

City of Bloomington Common Council

Legislative Packet

Containing legislative materials related to:

Wednesday, 5 November 2025
Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
Wednesday | 6:30 PM
5 November 2025

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/88476065007?pwd=B0UMAlhtusiMT2Flb2btowm4ADTuvb.1>

1. **ROLL CALL**
2. **AGENDA SUMMATION**
3. **MINUTES FOR APPROVAL**
September 24, 2025 – Special Session
4. **REPORTS** *(A maximum of twenty minutes is set aside for each part of this section).*
 - A. Councilmembers
 - B. The Mayor and City Offices
 - C. Council Committees
 - D. Public*
5. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
None
6. **LEGISLATION FOR FIRST READINGS**
 - A. Ordinance 2025-41 – To Amend Title 20 (Unified Development Ordinance) of The Bloomington Municipal Code – Re: Use Table Amendment- “Single Room Occupancy”
 - B. Ordinance 2025-45 – To Fix The Salaries of All Elected City Officials For The City of Bloomington For The Year 2026
7. **LEGISLATION FOR SECOND READINGS AND RESOLUTIONS**
 - A. Ordinance 2025-42 – To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” – Re: Amending BMC 2.04.380 (Order of Business at Regular Sessions)
 - a. Amendment 01
 - B. Resolution 2025-18 – To Approve The Naming of The Stadium District in The Area Surrounding Miller-Showers Park
 - a. Amendment 01

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: October 31, 2025

- C. Ordinance 2025-32 – To Amend Title 20 (Unified Development Ordinance) of The
Bloomington Municipal Code – Re: Use Table Amendment – “Urban Agriculture,
Commercial”

8. ADDITIONAL PUBLIC COMMENT * *A maximum of twenty-five minutes is set aside for this section.*

9. COUNCIL SCHEDULE

10. ADJOURNMENT

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: October 31, 2025

Bloomington Common Council-Special Session Minutes
Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, September 24, 2025, 6:30pm

CALL TO ORDER [6:30pm]

Council President Stosberg called the meeting to order.

1. ROLL CALL (* indicates participation via Zoom) [6:31pm]

Members:

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty (absent)	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff (absent)	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Christine Chang	Temporary Council Researcher
Gretchen Knapp	Deputy Mayor
Jessica McClellan	City Controller
Katherine Zaiger	Utilities Director
John Connell	Bloomington Transit General Manager

2. AGENDA SUMMATION [6:32pm]

Stosberg summarized the agenda

3. LEGISLATION FOR FIRST READINGS [6:35pm]

3.1. Appropriation Ordinance 2025-11

An Ordinance for Appropriations and Tax Rates (Establishing 2026 Civil City Budget for the City of Bloomington)

Daily moved, and Piedmont-Smith seconded that Appropriation Ordinance 2025-11 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Nicole Bolden read the legislation by title; there was no synopsis.

Stosberg referred the legislation to the Committee of the Whole scheduled at 6:45pm immediately following the Special Session on September 24, 2025.

3.2. Appropriation Ordinance 2025-12

An Ordinance for Appropriations and Tax Rates for Bloomington Transportation Corporation for 2026

Daily moved, and Piedmont-Smith seconded that Appropriation Ordinance 2025-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title; there was no synopsis.

Stosberg referred the legislation to the Committee of the Whole scheduled at 6:45pm immediately following the Special Session on September 24, 2025.

3.3. Appropriation Ordinance 2025-13

An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service, and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2026

Daily moved, and Piedmont-Smith seconded that Appropriation Ordinance 2025-13 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Stosberg referred the legislation to the Committee of the Whole scheduled at 6:45pm immediately following the Special Session on September 24, 2025.

4. **ADJOURNMENT [6:36pm]**

Stosberg adjourned the meeting at 6:36pm.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2025.

APPROVE:

ATTEST:

Hopi Stosberg, COUNCIL PRESIDENT

City Clerk Nicole Bolden

Clerk’s Note: The above memorandum summarizes the motions passed and issues discussed at the meeting. It is not a verbatim copy of every word spoken. Bloomington City Council meetings are available for watching on the following websites:

Community Action Television Services (CATS) – <https://catvstv.net>
YouTube – <https://youtube.com/@citybloomington>

Background materials and packets can be found at <https://bloomington.in.gov/council>

Dear Colleagues,

In light of the ongoing government shutdown and the resulting disruption of SNAP benefits, I drafted the attached joint open letter for our consideration.

My intent is for this letter to serve as a proactive, community-facing response, emphasizing that our city recognizes the seriousness of this moment and is stepping up to encourage sustained community support for food access and mutual aid.

This letter does **not** commit the city to any financial expenditure or new program. Instead, it:

- Affirms our collective concern about food insecurity,
- Encourages reliable, ongoing community support for all local food providers,
- Announces the Council's intent to help coordinate communication among those organizations, and
- Calls residents, businesses, and civic groups to participate in a sustained **Bloomington Food Resilience Effort**.

I believe a unified statement from the Council would help reinforce Bloomington's values of compassion and collaboration, and signal that local leadership is actively engaged, even in areas outside our direct jurisdiction.

If you're supportive, I'd like to invite Council members to sign and share the letter publicly.

Thank you for considering this. I welcome edits or feedback from any of you before we finalize.

Warm regards,
Courtney

Dear Bloomington Residents,

The current federal government shutdown will disrupt SNAP benefits for many households in our community. This is not just a temporary inconvenience but a crisis for families who rely on these benefits to keep food on the table. When federal systems fail, local communities step in. That's what Bloomington does best.

Our local food banks and pantries — Hoosier Hills Food Bank, Mother Hubbard's Cupboard, Bloomington Township Trustee Food Pantry, Community Kitchen, and others — are working tirelessly. But as we've heard directly from them, what they need most right now is reliable, sustained support, not one-time surges of attention.

That's why, as your City Council, we are calling on residents, businesses, civic groups, and neighborhood associations to join together with us in a coordinated **Bloomington Food Resilience Effort**. This is not a new program or city expenditure; it's a collective commitment to ensuring every household has consistent access to food, now and in the months ahead.

Here's how you can take part:

1. **Commit to Regular Giving** – Set up a recurring monthly donation (even small ones make a big difference) or adopt a local pantry as your group's ongoing partner.
2. **Organize Mutual Aid Networks** – Connect with neighbors to share extra groceries, coordinate meal trains, and ensure that no one near you goes without.
3. **Volunteer Consistently** – Food banks need predictable help with sorting, packing, and delivery. A regular volunteer shift is as valuable as a financial donation.
4. **Amplify Local Needs** – Use your platforms — social, professional, or faith-based — to keep awareness alive long after the initial crisis passes.
5. **Stay Informed and Connected** – Find an up-to-date list of local resources and volunteer opportunities by dialing 2-1-1 or visiting in211.communityos.org.

Councilmembers Asare and Daily, along with County Commissioner Madeira, will also convene a public conversation with local food access organizations to ensure we understand their ongoing needs and can help align communication and outreach efforts. This event will be on Sunday, November 9th, at the Downtown Branch of the Monroe County Public Library. Bloomington has always shown compassion, creativity, and resolve in the face of challenge. Let's demonstrate again that when national systems falter, local communities like ours rise together.

With gratitude and determination,
Members of the Bloomington City Council

ORDINANCE 2025-41
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Use Table Amendment- “Single Room Occupancy”

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 September 8, 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 September 11, 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-03-25 (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 ____ day of _____, 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 modifies Table 03-1 Allowed Use Table, Use Specific standards, as well as several definitions within the Unified Development Ordinance to allow for the use “Single Room Occupancy” as directed through Council Resolution 2024-25. This ordinance is in accordance with Indiana Code 36-7-4-600.

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*			Error! Reference source not found.20.03.030(b)(12)
Single Room Occupancy					C*	P*		P*	C*	P*	P*		P*	C*				
Student housing or dormitory								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 bedrooms allowed per SRO for this use are limited to the following for each zoning district-
 - R1-R4= A maximum of 3 bedroomsrooms are allowed
 - All other districts shall not have a maximum number of bedrooms.
- (B) No bedroom occupied by a person shall be rented for a period of less than 30 consecutive days.
- (C) A maximum of two adults per bedroom 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 bedroom
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 building where individuals rent individual bedrooms 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:

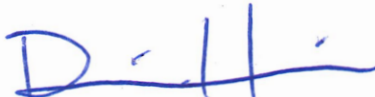
- 4) Multiple-family dwellings that contain any living units with four or more bedrooms; or
- 5) Multiple-family dwellings with more than 10 dwelling units where more than 33 percent of the living units contain three bedrooms; or
- 6) Residential buildings that do not meet the definition of a ~~"Residential 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."

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-41 is a true and complete copy of Plan Commission Case Number ZO-03-25 which was given a recommendation of approval by a vote of 6 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 8, 2025.

Date: September 11, 2025


David Hittle, Secretary
Plan Commission

Received by the Common Council Office this 11 day of September, 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 modifies Table 03-1 Allowed Use Table, Use Specific standards, as well as several definitions within the Unified Development Ordinance to allow for the use "Single Room Occupancy" as directed through Council Resolution 2024-25. 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-03-25

To: Bloomington Common Council

From: Eric Greulich, Development Services Manager

Date: September 11, 2025

Re: Use Table Amendments to Unified Development Ordinance for Single Room Occupancy; Ordinance #2025-41

The Plan Commission heard case ZO-03-25 on July 14, 2025, August 11, 2025, and September 8, 2025 and voted 6-1 (Holmes dissenting) to send the petition to the Common Council with a positive recommendation with the following three conditions of approval:

1. Within Table 04-10 Maximum Vehicle Parking Allowance the word “guest room” shall be replaced with “bedroom”
2. The definition of the use “Single Room Occupancy” shall be amended to read “A residential ~~facility~~ **building** where individuals....”
3. All references within the language to a “room” shall be amended to read “a bedroom”.

ZO-03-25 | “Single Room Occupancy”

This amendment is in response to City Council Resolution #2024-25 and Resolution #2025-11 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 specific 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 Plan Commission hearings the Plan Commission heard comments and questions from members of the community regarding this proposed change including- some support if there was an owner occupancy requirement, discussion of an appropriate number of bedrooms per SRO, which districts this use is appropriate within, how to insure this is not used exclusively 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 as a means for increased occupancy allowances for student rentals and also how to balance the need for a diversification of housing options and number of bedrooms allowed with this use, while at the same time not negatively impacting adjacent owners from increased occupancy and renters. To attempt to address some of those concerns, the Plan Commission

included language requiring that the owner of the property must live within the SRO. Other possible restrictions that were considered included the requirement for the property owner to be a nonprofit entity. However, 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. In addition, we cannot require an affordability component with this use as either a permitted or conditional use.

While the allowance of this use within the Mixed-Use Districts is currently permitted and not the area of greatest challenge, finding appropriate regulations for the R1, R2, R3, and R4 districts presented the most difficulty. The limitation on number of bedrooms, requirement for owner occupancy, and inclusion as a conditional use with certain buffering standards provided the best path for balancing all of the goals of the resolution and comments from the community.

ORDINANCE 2025-45

**TO FIX THE SALARIES OF ALL ELECTED CITY OFFICIALS
FOR THE CITY OF BLOOMINGTON FOR THE YEAR 2026**

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

SECTION 1. Pursuant to I.C. § 36-4-7-2, the annual salaries of elected officials of the City of
Bloomington for the year beginning January 1, 2026, and extending to December 31, 2026, shall be:

Mayor	\$146,011
Clerk	\$92,430
Council Members	\$25,675

SECTION 2. The City Council President shall receive an additional \$1,500 per year, and the City
Council Vice President shall receive \$800 per year.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common
Council and approval by the Mayor.

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

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of December, 2025.

Kerry Thomson, Mayor
City of Bloomington

SYNOPSIS

This ordinance sets the maximum 2026 salary rate for all elected city officials for the City of
Bloomington.

ORDINANCE 2025-42

**TO AMEND TITLE 2 OF THE BLOOMINGTON MUNICIPAL CODE ENTITLED
“ADMINISTRATION AND PERSONNEL”**

Re: Amending BMC 2.04.380 (Order of Business at Regular Sessions)

- WHEREAS, Bloomington Municipal Code (“BMC”) 2.04.380 establishes the order of business for regular sessions of the City of Bloomington Common Council (“Council”); and
- WHEREAS, BMC 2.04.380(4) entitled “Reports” contemplates that Council will receive reports from Councilmembers, the Mayor and city offices, Council committees, and the public, but it does not identify reports from the City Clerk and City boards and commissions; and
- WHEREAS, in practice, the Council would like to specifically identify reports from the City Clerk and the City boards and commissions within the order of business during its regular sessions; and
- WHEREAS, the Council desires to amend the BMC so that the order of business explicitly includes these additional reports.

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

SECTION 1. Subsection (4) of Section 2.04.380 of the Bloomington Municipal Code entitled “Order of business at Regular Sessions,” is hereby deleted and replaced as reflected in the amended Section 2.04.380 in “Attachment A”, such that Subsection (4) reads in full as follows:

- (4) Reports (a maximum of twenty minutes is set aside for each part of this section):
 - (A) Council members,
 - (B) The Mayor, City Clerk, City offices and City Boards and Commissions,
 - (C) Council committees, and
 - (D) Public*;

SECTION 2. If any sections, 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 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 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 _____ 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 ordinance amends BMC 2.04.380 to update the Council’s Regular Session agenda, expanding subsection (4)(B) to include the Mayor, City Clerk, City offices, City Boards and Commissions, and City Partnership Entities in reports.

****Amendment Form****

Ordinance #: 2025-42
Amendment #: Am. 01
Submitted by: Cm. Piedmont-Smith
Date: October 24, 2025

Proposed Amendment:

1. The synopsis of the Ordinance 2025-42 shall read (Deletions shown in ~~striketrough~~, additions shown in **bold**):
This ordinance amends BMC 2.04.380 to update the Council's Regular Session agenda, expanding subsection (4)(B) to include the Mayor, City Clerk, City offices, **and** City Boards and Commissions, ~~and City Partnership Entities~~ in reports.
2. The "Attachment A" of Ordinance 2025-42 shall include the following page:

2.04.380 Order of business at regular sessions.

The council shall transact its business in the following order, but it may by majority vote amend the normal order of business and time limits set forth below:

- (1) Roll call;
- (2) Agenda summation;
- (3) Approval of minutes;
- ~~(4) Reports (a maximum of twenty minutes is set aside for each part of this section):~~
 - ~~(A) Council members,~~
 - ~~(B) The mayor and city offices,~~
 - ~~(C) Council committees, and~~
 - ~~(D) Public*;~~
- (4) Reports (a maximum of twenty minutes is set aside for each part of this section):
 - (A) Council members,
 - (B) The Mayor, City Clerk, City offices and, City Boards and Commissions,
 - (C) Council committees, and
 - (D) Public*;
- (5) Appointments to boards and commissions;
- (6) Legislation for first readings;
- (7) Second readings and resolutions;
- (8) Additional reports from the public* (a maximum of twenty-five minutes is set aside for this section of the agenda);
- (9) Council schedule;
- (10) Adjournment.

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two reports from the public opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed up to three minutes each.

(Ord. 92-4 § 1, 1992; Ord. 85-2 § 1, 1985).

(Ord. No. 10-14, § 1, 9-23-2010; Ord. No. 2024-13, §§ 1, 2, 6-5-2024)

Synopsis

This amendment deletes the words “and City Partnership Entities” to correct an error and adds Attachment A to the ordinance.

11/5/25 Regular Session Action: Pending

RESOLUTION NO. 2025-18
TO APPROVE THE NAMING OF THE STADIUM DISTRICT IN THE AREA
SURROUNDING MILLER-SHOWERS PARK

- WHEREAS Section 2.33.010 of the Bloomington Municipal Code charges the Department of Economic and Sustainable Development with enhancing the City of Bloomington’s economic vitality, with fostering an attractive business environment and with leading development projects within the City of Bloomington; and
- WHEREAS the north side of the City of Bloomington has long served as a gateway to visitors—especially to spectators of sporting events at Indiana University; and
- WHEREAS the area bounded by Dunn Street on the East, 13th Street on the South, N. Kinser Pike on the west, and extending north along Old SR 37, as depicted by the map attached as Exhibit A, has been identified as a prime location for a Stadium District due to its proximity to key visitor amenities, transportation routes, and the Indiana University campus athletics facilities; and
- WHEREAS establishing the Stadium District will create a sense of place that will promote economic growth, attract new businesses, support real estate development, and enhance tourism; and
- WHEREAS designation of this area as the Stadium District will support job creation, increase property values, and foster community pride by highlighting Bloomington’s passion for collegiate athletics.

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

SECTION 1. The Common Council hereby authorizes the naming of the area described above and depicted within the boundaries in the attached document, identified in Exhibit A, as the Stadium District.

SECTION 2. The Council hereby empowers the City of Bloomington Department of Economic and Sustainable Development; its partners; local businesses; and residents to leverage this name in the promotion of Bloomington and its economic activities.

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

SECTION 4. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

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

Hopi Stosberg, President
Bloomington Common Council

ATTEST:

Nicole Bolden, City Clerk

PRESENTED to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this ____
day of _____, 2025.

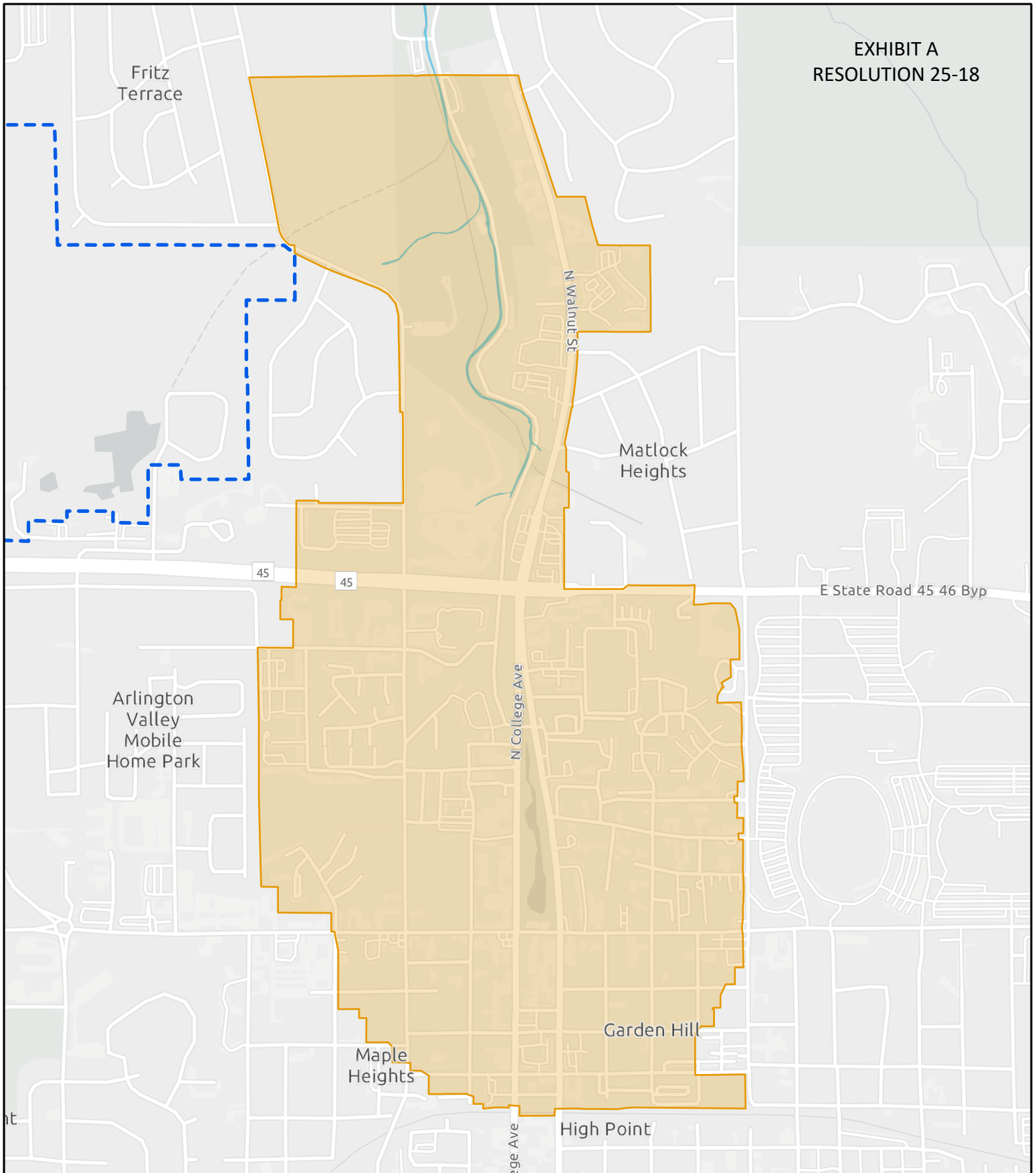
Nicole Bolden, City Clerk

APPROVED by me, the Mayor of the City of Bloomington, Monroe County, Indiana, this ____
day of _____, 2025.

Kerry Thomson, Mayor
City of Bloomington

Synopsis:

This Resolution, co-sponsored by Councilmember Stosberg, names the area around Miller-Showers Park as the Stadium District. This naming will foster community pride, promote economic growth and enhance tourism in the area.



To: Members of the Common Council

Cc: Gretchen Knapp, Deputy Mayor; Adam Wason, Director, Public Works; Andrew Cibor, Director, Engineering; David Hittle, Director, Planning and Transportation; De de la Rosa, Assistant Director of Small Business Development; Lisa Lehner, Council Attorney

From: Jane Kupersmith, Director, Economic and Sustainable Development and Hopi Stosberg, Bloomington Common Council District III Representative

Date: September 22, 2025

Re: Resolution 2025-18: To Approve the Naming of the Stadium District in the Area surrounding Miller-Showers Park

Executive Summary

The Economic & Sustainable Development Department and Councilmember Stosberg propose legislation that will establish a Stadium District on the north side of Bloomington surrounding Miller-Showers Park. This area serves as a gateway to Bloomington—whether for 80,000 residents coming home, the nearly 50,000 students returning to school each year, Bloomington’s millions of annual visitors, or the over 16,000 people who drive to Bloomington to work each day. This legislation establishes the name—The Stadium District—as a marketing tool for businesses, stakeholders, and the City to create a sense of place and distinguish the district from other parts of the City. The Stadium District extends from 13th Street on the South to West Club House Drive on the north; and from Dunn Street on the east to Kinser Pike on the west.

Background

In 2024, a number of businesses surrounding Miller-Showers Park along with the Chamber of Commerce, made a recommendation to their Common Council representatives and the Economic & Sustainable Development Department to establish a Stadium District as both a marketing tool and as an Indiana Alcohol and Tobacco Commission Riverfront District under Ind. Code § 7.1-3-20-16.1. The Municipal Riverfront District program allows municipalities to define a riverfront and to issue low-cost 3-way alcohol licenses to restaurants within that footprint.

Since that time, the City has engaged with stakeholders and done research on the establishment of these tools. Given the more restrictive map requirements for the ATC legislation, staff are proposing two pieces of legislation to achieve these goals. The first is Resolution 2025-18, which will establish the name and footprint of the Stadium District for marketing and promotional purposes. The second piece of legislation is Ordinance 2025-37, which will propose the establishment of a Riverfront District alcohol permit program.

This memo pertains only to Resolution 2025-18 to establish and name the Stadium District. This proposal does not relate to any other local, state, or federal economic development incentives, but rather provides a marketing tool to help businesses drive visitor attraction.

Establishing a named district will bolster the local economy and strengthen Bloomington's identity as a dynamic and vibrant city. It drives quality of place, and therefore also workforce and visitor attraction. This initiative falls under several broad goals in the City's economic development framework:

- Establish and activate nodes of distinct identity for Bloomington's key commercial neighborhoods
- Support destination tourism
- Support small business development
- Increase and communicate about quality of place amenities

For example, including "Stadium District" in their location information will allow visitors to differentiate north side hotels from west side hotels. Both of which are proximal to I-69, but one of which is walkable to IU athletics events.

Engagement

City staff held one in-person meeting in the District and one virtual meeting in order to connect directly with business owners and get feedback on the concepts for these programs as well as the name. Staff also sought feedback on business issues in the District, in order to better understand what needs they might face. Businesses were pleased with the ability to have a unified identity and a shared marketing tool. Only one business at a meeting expressed a dislike of the name; all 15 survey respondents liked the name. During the in person meeting, businesses requested that the Stadium District (marketing) map be extended north of the bypass. This request is reflected in the proposed map. Business feedback included concerns for parking, walkability, safety, and art, in that order. Hotels expressed a need for increased Bloomington Transit routes, as their employees utilize transit to get to work.

City staff also engaged with Visit Bloomington, Indiana University, the Chamber of Commerce, Downtown Bloomington Inc., Bloomington Economic Development Corp, the Monroe County Capital Improvement Board and stakeholder departments at the City, including Public Works, Parks, Engineering, Planning, Office of the Mayor, Bloomington Police Department, and Bloomington Transit.

Neighborhood Investments

UDO updates from 2020 have driven population into the area that was previously focused on hotels, motels, and a handful of restaurants. Additionally, the City has made significant investments in infrastructure in and around Miller-Showers Park. Project costs are detailed in the table below and include maintenance of the water feature and the installation of a multi-use path along 17th Street, improving connectivity from North Monroe Street and Tri-North Middle School to the north-south arteries of College and Walnut. The limestone gateway piece welcomes visitors to Bloomington, and the Bloomington Arts Commission will release the call for the public art gateway piece later this year.

Area improvements continue with anticipated work from Indiana Department of Transportation work on pedestrian access around SR 45-46 continues through 2029, including a replacement bridge over the highway. See below for a table of recent and planned City investments in and around the Stadium District.

Description	Amount	Dept	Year
Bicentennial Gateway	\$1,281,000	Parks	2023
Millers-Showers native plant restoration	\$7,000	Parks	2023
Native plant annual maintenance	\$10,000	Parks	Annually
Paving repair west of park	\$50,000	Parks	2025
Water feature dredging and maintenance	\$419,350	CBU	2023
Public Art gateway piece	\$150,000	ESD	2025-26
17th St. improvements / multi-use path	\$1,192,900	ENG	2023
North Dunn Street Sidewalk Connection (17th St to 18th St)	\$141,776	ENG	2025
N. Walnut St. improvements by-pass to Old SR 37	\$666,450	ENG	TBD
College Ave & Walnut St Corridor Improvement Project - Phase 2	\$800,000	ENG	2027
College Ave & Walnut St Corridor Improvement Project - Phase 2	\$100,000	ENG	2029
	\$4,818,476		

The neighborhood surrounding Miller-Showers Park is partially revitalized as a mix of residential, commercial, and hospitality. New business starts, including Heartwork Brewing, Jenny's Baking, Faded Barbership, Vanished Aesthetics relocation, and Max's Place are serving as new magnets to the district, while previously existing businesses including La Charreada, La Bonita, Arthur Murray Dance Studio, and Vibe Yoga continue attracting repeat customers. Some properties remain undeveloped, like the former Colorado Steakhouse building and the former Steak & Shake building. There is also encouraging business development on the north side of the bypass, with Cascades Inn, Sleepers Bar, Everywhere Signs & Detailing, Furniture Exchange, and others along the N. Walnut St. commercial corridor.

But economic headwinds remain. Businesses face ongoing supply chain challenges, uncertain costs relating to tariffs; challenges relating to a college town (9-month) economy; high costs of labor; and fierce competition exacerbated by larger firms' ability to adopt costly, high tech solutions (i.e. app or kiosk ordering). The City must deploy every tool that it can in order to support local businesses and drive visitor attraction to Bloomington across Bloomington's diverse and vibrant neighborhoods.

Fiscal Impact:

There is no fiscal impact associated with this legislation.

Recommendation:

As a way to formalize this area as a district and to welcome visitors to Bloomington in an area with a more deliberate and distinct identity, staff recommends approval of Resolution 2025-18 to formally establish the footprint and name of the Stadium District.

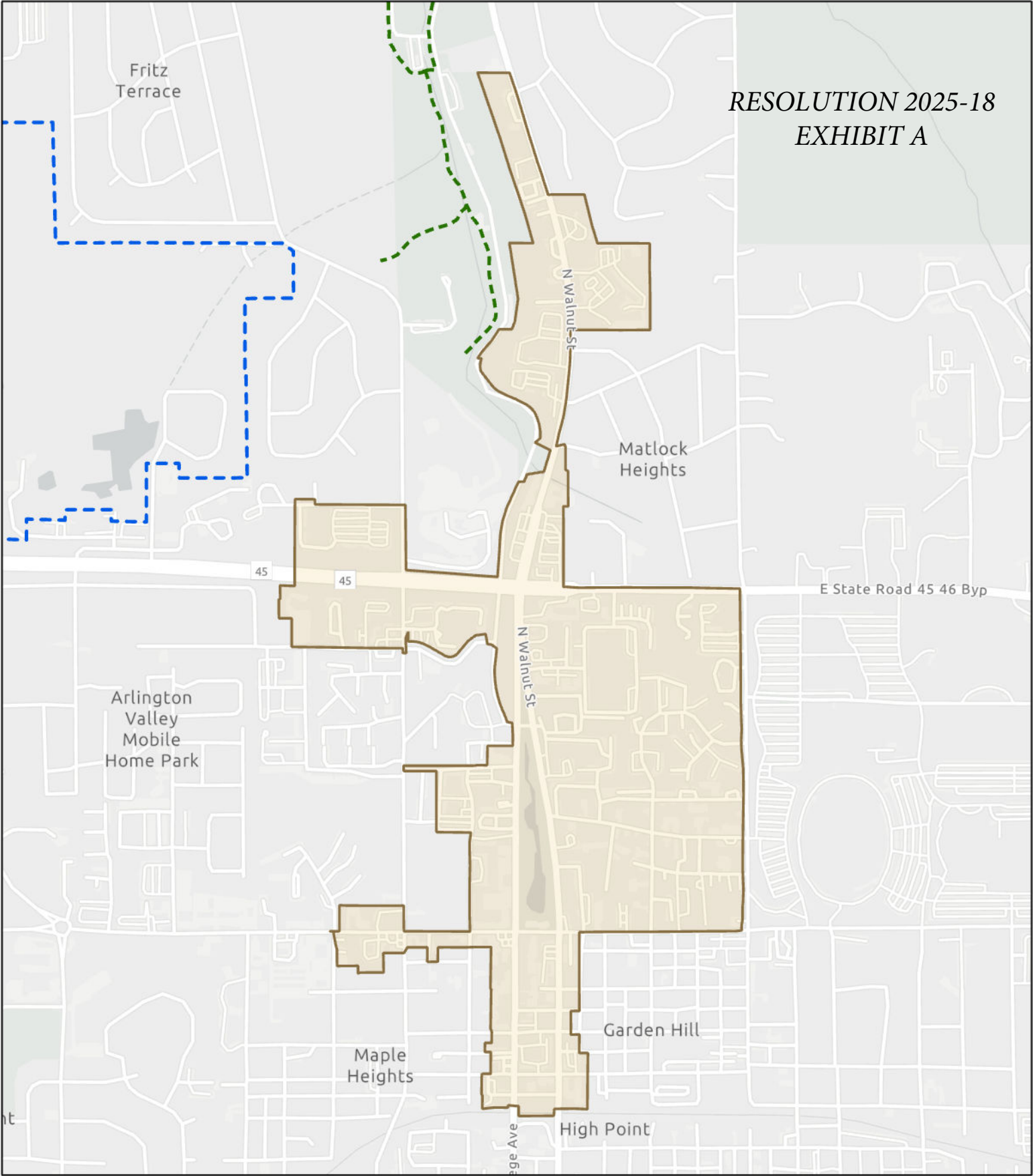
****Amendment Form****

Resolution #: 2025-18
Amendment #: Am. 01
Submitted by: Cm. Stosberg
Date: October 30, 2025

Proposed Amendment:

1. The Exhibit A of Resolution 2025-18 shall be deleted and replaced with the following as Exhibit A:

RESOLUTION 2025-18
EXHIBIT A



Synopsis

This amendment replaces Exhibit A.

11/5/25 Regular Session Action: Pending

MEMORANDUM

TO: Councilmembers

FROM: Lisa Lehner, Council Administrator/Attorney

DATE: October 31, 2026

RE: Recent Changes in the Procedures for Text Amendments to Zoning Ordinances

This Memo describes recent changes to the procedures for amending the text of the UDO regarding Advisory Plan Commissions, such as the Bloomington Plan Commission.

New Law

The new law states that if the Plan Commission certifies a proposal to Council with a favorable recommendation, Council as the legislative body may adopt, reject or amend the proposal within 90 days of its receipt pursuant to [IC 36-7-4-607.5\(e\)](#).

Significant changes from the prior law are:

- the proposal is NOT returned to the Plan Commission if Council rejects or amends it; and
- the certified proposal from the Plan Commission does NOT automatically take effect if Council fails to act within 90 days.¹

Ordinance 2025-32 As Amended: Urban Agriculture Amendments

Ordinance 2025-32 was certified to Council with a favorable recommendation. Council may adopt, reject or amend it before the expiration of the 90 day period on November 18, 2026.

If Council adopts the amended ordinance² on November 5, 2025, then it takes effect as other ordinances.

If Council rejects the amended ordinance, then further consideration of the proposal is prohibited for one year after the date of the amended ordinance's rejection.³

The new law does not address the consequence if Council fails to adopt or reject the amended ordinance within the 90 day time period. If Council adopts the amended ordinance outside the 90 day time frame, then there is the risk that the legislation might be challenged. Consequently, Council's action on November 5, 2025 (or on or before November 18) in voting to adopt or reject Ordinance 2025-32 as amended would provide clarity regarding the proposed legislation.

¹ Under the prior law, the proposal only took effect if it was adopted by ordinance by Council. Additionally, if Council rejected or amended the ordinance, then it would be returned to the Plan Commission for its consideration and action and then returned back to Council. This no longer is true.

² It was amended by the passage of Amendment 01 sponsored by Cm. Stosberg during the regular session on October 22, 2025.

³ A review of Indiana case law suggests that a proposal may be considered within the one year period if that proposal is substantially different from the proposal originally certified by the Plan Commission to Council.

ORDINANCE 2025-32
TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE –
Re: Use Table Amendment- “Urban Agriculture, Commercial”

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 August 11, 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 August 20, 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-18-25 (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 ____ day of _____, 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 introduces a new land use- “Urban Agriculture, Commercial”. This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of “Urban Agriculture, Noncommercial”. The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards, a new definition, and related adjustments to the numbering of proceeding sections of the UDO. This ordinance is in accordance with Indiana Code 36-7-4-600.

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, CA = Conditional Accessory, T = temporary use, Uses with an * = use-specific standards apply

Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential							Mixed-Use							Non-Residential		Use-Specific Standards	
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM		PO
Cemetery or mausoleum													P					
Club or lodge										P	P			P				
Community center		C	C	C	P*	P*			P	P	P		P	P				20.03.030(c)(2)
Conference or convention center											P	P	P	P				
Crematory											C		C			C		
Day-care center, adult or child	A*	A*	A*	A*	C*	C*	C*	P*	P*	P*	P*	C*	C*	P*	P*	A*		20.03.030(c)(3)
Government service facility										P	P	P	P	P		P		
Jail or detention facility													C*			C*		20.03.030(c)(4)
Meeting, banquet, or event facility										P	P	P	P	P				
Mortuary										P	P		P					
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C			
Police, fire, or rescue station	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		
<u>Urban agriculture, commercial</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>20.03.030(c)(5)</u>
Urban agriculture, noncommercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(c)(5) 20.03.030(c)(6)
Educational Facilities																		
School, college or university											C	C	P					
School, public or private	C*	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	C*	P*	P*				20.03.030(c)(7) 20.03.030(c)(6)
School, trade or business										P	P	P	P	P		P		
Healthcare Facilities																		
Hospital													C		C			
Medical clinic									P	P	P	P	P	P	P			
Methadone treatment facility											P*		C*		C*			20.03.030(c)(8) 20.03.030(c)(7)
Opioid rehabilitation facility										C*	C*	C*		C*	C*			20.03.030(c)(8) 20.03.030(c)(7)
COMMERCIAL USES																		
Agricultural and Animal Uses																		
Crops and pasturage	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(d)(1)
Kennel											C*					C*		20.03.030(d)(2)
Orchard or tree farm, commercial	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.030(d)(3)

(5) Urban Agriculture, Commercial

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 20 feet, shall be located at least 10 feet from any lot line and may not cover more than 50 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iv. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. In the R1, R2, R3, and R4 districts only, retail sales shall be prohibited on the commercial urban agriculture site, except for the sale of produce grown on that site in an unprocessed form. Such sales shall be in compliance with Section 20.03.030(h)(4) (Farm Produce Sales) except that there shall not be a limitation on the number of days allowed.
- ii. The site drainage and maintenance shall prevent water and fertilizer from the urban agriculture use from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. Within the R1, R2, R3, and R4 zoning districts, no outdoor work activity that involves power equipment or generators may occur before 8:00 AM or after 7:00 PM.
- v. In the R1, R2, R3, R4, RM and RH districts, a maximum of one employee or volunteer is allowed per minimum lot size of the district on the site at one time. Regardless of lot size, a maximum of 3 employees or volunteers are allowed on one property at one time. There is no limit on the number of employees or volunteers in all other districts.
- vi. In the R1, R2, R3, R4, RM and RH districts, educational classes are allowed on-site with a maximum enrollment per class of 2 people per minimum lot size of the district on the site. Regardless of lot size, a maximum of 8 enrolled students are allowed on one property. There is no limit on the class size in all other districts.
- vii. Activities associated with the use may be conducted within a building or outside.
- viii. One additional drivecut is allowed if the property is larger than 10,000 square feet.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

~~(5)(6)~~ **Urban Agriculture, Noncommercial**

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 15 feet, shall be located at least 10 feet from any lot line and may not cover more than 25 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iv. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. Retail sales shall be prohibited on the noncommercial urban agriculture site, except for the sale of produce grown on that site. Such sales shall be in compliance with Section 20.03.030(h)(4) (~~Farm Produce Sales~~ ~~Farm Produce Sales~~).
- ii. The site drainage and maintenance shall prevent water and fertilizer from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. No outdoor work activity that involves power equipment or generators may occur between sunset and sunrise.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

~~(6)~~(7) School, Public or Private

- (A) Each public or private high school shall be located on a site with direct access to an arterial or collector street.
- (B) Each public or private elementary or middle school located on a site adjacent to an arterial or collector street shall provide an automobile pick-up/drop-off area adequate to protect student safety with access from either a collector or local street, and shall provide a direct pedestrian connection to at least one local street adjacent to the site.

~~(7)~~(8) Methadone Treatment Facility or Opioid Rehabilitation Facility

- (A) Each clinic or facility shall be at least 1,000 feet from the nearest property line of a lot containing a primary use that falls under the Household Living category, Group Living category, a Place of Worship, or a Public or Private School;
- (B) Each clinic or facility shall include a waiting and departure lounge sufficient in size to accommodate all scheduled patrons, which shall be open to patrons at least one hour before and after any official business is to be conducted. Such areas shall include restroom facilities that shall be open at least one hour prior to the beginning of scheduled services.

(d) Commercial Uses

(1) Crops and Pasturage

(A) Generally

- i. Except in the R1 zoning district, this use shall be accessory to a principal use on the same lot or parcel.

Unified Development Ordinance (UDO)

This entire document as approved and with any subsequent amendments. The Unified Development Ordinance includes both the zoning ordinance, authorized by the Indiana Code 36-7-4-600 Series and the subdivision control ordinance, authorized by the Indiana Code 36-7-4-700 Series.

University

See "School, College or University."

Urban agriculture, Commercial

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises and include outdoor educational activities conducted on the property related to Urban Agriculture. Separate plots for cultivation or use by one or more individuals may be farmed collectively by members of the group or rented independently and may include common areas maintained and used by group members. This definition includes both indoor and outdoor educational classes administered on-site, gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

Urban Agriculture, Noncommercial

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises. Noncommercial urban agriculture may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. This definition includes gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Urban agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.

Use

The purposes for which land, a building, or structure thereon is designed, arranged, or intended, or for which it is occupied, maintained, let, or leased.

Use, Abandonment of

The relinquishment of property or a cessation of the use of property for a continuous period of twelve months by the owner.

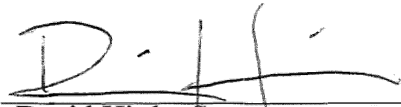
Use, Accessory

An activity that is conducted or located on the same zoning lot as the primary building or use served, except as may be specifically provided elsewhere in this UDO; is clearly and customarily incidental to, subordinate in purpose to, and serving the primary use; and is either in the same ownership as the primary use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of the primary use.

****ORDINANCE CERTIFICATION****

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-32 is a true and complete copy of Plan Commission Case Number ZO-18-25 which was given a recommendation of approval by a vote of 5 Ayes, 3 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on August 11, 2025.

Date: August 20, 2025


David Hittle, Secretary
Plan Commission

Received by the Common Council Office this 20 day of August, 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 introduces a new land use- "Urban Agriculture, Commercial". This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of "Urban Agriculture, Noncommercial". The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards, a new definition, and related adjustments to the numbering of proceeding sections of the UDO. 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-18-25 Memo

To: Bloomington Common Council

From: Eric Greulich, Development Services Manager

Date: August 20, 2025

Re: Ordinance #2025-32; Use Table Amendments to Unified Development Ordinance for the use “Urban Agriculture, Commercial”.

The Plan Commission heard case ZO-18-25 on July 14, 2025 and August 11, 2025 and voted 5-3 to send the petition to the Common Council with a positive recommendation with two conditions of approval:

1. The language regarding storm water management shall be clarified to say- the site drainage and maintenance shall prevent water and fertilizer **from the urban agriculture use** from draining onto adjacent property that is not part of the contiguous land in the urban agriculture use.
2. The limitation on number of employees shall be amended to say the limitation applies to the number of employees or volunteers allowed at one time.

ZO-18-25 | “Urban Agriculture, Commercial”

This amendment introduces a new land use- “Urban Agriculture, Commercial”. This new land use would allow some expanded services and offerings within the City for urban agriculture uses beyond the current, similar land use of “Urban Agriculture, Noncommercial”. The new proposed land use would allow for an outdoor education component, on-site employees, and year round retail sales for produce grown on the property. This use is proposed to be a Conditional Accessory use in the R1-R4, RM, and RH districts and a permitted use in all other districts. There are use specific standards included with this use as well.

At the first and second hearings the Plan Commission heard comments and questions from members of the community regarding this use including- whether it was appropriate within residential neighborhoods, possible additional limitations on maximum number of employees and class size, hours of operation for the use, and height and size of allowed structures.

The proposed legislation includes three changes from what was heard at the July 14 hearing and included a revision to the allowed hours of operation to restrict the use of power equipment to the hours of 8:00 AM to 7:00 PM. A maximum amount of employees or volunteers has also been introduced to limit the number of employees or volunteers to a maximum of 3, regardless of lot size. A condition of approval was included by the Plan Commission to clarify that the maximum

number of employees is at one time. A maximum amount of registered students has also been proposed to limit the number of students to a maximum of 8, regardless of lot size.

****Amendment Form****

Ordinance #: 2025-32
Amendment #: Am. 01
Submitted by: Cm. Stosberg
Date: October 16, 2025

Proposed Amendment:

1. The Attachment A of Ordinance 2025-32 shall be deleted and replaced with the following as its Attachment A:

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, CA = Conditional Accessory, T = temporary use, Uses with an * = use-specific standards apply

Additional uses may be permitted, prohibited, or require conditional use approval in Downtown Character Overlays pursuant to Section 20.03.010(e).

Use	Residential							Mixed-Use							Non-Residential		Use-Specific Standards	
	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM		PO
Cemetery or mausoleum													P					
Club or lodge										P	P			P				
Community center		C	C	C	P*	P*			P	P	P		P	P				20.03.030(c)(2)
Conference or convention center											P	P	P	P				
Crematory											C		C			C		
Day-care center, adult or child	A*	A*	A*	A*	C*	C*	C*	P*	P*	P*	P*	C*	C*	P*	P*	A*		20.03.030(c)(3)
Government service facility										P	P	P	P	P		P		
Jail or detention facility													C*			C*		20.03.030(c)(4)
Meeting, banquet, or event facility										P	P	P	P	P				
Mortuary										P	P		P					
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship	C	C	C	C	C	C	C	C	C	P	P	C	P	P	C			
Police, fire, or rescue station	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		
<u>Urban agriculture, Farmstead</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>P*</u>	<u>P</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>20.03.030(c)(5)</u>
Urban agriculture, noncommercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(c)(5) 20.03.030(c)(6)
Educational Facilities																		
School, college or university											C	C	P					
School, public or private	C*	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	C*	P*	P*				20.03.030(c)(7) 20.03.030(c)(6)
School, trade or business										P	P	P	P	P		P		
Healthcare Facilities																		
Hospital													C		C			
Medical clinic									P	P	P	P	P	P	P			
Methadone treatment facility											P*		C*		C*			20.03.030(c)(8) 20.03.030(c)(7)
Opioid rehabilitation facility										C*	C*	C*		C*	C*			20.03.030(c)(8) 20.03.030(c)(7)
COMMERCIAL USES																		
Agricultural and Animal Uses																		
Crops and pasturage	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(d)(1)
Kennel											C*					C*		20.03.030(d)(2)
Orchard or tree farm, commercial	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.030(d)(3)

(5) Urban Agriculture, Farmstead

(A) Structures

- i. In the R1, R2, R3, R4, RM, RH and RMH zoning districts, greenhouses and hoop houses are limited to a maximum height of 20 feet, shall be located at least 10 feet from any lot line and may not cover more than 50 percent of the property.
- ii. In the MS, MM, MC, ME, and MI zoning districts the standards for accessory structures for the base zoning district shall apply for greenhouses and hoop houses.
- iii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iv. Agricultural stands are limited to a maximum height of 12 feet, shall be located at least 10 feet from any abutting lot with an occupied residential use and shall have a minimum 5 foot setback from the right of way.
- v. Unless otherwise allowed in 20.04.080(n), fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. In the R1, R2, R3, R4, RM, RH, and RMH districts only, retail sales shall be prohibited on the farmstead agriculture site, except for the sale of produce grown on that site in an unprocessed form. Such sales shall be in compliance with Section 20.03.030(h)(4) (Farm Produce Sales) except that there shall not be a limitation on the number of days allowed.
- ii. The site drainage and maintenance shall prevent water and fertilizer from the farmstead agriculture use from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. Within the R1, R2, R3, R4, RM, RH, RMH and MS zoning districts, no outdoor work activity that involves power equipment or generators may occur before 8:00 AM or after 7:00 PM. In other zoning districts noise ordinance standards will apply.
- v. In the R1, R2, R3, R4, RM, RH and RMH districts, a maximum of one employee or volunteer is allowed per minimum lot size of the district on the site at one time. Regardless of lot size, a maximum of 3 employees or volunteers are allowed on one property at one time. There is no limit on the number of employees or volunteers in all other districts.
- vi. In the R1, R2, R3, R4, RM, RH and RMH districts, educational classes are allowed on-site with a maximum enrollment per class of 2 people per minimum lot size of the district on the site. Regardless of lot size, a maximum of 8 enrolled students are allowed on one property. There is no limit on the class size in all other districts.
- vii. Activities associated with the use may be conducted within a building or outside.
- viii. In the R1, R2, R3, R4, RM, RH, and RMH zoning districts, one additional driveway is allowed if the property is larger than 10,000 square feet.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 - 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 - 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

~~(5)(6)~~ **Urban Agriculture, Noncommercial**

(A) Structures

- i. Greenhouses and hoop houses are limited to a maximum height of 15 feet, shall be located at least 10 feet from any lot line and may not cover more than 25 percent of the property.
- ii. Cold frames are limited to a maximum height of four feet and shall be located at least 10 feet from any lot line.
- iii. Agricultural stands are limited to a maximum height of 12 feet and shall be located at least 10 feet from any abutting lot with an occupied residential use.
- iv. Fences intended exclusively to protect food garden plots from animals shall not be more than 12 feet in height. The portion of the fence that exceeds five feet in height shall, by the use of voids and solids via latticework or other similar techniques, be of open construction. This portion of the fence shall be constructed of materials widely accepted in the fence industry for garden protection.

(B) Operational Standards

- i. Retail sales shall be prohibited on the noncommercial urban agriculture site, except for the sale of produce grown on that site. Such sales shall be in compliance with Section 20.03.030(h)(4) (~~Farm Produce Sales~~ ~~Farm Produce Sales~~).
- ii. The site drainage and maintenance shall prevent water and fertilizer from draining onto adjacent property that is not part of the contiguous land in the urban agricultural use.
- iii. Compost piles shall not exceed six feet in height. Refuse and compost area shall be enclosed at ground level to be rodent-resistant.
- iv. No outdoor work activity that involves power equipment or generators may occur between sunset and sunrise.

(C) Soil Quality

Food products may be sold if grown in soil native to the site if the applicant can provide documentation to the City that the following standards are satisfied:

- i. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the residential screening levels for soil exposure, direct-contact for lead established by the Indiana Department of Environmental Management; and either:
 1. Proof through maps, deeds, prior permits or a combination of those sources that the site has only been used for residential or agricultural activities in the past; or
 2. A composite sample of the native soil, consisting of no less than five individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are determined to be at or below the residential screening levels for soil exposure, direct-contact established by the Indiana Department of Environmental Management.
- ii. If metal content in soil exceeds established thresholds, food products may only be grown in raised beds filled with clean topsoil.
- iii. As an alternative to meeting the standards in (i) or (ii) above, food products may be grown in clean soil brought to the site without completing a soil test of the soil native to the site.

~~(6)~~(7) School, Public or Private

- (A) Each public or private high school shall be located on a site with direct access to an arterial or collector street.
- (B) Each public or private elementary or middle school located on a site adjacent to an arterial or collector street shall provide an automobile pick-up/drop-off area adequate to protect student safety with access from either a collector or local street, and shall provide a direct pedestrian connection to at least one local street adjacent to the site.

~~(7)~~(8) Methadone Treatment Facility or Opioid Rehabilitation Facility

- (A) Each clinic or facility shall be at least 1,000 feet from the nearest property line of a lot containing a primary use that falls under the Household Living category, Group Living category, a Place of Worship, or a Public or Private School;
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(1) Crops and Pasturage

(A) Generally

- i. Except in the R1 zoning district, this use shall be accessory to a principal use on the same lot or parcel.

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University

See "School, College or University."

~~Greenhouse, Noncommercial~~

~~The accessory or temporary use of a structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for noncommercial use.~~

Urban agriculture, Farmstead

~~The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production and sale of food products from food grown on the premises and include outdoor educational activities conducted on the property related to Urban Agriculture. Separate plots for cultivation or use by one or more individuals may be farmed collectively by members of the group or rented independently and may include common areas maintained and used by group members. This definition includes both indoor and outdoor educational classes administered on-site, gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, rooftop gardens, berry patches, vegetable gardens and other similar activities. Farmstead agriculture uses shall not include the raising of animals, except as permitted elsewhere in the Bloomington Municipal Code.~~

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The relinquishment of property or a cessation of the use of property for a continuous period of twelve months by the owner.

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An activity that is conducted or located on the same zoning lot as the primary building or use served, except as may be specifically provided elsewhere in this UDO; is clearly and customarily incidental to, subordinate in purpose to, and serving the primary use; and is either in the same ownership as the primary use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of the primary use.

Synopsis

This amendment replaces the Attachment A.

10/22/25 Regular Session Action: 5-3 (Zulich not present for this vote)