

CITY OF BLOOMINGTON



PLAN COMMISSION

September 8, 2025, 5:30 P.M.
Council Chambers, Room #115
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZQTJHNjBBb3M0UT09>

Meeting ID: 823 6234 0978

Passcode: 622209

CITY OF BLOOMINGTON**PLAN COMMISSION (Hybrid Meeting)**

❖City Council Chambers, 401 N Morton Street Bloomington – Room #115

September 8, 2025 at 5:30 p.m.

❖Virtual Link:

<https://bloomington.zoom.us/j/82362340978?pwd=ZnExeVNaSUNGVGdZOTJHNjBBb3M0UT09>

Meeting ID: 823 6234 0978

Passcode: 622209

Petition Map: <https://bton.in/G6BiA>**ROLL CALL****MINUTES TO BE APPROVED:** August 11, 2025**REPORTS, RESOLUTIONS AND COMMUNICATIONS:****PETITIONS TABLED:****SP-24-22****Cutters Kirkwood 123 LLC**

115 E Kirkwood Ave

Parcel: 53-05-33-310-062.000-005

Request: Major site plan approval to construct a 4-story building with 3 floors of residential units over a ground floor parking garage and retail space in the MD-CS zoning district. The upper floors will consist of 15 dwelling units for a total of 38 beds.

Case Manager: Jackie Scanlan**ZO-34-23****City of Bloomington Planning and Transportation**

Text Amendment

Request: Text amendment related to Sign Standards and request for waiver of second hearing.

Case Manager: Jackie Scanlan**ZO-01-25/RZONE2025-01-005****City of Bloomington Planning & Transportation**

Text Amendment

Request: Text Amendments to Unified Development Ordinance: Affordable Housing Incentives.

Case Manager: Jackie Scanlan****Next Meeting October 6, 2025****Last Updated: 9/5/2025*****Auxiliary aids for people with disabilities are available upon request with adequate notice.******Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.***

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

PETITIONS CONTINUED:**SP-28-25/ SP2025-08-0084****Built LLC**

1320 S Rogers St

Parcel: 53-08-05-400-026.000-009

Request: Final plan approval to allow the construction of five buildings for the use "Storage, self-service" in Parcel C of the Thomson PUD. Case Manager: Eric Greulich**PETITIONS:****ZO-20-25/ ZO2025-05-0009****City of Bloomington Planning & Transportation**

Council Amended

Request: Use Table amendments for the use "Fraternity/Sorority"; Office use in Mixed-Use Student Housing (MS); and "Vehicle fleet operations, small" and "Vehicle fleet operations, large." Case Manager: Eric Greulich**ZO-22-25/ ZO2025-05-0011****City of Bloomington Planning & Transportation**

Council Amended

Request: Amendment to the Use Table outlining which districts the use "Vehicle wash" is allowed within and related Use-Specific Standards. Case Manager: Eric Greulich**ZO-03-25/ ZO2025-05-0006****City of Bloomington Planning & Transportation**

Text Amendment

Request: Amendment to the Use Table to replace the use "Residential Rooming house" with the use "Single Room Occupancy" and related Use Specific Standards. Case Manager: Eric Greulich****Next Meeting October 6, 2025****Last Updated: 9/5/2025*****Auxiliary aids for people with disabilities are available upon request with adequate notice.******Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.***

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Plan Commission Members

- Tim Ballard (Appointed by Mayor) – Current term: 1/02/2023 – 01/01/2027
- Flavia Burrell (Appointed by Board of Public Works) – Current term: 01/03/2023-01/02/2027
- Andrew Cibor (Appointed by Planning and Transportation Department) – Current term: 01/01/2024-12/31/2027
- Trohn Enright-Randolph (Appointed by Monroe County Plan Commission) – Current term: 01/04/2024-01/03/2028
- Patrick Holmes (Appointed by Mayor) – Current term: 01/02/2024-01/01/2028
- Jillian Kinzie (Appointed by Mayor) – Current term: 01/06/2025-12/31/2028
- Ellen Coe Rodkey (Appointed by Parks and Recreation) – Current term: 01/01/2023-12/31/2026
- Christopher Smith (Appointed by Mayor) – Current term: 01/02/2024-01/01/2028
- Hopi Stosberg (Appointed by Common Council) – Current term: 01/02/2024-01/01/2028
- Brad Wisler (Appointed by Mayor) – Current term: 1/1/2023-12/31/2025

****Next Meeting October 6, 2025**

Last Updated: 9/5/2025

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**City of Bloomington
Office of the Common Council**

August 11, 2025

City of Bloomington Plan Commission
401 North Morton Street, Room 160
P.O. Box 100
Bloomington, IN 47402

Dear Plan Commissioners,

This letter is being written pursuant to I.C. 36-7-4-607(e)(4), which requires the Council, in the event it amends a proposal to amend the text of the City's zoning ordinance, to return the proposal and the amendment(s) to the Plan Commission, with a statement of reasons for the amendment(s). On July 21, 2025, the Common Council received certification of the Plan Commission's action on proposals to amend certain provisions of the Unified Development Ordinance, which came forward as

- 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”
- Ordinance 2025-28 - To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code – Re: Use Table Amendment- “Vehicle Wash”

At a Regular Session on August 6, 2025, the Common Council approved Ordinance 2025-26 as amended by a vote of 6-0, and Ordinance 2025-28 as amended by a vote of 7-0. Attached to this correspondence are copies of the following records:

- Ordinance 2025-26, signed by the Council President, along with its Attachment A and Attachment B. Attachment A includes the certification of Plan Commission Case No. ZO-20-25, the Planning Staff Memo, and the Allowed Use Table. Attachment B is the Council amendment to the proposal, which includes a written statement of the reason for the amendment.
- Ordinance 2025-28, signed by the Council President, along with Attachment A and Attachment B. Attachment A includes the certification of Plan Commission Case No. ZO-22-25, the Planning Staff Memo, and the Allowed Use Table. Attachment B is the Council amendment to the proposal, which includes a written statement of the reason for the amendment.

The Council extends its deep appreciation for the work of the Plan Commissioners and staff on these items and is looking forward to your response to these proposed amendments. Please forward any questions to your staff and your attorney.

Sincerely,

Hopi Stosberg, President
Bloomington Common Council

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 __ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this __ day of _____, 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.

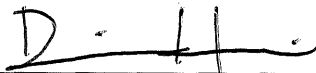
Note: At the August 6, 2025 Regular Session, the Council adopted Amendment 01 to this ordinance. The amendment adds the red-lined pages to the Attachment A.

ATTACHMENT “A”

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-26 is a true and complete copy of Plan Commission Case Number ZO-20-25 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 #
_____	_____	_____

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 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.

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-20-25 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 uses “Fraternity or sorority”; “Artist studio or workshop”; “Office”; and “Vehicle Fleet Operations”.

The Plan Commission heard case ZO-20-25 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 of the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code for the following uses-

- **Fraternity or sorority-** This amendment would remove the asterisk that is currently shown associated with this use 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 this use as a permitted use in the Mixed-Use Student Housing (MS) district.
- **Office-** This proposed amendment would add this use 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.

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	
RESIDENTIAL USES																		
Household Living																		
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)
Group Living																		
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=P					20.03.030(b)(10)
Group care home, FHAA small	P*	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*		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			
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Community and Cultural Facilities																		
Art gallery, museum, or library				C*	C	C			P	P	P		P	P				20.03.030(c)(1)

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

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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					
Entertainment and Recreation																		
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					
Food, Beverage, and Lodging																		
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)
Office, Business, and Professional Services																		
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				
Retail Sales																		
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				

20.03.020 Allowed Use Table

Table 03-1: Allowed Use Table

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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	
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*	20.03.030(e)(1)
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

ATTACHMENT “B”

****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)

ORDINANCE 2025-28
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Use Table Amendment- “Vehicle Wash”

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-22-25 (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 __ day of _____, 2025.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this __ day of _____, 2025.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This amendment would reduce the zoning districts where the use “Vehicle wash” would be allowed. The proposed amendment would allow this use as a permitted use in the Mixed-Use Corridor (MC) zoning district only.

Note: At the August 6, 2025 Regular Session, the Council adopted Amendment 01 to this ordinance. The amendment replaces the Attachment A with the correct table.

ATTACHMENT “A”

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-28 is a true and complete copy of Plan Commission Case Number ZO-22-25 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 #
_____	_____	_____

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 wash” would be allowed. The proposed amendment would allow this use as a permitted use in the Mixed-Use Corridor (MC) zoning district only. 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-22-25 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 Wash”.

The Plan Commission heard case ZO-22-25 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 of the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code for the use “Vehicle Wash”.

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.

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
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*	20.03.030(e)(1)
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

Communication facility	C*										C*	C*	P	C*	C*	P		20.03.030(f)(1)
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ATTACHMENT “B”

****Amendment Form****

Ordinance #: 2025-28
Amendment #: Am 01
Submitted by: Cm. Piedmont-Smith
Date: August 1, 2025

Proposed Amendment:

1. The Attachment A of Ordinance 2025-28 shall be deleted and replaced with the following as its Attachment A:

ZO-22-25
Vehicle wash

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	
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*	20.03.030(e)(1)
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*	C*	P	C*	C*	P	20.03.030(e)(3)
Quarry																C*		20.03.030(e)(3)
Stone processing																P		
UTILITIES AND COMMUNICATION																		
Communication facility	C*										C*	C*	P	C*	C*	P		20.03.030(f)(1)

Synopsis

This amendment replaces the Attachment A with the correct table.

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

Case #s ZO-03-25

To: Bloomington Plan Commission

From: Eric Greulich, Development Services Manager

Date: September 8, 2025

Re: Use Table Amendments to Unified Development Ordinance

The Planning and Transportation Department is proposing a series of amendments to the Unified Development Ordinance that include changes to Section 20.03.020, Table 03-1: Allowed Use Table and other various text amendments related to those changes.

At the August 11, 2025 hearing the Plan Commission voted to have a third hearing for ZO-03-25/ZO2025-05-0006 regarding changes to the UDO for the use “Single Room Occupancy”. This specific amendment was instituted by a Resolution (Resolution #2024-25) from Council instructing the Plan Commission to prepare legislation to amend the UDO to define Single Room Occupancy buildings and to allow their use. An extension of time was granted under Resolution #2025-11 granting an additional 60 days for the Plan Commission to forward a petition to the Council.

ZO-03-25 | “Single Room Occupancy”

This amendment is in response to City Council Resolution #2024-25 that directs the Plan Commission to prepare a proposal to amend the text of the UDO to define Single Room Occupancy buildings (SROs) and to allow their use paying special attention to various items outlined in the resolution. In response to that Resolution, the Department is proposing to remove an existing similar use “Residential rooming house” and replace that with a new use “Single Room Occupancy”. There are several corresponding changes that need to occur to modify references within the UDO to “Residential rooming house” and replace those with this proposed new use.

At the first and second hearings the Plan Commission heard comments and questions from members of the community regarding this use including- some support if there was an owner occupancy requirement, an appropriate number of bedrooms per SRO, which districts this use is appropriate within, how to insure this is not used for student housing, and possibility for an affordability component.

As was discussed during the hearings, one of the challenges that was encountered with addressing the goals of the Resolution was insuring that this housing type is not utilized predominately for student rentals. To attempt to address that concern, the Department has included language requiring that the owner of the property must live within the SRO.

There have been two substantive changes to the legislation since the second hearing-

- 1) The number of proposed rooms to be allowed within an SRO has been reduced from 5 to 3; and
- 2) The requirement for the property owner to be a nonprofit was removed. Upon further research the Legal Department has advised that limiting property ownership to Non Profit agencies only, would likely face legal challenges based on property rights, Fair Housing laws, and equal protection under the U.S. Constitution.

The Planning and Transportation Department is recommending that the Plan Commission forward this petition to the Common Council with a positive recommendation.

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	
RESIDENTIAL USES																		
Household Living																		
Residential rooming house	C*	C*	C*	C*	P*	P*		P*	P*	P*	P*	P*		P*	P*			20.03.030(b)(12)
Single Room Occupancy																		
Student housing or dormitory					C*	P*		P*	C*	P*	P*		P*	C*				
Supportive housing, small						C			C	C	C		C	C	C			
Supportive housing, large										C	C		C	C	C			

Use Specific Standards 20.03.030(b)(12)

(12) Single Room Occupancy

- (A) The maximum number of rooms allowed per SRO for this use are limited to the following for each zoning district-
- R1-R4= A maximum of 3 rooms are allowed
 - All other districts shall not have a maximum number of rooms.
- (B) No room occupied by a person shall be rented for a period of less than 30 consecutive days.
- (C) A maximum of two adults per room are allowed.
- (D) Within the R1, R2, R3, and R4 zoning districts a 150 foot buffer shall be created around the approved Single Room Occupancy (SRO). No newly created or expanded (through addition or habitable space) SRO shall be allowed in said buffer in the R1, R2, R3, or R4 zoning districts for a period of 2 years after the date of the Conditional Use approval. For purposes of this section, the 150 feet shall be measured from the property lines of the parcel receiving approval.
- (E) The property owner (or HAND registered agent) shall have no Notices of Violation on file in the Planning and Transportation Department for the prior 3 years of application for Conditional Use approval.
- (F) Within the R1, R2, R3, and R4 districts the following design elements of the SRO shall be similar in general shape, size, and design with the majority of existing structures on the same block face on which it is located:
1. Roof pitch;
 2. Front porch width and depth;
 3. Front building setback; and
 4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).

- (H) Within the R1, R2, R3, and R4 districts the owner of the property must live within the dwelling unit.

Table 04-10: Maximum Vehicle Parking Allowance

Dwelling, multifamily	125 percent of the potential minimum, or 1.25 spaces per bedroom, whichever is less. When there is no required minimum number of spaces, the number of spaces listed per DU in Table 04-9 shall be used in the 125% calculation.
Dwelling, live/work	1 space per DU
Dwelling, cottage development	2 spaces per DU
Dwelling, mobile home	2 spaces per DU
Manufactured home park	2 spaces per DU, plus 1 visitor space per 2 DUs
Group Living	
Assisted living facility	1 space per 6 infirmary or nursing home beds;
Continuing care retirement facility	plus 1 space per 3 rooming units; plus 1 space per 3 DUs
Fraternity or sorority house	0.8 spaces per bed
Group care home, FHAA small	1 space per 4 persons design capacity
Group care facility, FHAA large	
Nursing or convalescent home	
Opioid rehabilitation home, small	
Opioid rehabilitation home, large	
Residential rooming house Single Room Occupancy	2 spaces; plus 1 space per guest room
Student housing or dormitory	0.75 spaces per bedroom
Supportive housing, small	2.5 spaces per 1,000 sq. ft. GFA

Chapter 20.07.010

Bed and Breakfast

Means a single-family detached dwelling where transient lodging and meals are provided for compensation, that does not meet the definition of a "Hotel or Motel," or "~~Residential Rooming House~~ **Single Room Occupancy**."

Dwelling Unit

One or more rooms containing cooking, living, sanitary, and sleeping facilities, occupied by not more than one family (see definition of "Family"). The dwelling unit shall be characterized by but not limited to:

- 1) A single house number with a single mailbox for the receipt of materials sent through the United States mail;
- 2) A single kitchen adequate for the preparation of meals;
- 3) A tenancy based upon a legal relationship of a unitary nature, i.e., a single lease, mortgage, or contractual sales agreement for the entire premises.

A dwelling unit occupied by more than one "family" (see definition) shall be constructed and regulated as a ~~"residential rooming house~~ **Single Room Occupancy**" (see definition).

Dwelling, Short-Term Rental

The rental of an entire dwelling unit for monetary consideration for a period of time less than 30 consecutive days, not including a "Bed and Breakfast," ~~"Residential Rooming House~~ **Single Room Occupancy**," or "Hotel/Motel." This definition does not include offering the use of one's property where no fee is charged or collected.

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~~ **Single Room Occupancy**," or "Bed and Breakfast," except where separately permitted.

Lodging House

See ~~"Residential Rooming House~~ **Single Room Occupancy**."

~~Residential Rooming House~~ Single Room Occupancy

A residential facility where individuals rent individual rooms and share common facilities such as kitchen, bathrooms, and common area that is occupied by a group of persons, for periods of 30 days or longer, that do not meet the definition of "Family," where the use does not meet the definition of "Bed and Breakfast," "Fraternity or Sorority House," "Student Housing or Dormitory," "Supportive Housing," "Residential Care Facility," or "Hotel or Motel."

Student Housing or Dormitory

A multiple-family dwelling designed primarily as housing for, or likely to be occupied by, unmarried undergraduate or post-graduate students, including but not limited to:

- 4) Multiple-family dwellings that contain any living units with four or more bedrooms; or
- 5) Multiple-family dwellings with more than 10 dwelling units where more than 33 percent of the living units contain three bedrooms; or
- 6) Residential buildings that do not meet the definition of a ~~"Residential Rooming House~~ **Single Room Occupancy**" or "Hotel or Motel," in which any of the bedrooms require the use of a common hallway shared by more than three bedrooms, to access the nearest bathroom facilities or to access a cooking area containing a built-in sink, refrigerator, and stove or oven.

For purposes of determining whether a multiple-family dwelling meets this definition, the City may consider the degree to which the facility is occupied by undergraduate or post-graduate students and the degree to which occupancy is marketed to undergraduate or post-graduate students. This use does not include a "Fraternity or Sorority."

RESOLUTION 2024-25

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Single-Room Occupancy Residential Buildings as a Permitted Use

- 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") in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council seven times; and
- WHEREAS there is an insufficient housing supply in Bloomington, especially for low-income households, as described in the Regional Opportunity Initiatives (ROI) Housing Study update of 2024; and
- WHEREAS the Housing Action Plan released in August 2024 by Heading Home of South Central Indiana calls for increasing the number of housing units with rents under \$500/month; and
- WHEREAS according to the US Department of Housing and Urban Development, a single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant, but requires that the occupant share sanitary and/or food preparation facilities with others¹; and
- WHEREAS SROs can provide housing at more affordable rental rates than many other housing types; and
- WHEREAS the Common Council held a deliberative session with the public on September 11, 2024 during which the SRO model was discussed, and participants agreed that allowing such housing could prevent homelessness in some cases and in other cases provide homes for previously unhoused people in Bloomington; and
- WHEREAS pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council wishes to initiate a proposal to amend the UDO to allow SROs in the city; and
- WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- a) the Comprehensive Plan;
 - b) current conditions and character of current structures and uses in each district;
 - c) the most desirable use for which land in each district is adapted;
 - d) the conservation of property values throughout the jurisdiction; and responsible development and growth

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

SECTION 1. The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO to define Single Room Occupancy buildings (SROs) and to allow their use, while paying special attention to the following:

- 1) Allowing flexible building types, including conversion of hotels, single-family houses, and commercial spaces;

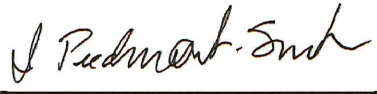
¹ [Housing Choice Voucher Program Guidebook](#), Special Housing Types, HUD (November 2020).

- 2) Distinguishing between the existing “Residential Rooming House” use and an SRO, or replacing Residential Rooming House with SRO, while allowing uses that would fall under the RRH definition as well as under the SRO definition;
- 3) Allowing SROs as a permitted use in multiple zoning districts, including residential zoning districts, perhaps with use-specific standards;
- 4) Not requiring owner-occupancy for SROs in any zoning districts;
- 5) Encouraging a diversity of residents including those who need ongoing support and those just seeking a low-cost, simple housing option. SROs should not become another form of group care housing or supportive housing, as those are already defined and allowed in the UDO;
- 6) Allowing SRO units to be integrated into a mixed-use building with other housing types and/or commercial/office space; and
- 7) Allowing two people per SRO.

SECTION 2. Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission is instructed to prepare and submit the amendment within 90 days from the effective date of this resolution, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.

SECTION 3. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20 day of November, 2024.


ISABEL PIEDMONT-SMITH, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 26 day of November, 2024.


NICOLE BOLDEN, Clerk,
City of Bloomington

SIGNED and APPROVED by me upon this 26 day of November, 2024.


KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Piedmont-Smith, directs the Plan Commission to prepare amendments to the Unified Development Ordinance to add Single-Room Occupancy buildings as a permitted use in the City, with further guidance as to what should be considered regarding the definition, location, and use of such structures.

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

Passed 9-0

RESOLUTION 2025-11

TO INITIATE A PRIOR PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE BY RESTATING RESOLUTION 2024-25 Re: Single-Room Occupancy Residential Buildings as a Permitted Use

- 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") in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS there is an insufficient housing supply in Bloomington, especially for low-income households, as described in the Regional Opportunity Initiatives (ROI) Housing Study update of 2024; and
- WHEREAS the Housing Action Plan released in August 2024 by Heading Home of South Central Indiana calls for increasing the number of housing units with rents under \$500/month; and
- WHEREAS according to the US Department of Housing and Urban Development, a single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant, but requires that the occupant share sanitary and/or food preparation facilities with others¹; and
- WHEREAS SROs can provide housing at more affordable rental rates than many other housing types; and
- WHEREAS the Common Council held a deliberative session with the public on September 11, 2024 during which the SRO model was discussed, and participants agreed that allowing such housing could prevent homelessness in some cases and in other cases provide homes for previously unhoused people in Bloomington; and
- WHEREAS pursuant to Indiana Code 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council passed Resolution 2024-25 ("Attachment A") to initiate a proposal to amend the UDO to allow SROs in the city; and
- WHEREAS the Common Council renews its intention to initiate the proposal set forth in

¹ Housing Choice Voucher Program Guidebook, Special Housing Types, HUD (November 2020).

Resolution 2024-25(“Attachment A”) and restates the proposed amendments to the UDO herein; and

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

- a) the Comprehensive Plan;
- b) current conditions and character of current structures and uses in each district;
- c) the most desirable use for which land in each district is adapted;
- d) the conservation of property values throughout the jurisdiction; and responsible development and growth.

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

SECTION 1. The Common Council hereby restates the content of Resolution 2024-25 (“Attachment A”):

“SECTION 1. The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO to define Single Room Occupancy buildings (SROs) and to allow their use, while paying special attention to the following:

- 1) Allowing flexible building types, including conversion of hotels, single-family houses, and commercial spaces;
- 2) Distinguishing between the existing “Residential Rooming House” use and an SRO, or replacing Residential Rooming House with SRO, while allowing uses that would fall under the RRH definition as well as under the SRO definition;
- 3) Allowing SROs as a permitted use in multiple zoning districts, including residential zoning districts, perhaps with use-specific standards;
- 4) Not requiring owner-occupancy for SROs in any zoning districts;
- 5) Encouraging a diversity of residents including those who need ongoing support and those just seeking a low-cost, simple housing option. SROs should not become another form of group care housing or supportive housing, as those are already defined and allowed in the UDO;
- 6) Allowing SRO units to be integrated into a mixed-use building with other housing types and/or commercial/office space; and
- 7) Allowing two people per SRO.

SECTION 2. Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission is instructed to prepare and submit the amendment in compliance with the timelines in Indiana Code 36-7-4-607, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.

SECTION 3. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.”

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16 day of July, 2025.


HOPI STOSBERG, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of July, 2025.


NICOLE BOLDEN, Clerk,
City of Bloomington

SIGNED and APPROVED by me upon this 22 day of July, 2025.


KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Piedmont-Smith, initiates the prior proposal in Resolution 2024-25 (adopted on November 20, 2024), which directs the Plan Commission to prepare amendments to the Unified Development Ordinance to add Single-Room Occupancy buildings as a permitted use in the City, with further guidance as to what should be considered regarding the definition, location, and use of such structures.

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

ATTACHMENT A

RESOLUTION 2024-25

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE Re: Single-Room Occupancy Residential Buildings
as a Permitted Use

- 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") in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council seven times; and
- WHEREAS there is an insufficient housing supply in Bloomington, especially for low-income households, as described in the Regional Opportunity Initiatives (ROI) Housing Study update of 2024; and
- WHEREAS the Housing Action Plan released in August 2024 by Heading Home of South Central Indiana calls for increasing the number of housing units with rents under \$500/month; and
- WHEREAS according to the US Department of Housing and Urban Development, a single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant, but requires that the occupant share sanitary and/or food preparation facilities with others¹; and
- WHEREAS SROs can provide housing at more affordable rental rates than many other housing types; and
- WHEREAS the Common Council held a deliberative session with the public on September 11, 2024 during which the SRO model was discussed, and participants agreed that allowing such housing could prevent homelessness in some cases and in other cases provide homes for previously unhoused people in Bloomington; and
- WHEREAS pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council wishes to initiate a proposal to amend the UDO to allow SROs in the city; and
- WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- a) the Comprehensive Plan;
 - b) current conditions and character of current structures and uses in each district;
 - c) the most desirable use for which land in each district is adapted;
 - d) the conservation of property values throughout the jurisdiction; and responsible development and growth

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

SECTION 1. The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO to define Single Room Occupancy buildings (SROs) and to allow their use, while paying special attention to the following:

- 1) Allowing flexible building types, including conversion of hotels, single-family houses, and commercial spaces;

¹ [Housing Choice Voucher Program Guidebook](#), Special Housing Types, HUD (November 2020).

- 2) Distinguishing between the existing “Residential Rooming House” use and an SRO, or replacing Residential Rooming House with SRO, while allowing uses that would fall under the RRH definition as well as under the SRO definition;
- 3) Allowing SROs as a permitted use in multiple zoning districts, including residential zoning districts, perhaps with use-specific standards;
- 4) Not requiring owner-occupancy for SROs in any zoning districts;
- 5) Encouraging a diversity of residents including those who need ongoing support and those just seeking a low-cost, simple housing option. SROs should not become another form of group care housing or supportive housing, as those are already defined and allowed in the UDO;
- 6) Allowing SRO units to be integrated into a mixed-use building with other housing types and/or commercial/office space; and
- 7) Allowing two people per SRO.

SECTION 2. Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission is instructed to prepare and submit the amendment within 90 days from the effective date of this resolution, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.

SECTION 3. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day of _____, 2024.

ISABEL PIEDMONT-SMITH, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this day of _____, 2024.

NICOLE BOLDEN, Clerk,
City of Bloomington

SIGNED and APPROVED by me upon this ____ day of _____, 2024.

KERRY THOMSON, Mayor
City of Bloomington

SYNOPSIS

This resolution, sponsored by Councilmember Piedmont-Smith, directs the Plan Commission to prepare amendments to the Unified Development Ordinance to add Single-Room Occupancy buildings as a permitted use in the City, with further guidance as to what should be considered regarding the definition, location, and use of such structures.

