthcharterindiana.org/climate-leadership-summit

Funding & Awards

2025 Working Group Grant Awards

Project	Award	Sponsor
AWARDED		
N/A		
PROPOSED*		
N/A		
IDEA†	\$ 8,500.00	
Community & Festival Food Waste Pilot Project (Bokashi)	\$ 5,000.00	M. Austin
Sustainability Interview Series	\$ 1,000.00	C. Xu
Air Quality Sesnors		T. Dunderdale

* Proposed award amounts are as requested and are not final.

† Idea award amounts are suggestions; proposed amounts may differ significantly.

Current State

- Available: \$10,000
- Spent: \$0
- Remaining: \$10,000

What Has Changed

- N/A



News & Updates

From Outside the Commission

Area	Status
Hopewell Strategy Shift	• What Happened • City rejected all previous developer proposals for Hopewell South Blocks 9 & 10 (June 2025) • Pivoted to new approach with Flintlock LAB: "by locals for locals" strategy • Focus on pre-approved designs, streamlined permitting, community-centered development • Sustainability Implications for BCOS • Opportunity: Addresses housing affordability crisis through efficient land use and local capacity building • Risk: Urgency for "shovels in the ground" may compromise deeper sustainability goals • Oversight Role: Mayor calls this a "guinea pig project" for citywide process reform • Key Questions for Our Commission • How do we ensure permanent vs. temporary affordability mechanisms? • What building standards and community design features are included? • How will promised process improvements be measured and verified? • Are we getting measurable sustainability outcomes, not just good intentions? • Next Steps • Consider detailed discussion at upcoming meeting • Develop framework for independent evaluation of sustainability outcomes • Identify specific areas where BCOS oversight is most critical
City Council	• 2026 Budget: • August: Departmental budget hearings • September: Introduction of 2026 budget legislation • October: Adoption meeting for budget legislation

News & Updates

Internal Commission Updates

Blue items are new/updated

Area	Status
Bylaws Reform	- Identified outdated/confusing aspects of current language and any gaps; discussed with Commission - Currently drafting new language; will bring to Commission when ready for discussion - Targeting August meeting
2025 Annual Report	- BCOS approved report May 2025 - September 3: Presentation to Council - Justin will circulate slides
BCOS Commissioner Handbook	- Begun drafting a handbook for BCOS members to help retain institutional memory and improve onboarding - City may be developing a similar product for all commissions; in that case, ours would only include BCOS-specific info
Standard Operating Procedures (SOPs)	- Developing a set of short documents which prescribe recommended procedures for common tasks (e.g., submitting agenda items, drafting resolutions, common officer duties, etc.) - Goals: (1) Increase efficiency by taking the guess work out of processes, (2) improve Commissioners' understanding about how BCOS gets work done, (3) facilitate knowledge transfer to future members.

Commissioner Focus Areas

Homework: pick a topic/issue important to you for this list

Commissioner	Focus Area
Tara Dunderdale	Public Education and Partnerships
Justin Vasel	Artificial Intelligence and Data Centers • Understanding environmental/economic impact of common AI tools. • Policy recommendations for city AI use, prospective data center projects, etc. • Outputs include resolutions, reports, educational materials
Annalise Janke	
Matt Austin	Waste Reduction • Public education on waste reduction techniques, such as bokashi • Policy recommendations regarding city waste management
Zero Rose	
Jon Eldon	
Dave Rollo	
Quentin Gilly	
Alex Jorck	
Jami Scholl	Food Resilience • BCOS Food Resilience Working Group • Coordinate community partnerships and public education campaigns • Pursue amendments to UDO and Comprehensive Plan; encourage city-county partnerships
Evan Nix	
Chenghuai Xu	Sustainability Education • Public guest lecture series
Diana Ogrodowski	

Upcoming Meetings

Tentative Agendas

Business Meetings

Date	Sponsor	Action	Status	Agenda Item
12 Aug 2025	Jami Scholl	VOTE	CONFIRMED	Resolution 2025-01: To Adopt a Scalable Poultry Flock-Size Model
	Tara Dunderdale	FIRST READING	CONFIRMED	Resolution 2025-02: To Increase Allocation for Urban Forestry in the 2026 City Budget
	Jami Scholl	FIRST READING	CONFIRMED	Resolution 2025-03: To Recommend Clear Definitions for Urban Agriculture and Associated Business Structures
9 Sept 2025	Tara Dunderdale	VOTE	TENTATIVE	Resolution 2025-02: To Increase Allocation for Urban Forestry in the 2026 City Budget
	Jami Scholl	VOTE	TENTATIVE	Resolution 2025-03: To Recommend Clear Definitions for Urban Agriculture and Associated Business Structures
	Justin Vasel	DISCUSSION	TENTATIVE	Topic: Hopewell Development
14 Oct 2025				
Unscheduled	Matt Austin	VOTE	TENTATIVE	Working Group Grant Proposal: Bokashi
	Justin Vasel	FIRST READING	TENTATIVE	Amendments to BCOS Bylaws
	Justin Vasel	VOTE	TENTATIVE	Amendments to BCOS Bylaws

Work Sessions

Date	Status	Topic(s)
26 Aug 2025	SCHEDULED	
23 Sep 2025	TENTATIVE	
28 Oct 2025	TENTATIVE	

Pending Minutes Approvals

Meeting Date	Scheduled Approval
13 May 2025	12 August 2025
10 June 2025	
8 April 2025	9 September 2025
8 July 2025	
12 August 2025	

Resources

For Commissioners

- **Websites**

- [BCOS Homepage](#)
- [BCOS OnBoard page](#)

- **Commission Documents**

- [BCOS 2024 Annual Report](#)
- [BCOS Bylaws](#)
- [BCOS SOPs](#)

- **Working Group Grants**

- [Standard Operating Procedure \(SOP\)](#)
- [Application Template](#)

- **Templates**

- [BCOS Resolution Template](#)

- **Bloomington Policy Documents**

- [Municipal Code \(BMC\)](#)
- [Climate Action Plan \(CAP\)](#)
- [Comprehensive Plan](#)
- [Unified Developer Ordinance \(UDO\)](#)



TO: Bloomington Commission on Sustainability
FROM: Justin Vasel, Chair, Bloomington Commission on Sustainability
DATE: July 7, 2025
SUBJECT: Proposed Resolution 2025-01 and Resolution Adoption Process

Introduction

Commissioners Jami Scholl and Dave Rollo have sponsored Resolution 2025-01, "To Adopt a Scalable Poultry Flock-Size Model." This resolution proposes expanding Bloomington's current backyard chicken ordinance to allow scalable flock sizes based on lot area, rather than the current fixed limit of 5 hens per household regardless of property size.

Resolution Overview

The proposed resolution would recommend that the City amend its Municipal Code to allow:

- ≤ 5,000 sqft lots: up to 5 hens (current standard)
- 5,001–10,000 sqft lots: up to 8 hens
- 10,001–20,000 sqft lots: up to 12 hens
- > 20,000 sqft lots: up to 20 hens or as approved through site plan

The resolution also recommends allowing flocks in mobile home parks and agri-villages, and aligns with UN Sustainable Development Goals and local sustainability planning documents.

Resolution Adoption Process

Since we haven't recently passed a policy recommendation resolution, I want to ensure all commissioners understand our two-reading process:

First Reading

- *Purpose:* Introduction and initial discussion only
- *Presentation:* Sponsors will present the resolution and rationale
- *Discussion:* Open discussion among commissioners
- *No amendments:* The text cannot be modified during first reading
- *Vote:* Simple voice vote to advance to second reading (simple majority required)
- *Outcome:* If passed, resolution moves to second reading at a subsequent meeting

Second Reading

- *Purpose:* Final consideration and adoption
- *Discussion:* Full discussion of merits, concerns, and implications
- *Amendments:* Commissioners may propose amendments to the text
- *Vote:* Roll-call vote for final adoption (simple majority required)
- *Outcome:* If adopted, resolution becomes an official recommendation of BCOS

Next Steps

Please review the attached draft resolution before our next meeting. Come prepared to discuss the proposal's merits and any concerns you may have. Remember that our resolutions serve as formal recommendations to the City, but do not create binding policy—only the City Council has that authority.

If you have questions about the resolution content, please contact the sponsors directly. For questions about the adoption process, please reach out to me.

A handwritten signature in black ink, appearing to read 'Justin Vasel', with a large, sweeping initial 'J' and a stylized 'V'.

JUSTIN VASEL

Chair, Bloomington Commission on Sustainability



Sponsor(s):
Jami Scholl
Dave Rollo

Passed X-Y-Z

RESOLUTION 2025-01

TO ADOPT A SCALABLE POULTRY FLOCK-SIZE MODEL

Chicken flocks are a currently allowed use within the City of Bloomington. This resolution allows for the expansion of the existing allowable use to reflect different lot sizes. Household Chicken flocks support UN Sustainability Goals: SDG 2 Zero Hunger, SDG 3 Good Health and Well-Being, SDG 8 Decent Work and Economic Growth, SDG 11 Sustainable Cities and Communities, SDG Responsible Consumption and Production by reducing food waste, and SDG 13 Climate Action by cutting food miles and supporting circular systems for food and nutrient cycles.

WHEREAS, The United Nations Sustainable Development Goals (SDGs), adopted by 193 countries including the United States, call for local action to support Zero Hunger (SDG 2), Good Health and Well-Being (SDG 3), Sustainable Cities and Communities (SDG 11), Responsible Consumption and Production (SDG 12), and Climate Action (SDG 13); and

WHEREAS, household flocks of hens directly contribute to local food sovereignty, improved household nutrition, and reduced dependency on global supply chains; and

WHEREAS, eggs from backyard flocks provide an affordable source of protein while composted manure improves local soil health, supporting circular food systems and reducing the need for synthetic fertilizers; and

WHEREAS, the current code limits households to a fixed flock size (5 hens) without recognition of parcel size, zoning context, or household demand, thus restricting full participation in household-level food production; and

WHEREAS, expanding urban chicken ordinances to allow scalable flocks based on lot size or zoning density is consistent with peer cities such as Madison, WI; Asheville, NC; and Portland, OR; and

WHEREAS, Bloomington seeks to strengthen neighborhood resilience and equitable access to food-producing infrastructure in all zoning categories, including mobile home parks, low-income areas, and high-renter-density zones.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BLOOMINGTON COMMISSION ON SUSTAINABILITY, THAT:

SECTION 1. The Commission recommends that the Bloomington Municipal Code Title 20 (Unified Development Ordinance) and Animal Ordinance be amended to allow scalable backyard chicken flocks. The flock size should be proportional to lot area, with the following draft standard for consideration:

Lot Size	Chicken Flock Limit
≤ 5,000 sqft	up to 5 hens
5,001–10,000 sqft	up to 8 hens
10,001–20,000 sqft	up to 12 hens
> 20,000 sqft (or agriculturally-zoned lots)	up to 20 hens, or as approved through site plan

SECTION 2. The Commission further recommends allowance for flocks in mobile home parks and agri-villages.

SECTION 3. The Commission calls on the City to align urban livestock and poultry rules with food resilience and sustainability goals set forth in the Bloomington Sustainability Action Plan, the Peak Oil Task Force Report, and the United Nations Sustainable Development Goals (2, 3, 11, 12, and 13).

PASSED AND ADOPTED by the Bloomington Commission on Sustainability upon this 12th day of August, 2025.

The views expressed here are solely those of the Bloomington Commission on Sustainability, as approved in their public meetings, and do not necessarily reflect the views, policies, or positions of the City of Bloomington. Only the Office of the Mayor has the authority to issue policy statements on behalf of the Executive Branch of the City of Bloomington.

JUSTIN VASEL, Chair
Bloomington Commission on Sustainability



Sponsor(s):
Tara Dunderdale

Passed X-Y-Z

RESOLUTION 2025-02

TO INCREASE ALLOCATION FOR URBAN FORESTRY IN THE 2026 CITY BUDGET

- WHEREAS, when adjusted for inflation city budget allocations for Urban Forestry have decreased almost 30% since 2018; and
- WHEREAS, the city's Urban Forestry office is responsible for more than 23,000 inventoried trees; and
- WHEREAS, the size of the inventories trees maintained by the city has almost doubled since 2019; and
- WHEREAS the City of Bloomington is currently behind on emission goals outlined in the Climate Action Plan; and
- WHEREAS the city's inventoried trees provide environmental and cost savings benefits for the city in Carbon Dioxide Uptake, Storm Water Mitigation, and Air Pollution Removal; and
- WHEREAS, proper maintenance of trees mitigates long term expenses and emergency action.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BLOOMINGTON COMMISSION ON SUSTAINABILITY, THAT:

SECTION 1. The City of Bloomington should increase the budget of the Urban Forestry Department in 2026 to match the real dollar value of the 2018 budget.

SECTION 2. The City of Bloomington should continue to prioritize the wellbeing of the urban canopy by maintaining appropriate funding levels.

PASSED AND ADOPTED by the Bloomington Commission on Sustainability upon this XX day of YYYYYYYY, ZZZZ.

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JUSTIN VASEL, Chair

Bloomington Commission on Sustainability

DRAFT



CITY OF BLOOMINGTON
COMMISSION ON SUSTAINABILITY

Sponsor(s):

Passed X-Y-Z

Jami Scholl
Matt Austin

RESOLUTION 2025-03

**TO RECOMMEND CLEAR DEFINITIONS FOR URBAN AGRICULTURE AND
ASSOCIATED BUSINESS STRUCTURES**

WHEREAS, the Bloomington Commission on Sustainability (BCOS) advises the City of Bloomington on sustainability, climate resilience, and food access policies to ensure a just and thriving community that needs to meet resilience, economic, and health goals; and

WHEREAS, existing Bloomington Municipal Code does not provide adequate definitions or distinctions between homesteads, farmsteads, farms, nonprofit educational agriculture, or accessory agricultural sales.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BLOOMINGTON
COMMISSION ON SUSTAINABILITY, THAT:

SECTION 1. The Bloomington Commission on Sustainability recommends the City incorporate the following definitions into the Unified Development Ordinance, zoning policy, permitting processes, and applicable departmental guidelines:

Urban Agriculture Definitions & Structures

Term	Definition	Notes / Examples
Urban Agriculture	The practice of cultivating, processing, and distributing food or other agricultural products in or near urban areas.	Includes growing vegetables, herbs, fruits, mushrooms, flowers, or raising small livestock (e.g., poultry or bees) within city limits.

Homestead	A residence where food is grown or produced solely for home use and personal consumption.	Common examples: backyard gardens, home egg-laying hens, or personal composting systems.
Farmstead	A residence where food is produced for both personal use and sales , making accessory use of the property to earn income.	May include sale of eggs, honey, produce, herbs, seeds, plants or value-added products (e.g., soaps, tinctures, jams). Accessory sales are allowed without full commercial zoning. Example sales: • Direct-to-consumer models (farm stand, CSA, farmers market) • Wholesale (restaurants, co-ops, grocers) • Consignment (e.g., providing goods to a cooperative or retail outlet who sells on their behalf, keeping a percentage)
Farm (Urban Farm)	A site primarily used for the purpose of income generation through the sale of farm products or value-added farm goods. May or may not include a residence.	May operate as a business, nonprofit, or cooperative. Can sell through direct sales, wholesale, or local cooperatives. May include vertical farms, greenhouses, or market gardens. Example sales: • Direct-to-consumer models (farm stand, CSA, farmers market) • Wholesale (restaurants, co-ops, grocers) • Consignment (e.g., providing goods to a cooperative or retail outlet who sells on their behalf, keeping a percentage)
Commercial Urban Agriculture	Any urban agriculture operation whose primary purpose is to earn income .	Includes market farms, farm stops, CSA programs, and direct-to-restaurant sales. May include value-added processing (e.g., canning, drying).
Wholesale Urban Agriculture	Urban farms that sell products in bulk to institutions or resellers , rather than directly to consumers.	Includes sales to grocers, restaurants, food hubs, or food co-ops. May include microgreens, mushrooms, greens, etc.

Consignment Sales	A form of sale where a producer provides goods (e.g., seeds, produce, value-added items) to a third party (e.g., farm cooperative or store), who sells them and returns a percentage of the proceeds to the producer after sale.	Common for small-scale producers using farm stops, food co-ops, or local retailers. A hybrid of indirect retail and wholesale. Consignment is particularly useful for small-scale urban growers who may not have their own storefront or consistent sales outlet, and it supports flexible distribution while maintaining producer control and local economic retention.
Non-Commercial Urban Agriculture	Growing or keeping food-producing plants or animals without intent to sell , often for community resilience, education, or personal use.	Examples: community gardens, educational plots, backyard gardens.
Accessory Use Sales	Sale of produce or goods grown on-site as a secondary use of a residential property.	Examples: small CSA shares, farm stands, cottage foods. Allowed at appropriate scale without triggering a zoning change.
Value-Added Products	Products made by processing raw farm goods to increase market value.	Includes herbal products, jams, soaps, tinctures, fermented goods, and more.
Educational / Nonprofit Urban Agriculture	Agricultural operations managed by a nonprofit or educational entity for the purposes of teaching, community engagement, or health promotion , not private profit.	Examples: youth programs, cooking classes, permaculture training, therapeutic gardens. May include on-site sales to support programs.
Vertical Farming/ Hydroponic & Smart Tech/ Indoor Agriculture	The growing of crops in vertically stacked layers within a controlled environment. These facilities need artificial lighting, climate control , and other systems to maintain optimal growing conditions. Energy intensive.	Examples: multi-story buildings or preconstructed and sometimes stackable structures that utilize the Internet of Things (IoT) by connecting various components of the farming system for real-time monitoring, predictive analytics, and may utilize robotics. [Not suited to residential zoning.]
Permaculture / Regenerative Agriculture	A method of ecological design that focuses on long-term sustainability through soil health, biodiversity, and closed-loop systems..	Encouraged in both commercial and non-commercial models. May include food forests, guild planting, compost systems, and water conservation.

SECTION 2. The Bloomington Commission on Sustainability recommends the City of Bloomington ensure that educational and nonprofit farm operations are supported through flexible permitting, especially those offering classes, public programming, or donation-based production.

SECTION 3. The Bloomington Commission on Sustainability recommends the City of Bloomington create a clear zoning and permitting framework that accommodates homesteads, farmsteads, farms, and vertical high-tech farms differently—based on scale, intensity, and purpose.

PASSED AND ADOPTED by the Bloomington Commission on Sustainability upon this XX day of YYYYYYYY, ZZZZ.

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JUSTIN VASEL, Chair

Bloomington Commission on Sustainability