



City of Bloomington Common Council

Legislative Packet – Addendum

Containing legislative materials related to:

Wednesday, 5 November 2025

Regular Session at 6:30pm

To: Bloomington Common Council

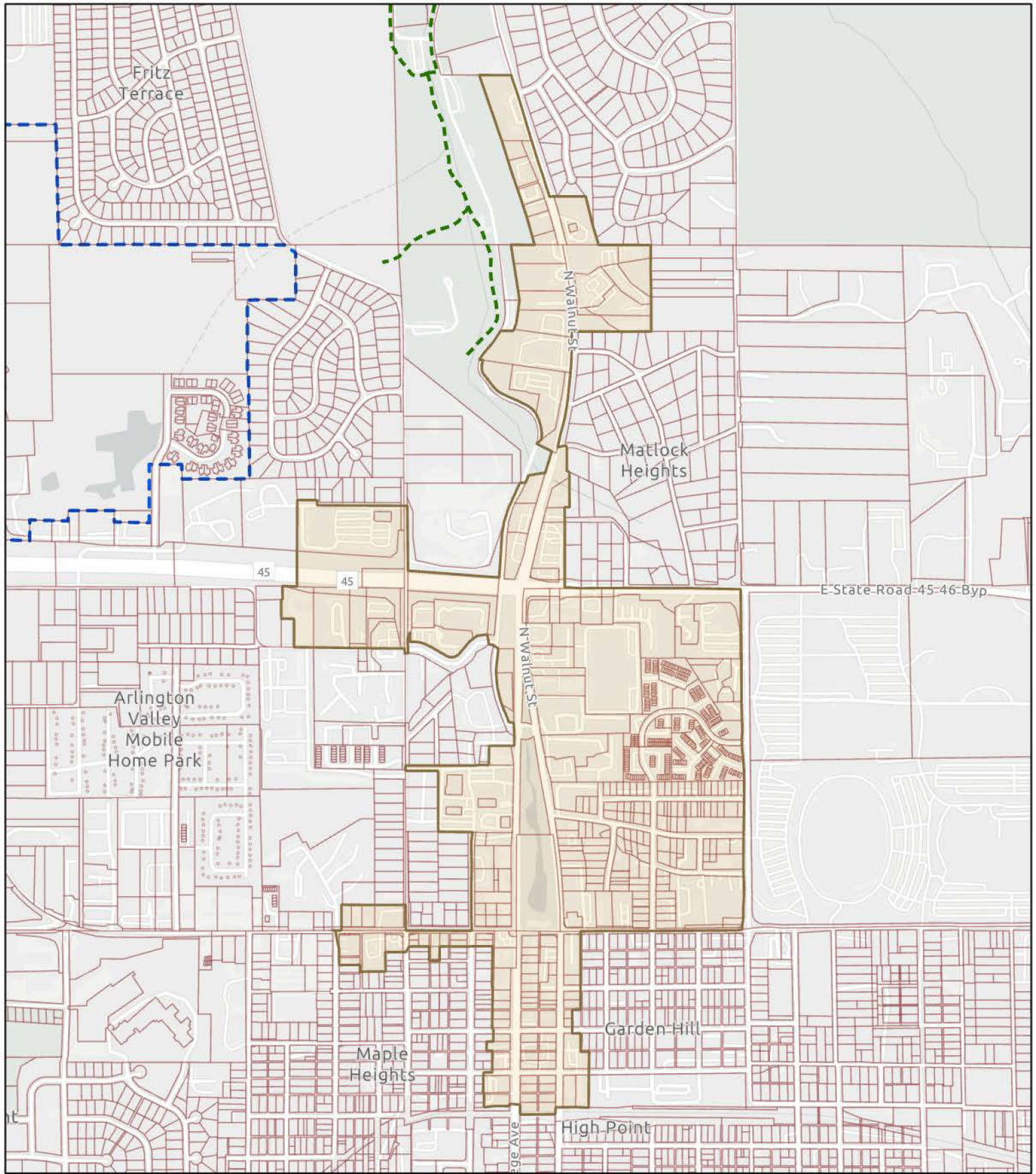
From: Councilmember Stosberg, District 3

RE: Reference Map for Amendment 1 to Resolution 2025-18

Date: November 3, 2025

The attached map can be used as supplementary material related to Amendment 1 of Resolution 2025-18 that is found in the packet. The map here is identical to the one presented in the packet, but this map has the lot lines shown so it is clear exactly what properties are included in the proposed district.

Please let me know if you have any questions. Thank you.



Res. 25-18: To Approve the Naming of the Stadium District in the Area surrounding Miller-Showers Park

Jane Kupersmith, jane.kupersmith@bloomington.in.gov
Director, Economic & Sustainable Development

Overview

- ESD Staff and Councilmember Stosberg propose legislation to advance quality of place and small business attraction and retention on Bloomington's north side.
 - Resolution 25-18: To Approve the Naming of the Stadium District in the Area surrounding Miller-Showers Park

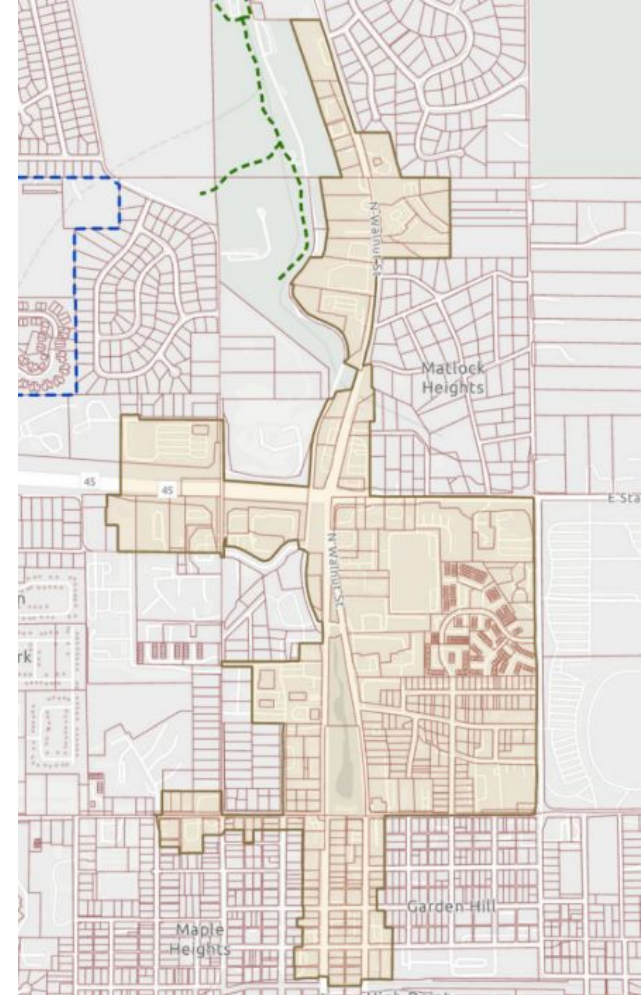
Overview

- What Resolution 25-18 does:
 - Establishes a name (Stadium District);
 - Establishes a geographic area; and
 - Empowers Department of Economic and Sustainable Development to promote it.
- What Resolution 25-18 does **NOT** do:
 - Establish an economic development incentive program;
 - Have a planning component;
 - Require participation; or
 - Commit funding to the Stadium District.

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Stadium District–Feedback

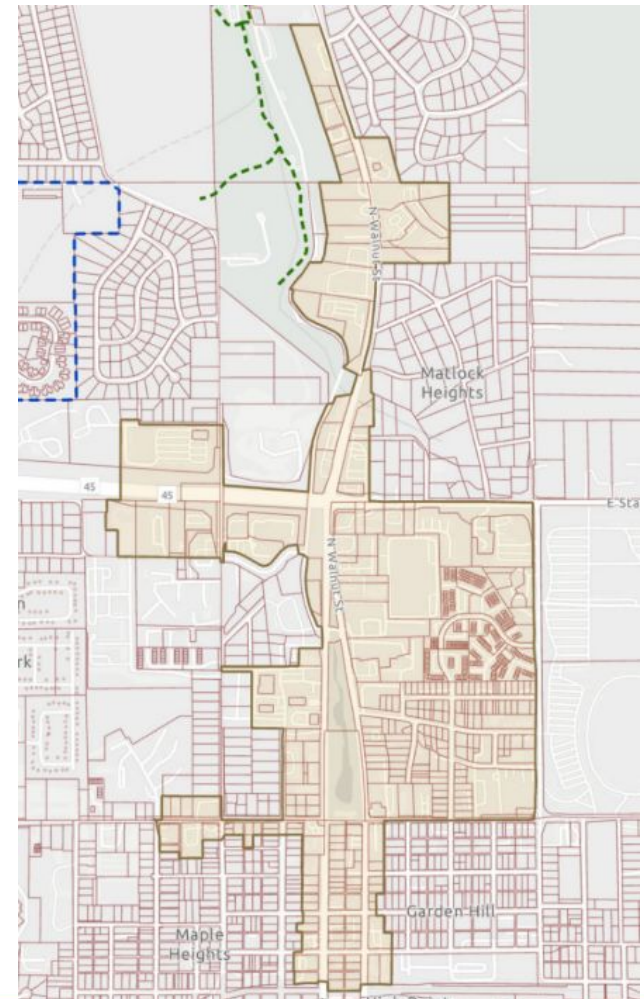
- Communicated with Maple Heights and Garden Hill.
- Retains MM in Maple Heights along College Ave. and 17th St.
- Removes Garden Hill
- Focused on Commercial properties with the exception of the area between Dunn St. and Walnut St. north of 17th St.



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Stadium District–Purpose

- Strengthens Bloomington's identity;
- Create sense of place and pride;
- Welcomes visitors;
- Focused on commercial, but includes student residential between Dunn and College, north of 17th
- Foster redevelopment of certain properties;
- Drives quality of place, and therefore also visitor and workforce attraction;
- Low cost, high impact tool .



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Stadium District—the Why

- Supports multiple 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; and
 - Increase and communicate about quality of place amenities.
- Citywide branding consultant data recommends “bridging town and gown divide.”
- Serves support role during opening of Bloomington Convention Center

Stadium District—Timeline

- 2024—Businesses request district designation
- 2025 May and July—direct business outreach
- Presentation to Council on 9-30-25;
 - tabled to 10/22/2025;
 - tabled to 11/05/2025
- Additional neighborhood outreach to Maple Heights and Garden Hill
- Map feedback incorporated

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THANK YOU.

Questions?

Jane Kupersmith, jane.kupersmith@bloomington.in.gov

****Amendment Form****

Ordinance #: 2025-32
Amendment #: Am. 02
Submitted by: Cm. Asare
Date: November 3, 2025

Proposed Amendment:

1. The Attachment A of Ordinance 2025-32 shall be deleted and replaced with the following as its 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, **CA = Conditional Accessory**. 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	
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		
Urban agriculture, Farmstead	CA*	CA*	CA*	CA*	CA*	CA*	CA*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	20.03.030(c)(5)
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)(6) 20.03.030(c)(7)
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)(7) 20.03.030(c)(8)
Opioid rehabilitation facility										C*	C*	C*		C*	C*			20.03.030(c)(7) 20.03.030(c)(8)
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)

Table 03-1: Allowed Use Table

P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, **CA = Conditional Accessory**, 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	
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.~~ The Board of Zoning Appeals may review days of operation as part of any conditional or accessory use approval.
- 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. When individual plots are rented or assigned to others for cultivation, those participants shall be counted toward the maximum number of individuals allowed on site at one time.
- vii. The operator shall maintain an attendance log documenting the number of employees and volunteers present on-site by date and time; names are optional. The log shall be retained for twelve (12) months and made available to the City upon reasonable request. Failure to comply with the employee limitation or other operational standards of this section may result in revocation of the accessory-use approval.
- viii. 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 at one time. 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. No more than one class session per site shall operate at a time, and total daily attendance shall not exceed the maximum persons allowed by this section.
- ix. Activities associated with the use may be conducted within a building or outside.
- x. The Board of Zoning Appeals shall review and approve parking arrangements during site plan or accessory-use review.
- xi. In the R1, R2, R3, R4, RM, RH, and RMH zoning districts, one additional drivecut is allowed if the property is larger than 10,000 square feet.
- xii. A single, non-illuminated sign not exceeding four (4) square feet may identify the name of the farmstead. Such signage shall comply with the standards for residential nameplates.
- xiii. Violations of these standards shall be subject to enforcement under Chapter 20.11. The Planning and Transportation Department may revoke approval for repeated or uncorrected violations.

(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. Stormwater runoff shall be managed to prevent sediment, fertilizer, or other pollutants from entering public drainage systems or natural waterways.
- 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.

Employee (for purposes of Urban Agriculture, Farmstead, and Noncommercial):

Any individual—whether compensated or uncompensated—who performs work, instruction, maintenance, or other operational tasks on-site on behalf of the property operator. This includes interns and regular volunteers. Individuals attending a one-time or periodic educational class or community event shall not be considered employees, provided such participation complies with applicable class-size and frequency limitations of this section. For enforcement purposes, any person engaged in work activity that contributes to the operation of the site shall count toward the maximum number of employees and volunteers, regardless of compensation status.

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.

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.

Synopsis

This amendment replaces the Attachment A.

11/5/25 Regular Session Action: Pending