

BLOOMINGTON

INDIANA



UNIFIED DEVELOPMENT ORDINANCE

MODULE 1: ZONING DISTRICTS & USES

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Chapter 20.01: ORDINANCE FOUNDATION

[To be drafted in Module 3]

Chapter 20.02: ZONING DISTRICTS

COMMENTARY:

The current District Dimensional Standard tables for each zone district reflect the existing standards within the current code. These standards will be revisited in Module 2 and Module 3. The Plan Commission/Board of Zoning Appeals guidance has been removed from each individual zone district and will be simplified and located in Chapter 20.06. Some of the text is related to the specific intent of the zone district (e.g. “Commercial and office uses should be at a scale that serves the immediate neighborhood”) has been integrated into the district purpose statements and/or reflected in the Use-Specific Standards. Some of the text is regulatory (e.g. “Residential uses should be limited to multifamily development on floors above the street level commercial uses”) should become a use limitation or design standard. These standards will be addressed in Module 2.

20.02.10 Zoning Districts Established ¹

The following zone districts are established as shown in Table 2-1 Summary Table of Zoning Districts. All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04.

(a) Summary Table of Zoning Districts

Table 2-1: Summary Table of Zoning Districts

Current District	Proposed District
Residential	
RE - Residential Estate	RE - Residential Estate
---	R1 - Residential Large Lot [New]
RS - Residential Single-Family	R2 - Residential Medium Lot
RC - Residential Core	R3 - Residential Small Lot
---	R4 - Residential Urban [New]
RM - Residential Multifamily	RM - Residential Multifamily
RH - Residential High-Density Multifamily	RH - Residential High-Density Multifamily
MH - Manufactured/Mobile Home Park	RMH - Manufactured/Mobile Home Park
Mixed-Use	
CL - Commercial Limited	MN - Mixed-Use Neighborhood-Scale
CG - Commercial General	MM - Mixed-Use Medium-Scale
CA - Commercial Arterial	MC - Mixed-Use Corridor
BP - Business Park	ME - Mixed-Use Employment
IN - Institutional	MI - Mixed-Use Institutional
CD - Commercial Downtown	MD - Mixed-Use Downtown
MD - Medical	MH - Mixed-Use Healthcare
Nonresidential	
IG - Industrial General	IN - Industrial
QY - Quarry	PO - Parks and Open Space [New]

Planned Development District	
PUD - Planned Unit Development	PUD - Planned Unit Development
Overlay Zoning Districts	
CSO - Courthouse Square	DCO - Downtown Character Overlay
DCO - Downtown Core Overlay	
UVO - University Village Overlay	
DEO - Downtown Edges Overlay	
DGO - Downtown Gateway Overlay	
STPO - Showers Technology Park Overlay	

¹ Current 20.02.010 through 20.02.050 have been combined into Section 20.02.010

(b) Base Zoning Districts²

- (1) Sections 20.02.20 through 20.02.40 use a common structure to describe the purpose for each base zoning district, an illustrative image, a summary of dimensional standards, and any district-specific standards.
- (2) Each of the Residential, Mixed-Use, and Nonresidential base zone districts listed in Table 2-1 authorizes the land uses listed for that base district in Chapter 20.03; subject to the development standards applicable to that type of development in Chapter 20.04; the subdivision standards in Chapter 20.05; and the requirements for development approval in Chapter 20.06.
- (3) The materials shown in Sections 20.02.20 through 20.02.40 are summaries of basic provisions applicable to the base zoning districts. In the event of an inconsistency between the provisions of Sections 20.02.20 through 20.02.40 and the provisions in Chapters 20.03, 20.04, 20.05, 20.06, or 20.07, the provisions of Chapters 20.03, 20.04, 20.05, 20.06, or 20.07, as applicable, shall apply.
- (4) On the official zoning map a standard zoning district shall be labeled using the two or three character abbreviation shown in Table 2-1.

(c) Planned Unit Development Districts³

- (1) Planned Unit Development districts are separate base zoning districts negotiated with the City and approved by City Council pursuant to those procedures shown in Chapter 20.06.
- (2) On the official zoning map an approved planned unit development zoning district shall be labeled "PUD."

(d) Overlay Zoning Districts⁴

- (1) The overlay zoning districts shown in Table 2-1 supplement, but do not replace, the base zoning district regulations in the areas where the overlay zoning districts are applied.
- (2) An overlay zoning district may add restrictions on the use of property in the underlying base zoning district, or may remove restrictions on the use of property in the underlying zoning district, or both.
- (3) In the event of an inconsistency between the overlay zoning district regulations and the base zoning district regulations, the overlay zoning district regulations shall apply.
- (4) The official zoning map designates where overlay zoning districts apply.

² Incorporates current 20.02.240

³ Revised from current 20.01.240 and 270.

⁴ Revised from current 20.01.250

20.02.20 Residential Zoning Districts

(a) RE: Residential Estate

(1) Purpose⁵

The RE district is intended to promote very low-density development on large lots while allowing for limited agricultural and civic uses and protecting sensitive environmental resources.

Figure 1: Illustrative Scale and Character



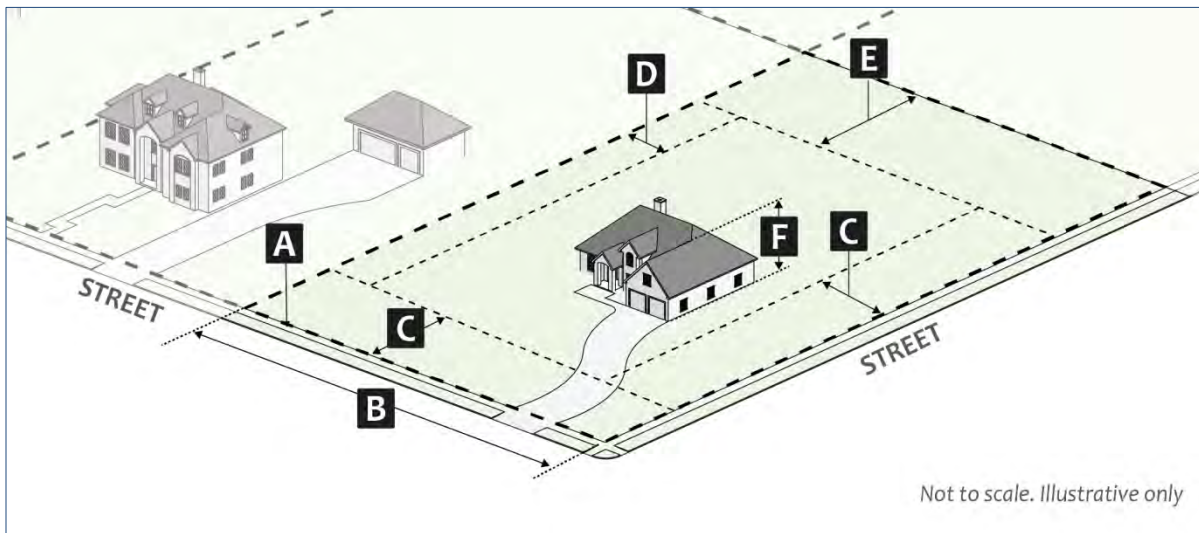
(2) Other Applicable UDO Sections

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-2: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

⁵ Revised purpose statement.

(3) **Dimensional Standards****Figure 2: RE District Dimensional Standards****Table 2-3: RE District Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RE District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	108,900 square feet (2.5 Acres)
B	Lot width	200 feet
Setbacks (Minimum)		
C	Front building setback (applies to each street frontage)	30 feet [1]
D	Side building setback	30 feet
E	Rear building setback	60 feet
Other Standards		
	Impervious surface coverage (maximum)	15 %
	Number of primary residential structures (maximum)	1
F	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] Measured from the proposed right-of-way indicated on the thoroughfare plan.

(4) **Additional RE District Standards**

(Placeholder)

(b) R1: Residential Large Lot⁶**(1) Purpose⁷**

The R1 district is intended to accommodate and preserve low-density single family residential development on relatively large lots plus a limited number of related civic uses while ensuring compatibility with surrounding patterns of development.

Figure 3: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-4: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

⁶ New district to fill the gap between the existing RE (2.5ac min) and existing RS (8,400 sf min). Further GIS study of existing conditions will be necessary to determine appropriate dimensional standards in Module 2.

⁷ Revised purpose statement.

(3) Dimensional Standards

Figure 4: R1 District Dimensional Standards

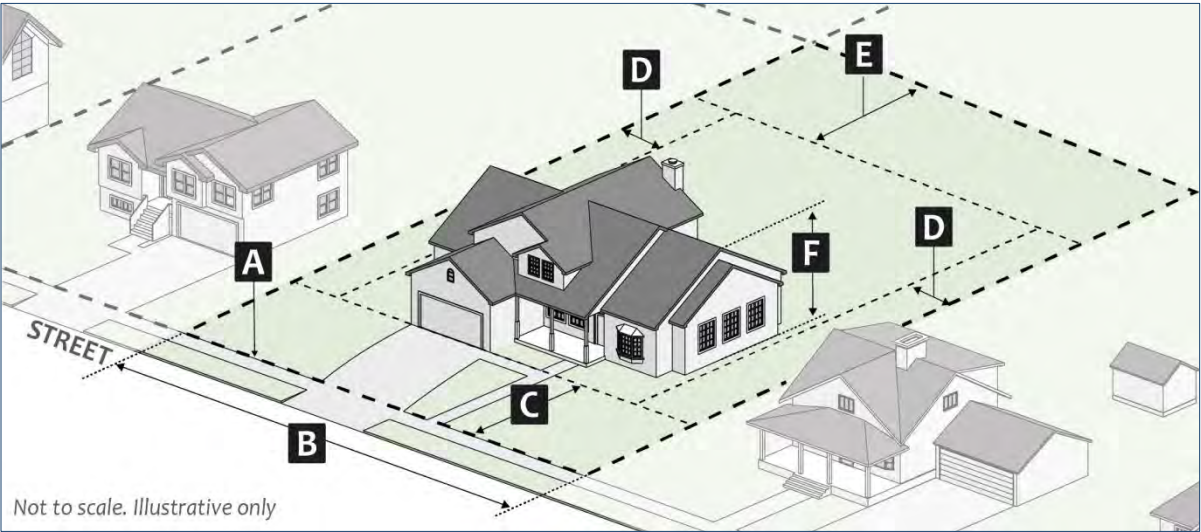


Table 2-5: R1 District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Additional R1 District Standards to be drafted during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	20,000 square feet
B	Lot width	
Setbacks (Minimum)		
C	Front building setback (applies to each street frontage)	
D	Side building setback	
E	Rear building setback	
Other Standards		
	Impervious surface coverage (maximum)	
F	Primary structure height (maximum)	
	Accessory structure height (maximum)	
Notes:		

(4) Additional R-1 District Standards
(Placeholder)

(c) **R2: Residential Medium Lot** ⁸

(1) **Purpose** ⁹

The R2 district is intended to accommodate and preserve medium-density residential development in single-family neighborhoods, plus a limited number of related civic uses, while ensuring compatibility with surrounding patterns of development.

Figure 5: Illustrative Scale and Character



(2) **Other Applicable UDO Sections**

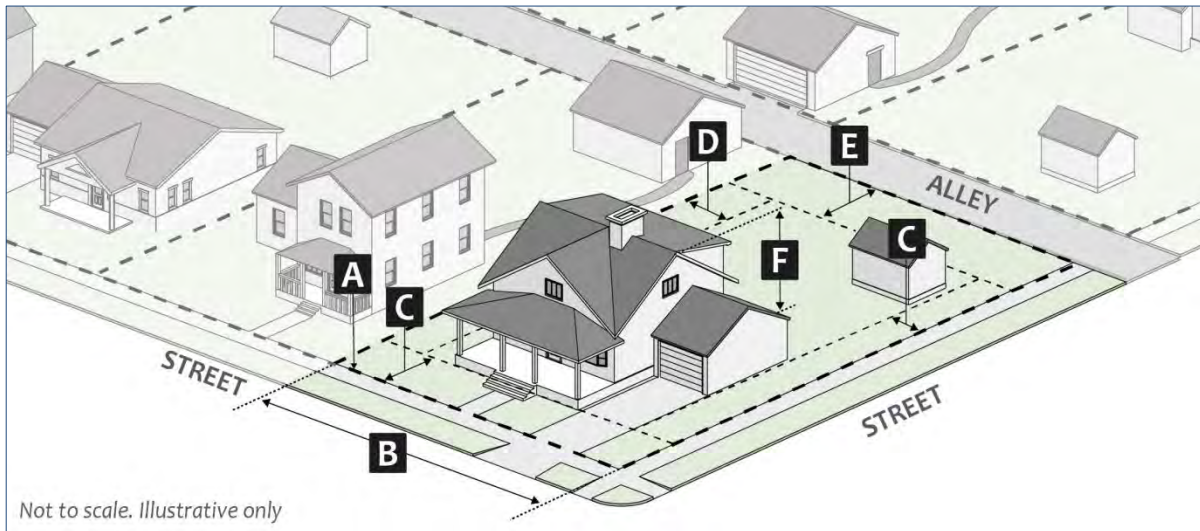
All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-6: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

⁸ Renamed from “RS – Residential Single Family”

⁹ Revised purpose statement.

(3) **Dimensional Standards****Figure 6: R2 District Dimensional Standards****Table 2-7: R2 District Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RS District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	8,400 square feet
B	Lot width	60 feet
Building Setbacks (Minimum)		
C	General front building setback (applies to each street frontage)	15 feet [1]
D	Front building setback for attached front-loading garage or carport	25 feet [2]
E	Side building setback	First Floor: 8 ft. Second floor and each higher floor: 10 ft. [3][4]
F	Rear building setback	25 feet [5]
Other Standards		
	Impervious surface coverage (maximum)	40 percent of the lot area
	Number of primary structures (maximum)	1
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] Measured from the proposed right-of-way indicated on the thoroughfare plan or the block face average setback of the existing primary structures on the same block face, whichever is more.

[2] Measured from the proposed right-of-way indicated on the thoroughfare plan.

[3] Lots of record that are less than 60 feet in width may reduce the required setback up to 2 feet.

[4] Additions to existing structures may utilize the existing side setbacks, provided that the gross floor area of the existing structure is not increased by more than 50%. In no case shall the setback be less than 4 feet.

[5] Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 50%. In no case shall the setback be less than 10 feet.

(4) **Additional R-2 District Standards**

(Placeholder)

(d) R3: Residential Small Lot ¹⁰**(1) Purpose** ¹¹

The R3 district is intended to enhance the medium to high-density residential development on moderately-sized lots in predominantly single-family neighborhoods, plus a limited number of related civic uses, while ensuring compatibility with surrounding patterns of development.

Figure 7: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-8: Cross-Reference to other Applicable UDO Sections

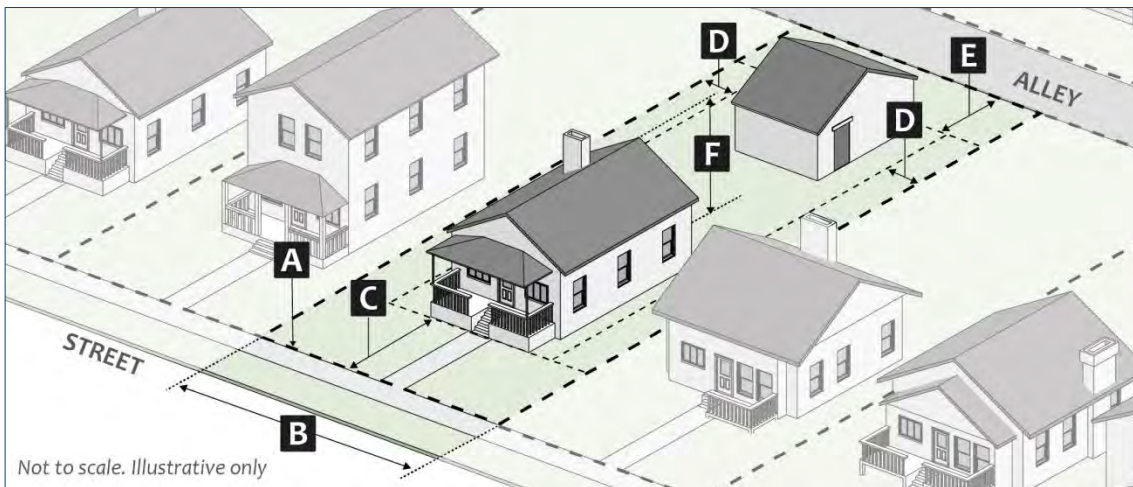
Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹⁰ Renamed from "RC – Residential Core"

¹¹ Revised purpose statement.

(3) **Dimensional Standards**

Figure 8: R3 Dimensional Standards

**Table 2-9: R3 District Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RC District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	7,200 square feet
B	Lot width	55 feet
Building Setbacks (Minimum)		
C	General front building setback (applies to each street frontage)	15 feet [1]
	Front setback for attached front-loading garage or carport	25 feet [2]
D	Side building setback	6 feet, plus 4 feet for each story above the ground floor [3][4]
E	Rear building setback	25 feet [5]
Other Standards		
	Impervious surface coverage (maximum)	45 percent of the lot area
	Number of primary structures (maximum)	1
F	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan; or the block face average setback of the existing primary structures on the same block face, whichever is less. Additions to existing structures may utilize the existing front setback

[2] Measured from the proposed right-of-way indicated on the thoroughfare plan.

[3] Lots of record that are less than 60 feet in width may reduce the required setback up to 2 feet.

[4] Additions to existing structures may utilize the existing side setbacks, provided that the gross floor area of the existing structure is not increased by more than 40%. In no case shall the setback be less than 10 feet.

[5] Additions to existing structures may utilize the existing rear setback, provided that the gross floor area of the existing structure is not increased by more than 50%. In no case shall the setback be less than 10 feet.

(4) **Additional R-3 District Standards**

(Placeholder)

(e) **R4: Residential Urban** ¹²

(1) **Purpose**

The R4 district is intended to accommodate single-family residential development on small urban-scale lots, plus a limited number of related civic uses, that reinforce the character of the surrounding area while promoting affordable housing solutions.

Figure 9: Illustrative Scale and Character



(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-10: Cross-Reference to other Applicable UDO Sections	
Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹² New district.

(3) Dimensional Standards

Figure 10: R4 Dimensional Standards

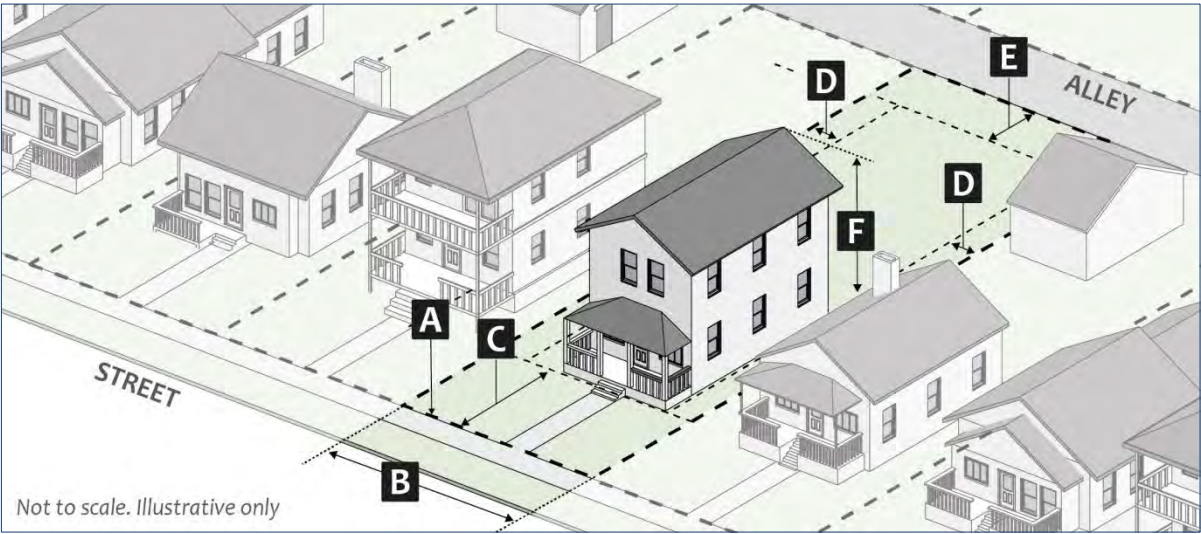


Table 2-11: R4 District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Additional R4 District Standards to be reviewed during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	4,500 square feet ¹³
B	Lot width	
Setbacks (Minimum)		
C	General front building setback (applies to each street frontage)	
	Front setback for attached front-loading garage or carport	
D	Side building setback	
E	Rear building setback	
Other Standards		
	Impervious surface coverage (maximum)	
F	Primary structure height (maximum)	
	Accessory structure height (maximum)	
Notes:		

(4) Additional R-4 District Standards
(Placeholder)

¹³ Initial lot area proposed and confirmed by staff to explore.

(f) RM: Residential Multifamily**(1) Purpose¹⁴**

The RM district is intended to accommodate medium density single-, two-, and multi-family residential development, plus related civic and residential-supportive uses, to ensure an adequate mix of housing types throughout the community.

Figure 11: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-12: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹⁴ Revised purpose statement.

(3) Dimensional Standards

Figure 12: RM Dimensional Standards



Table 2-13: RM District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RM District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		Multifamily Dwelling	Single-Family Dwelling
A	Lot area	21,780 square feet	RS zone standards apply
B	Lot width	85 feet	
Building Setbacks (Minimum)			
D	General front building setback (applies to each street frontage)	15 feet [1]	RS zone standards apply
E	General side building setback	15 feet	
F	General rear building setback	15 feet	
Parking Setbacks (Minimum)			
	Front parking setback	20 feet behind the primary structures building wall	RS zone standards apply
	Side parking setback	7 feet	
	Rear parking setback	7 feet	
Other Standards			
	Impervious surface coverage (maximum)	40 percent of lot area ¹⁵	RS zone standards apply
	Density (maximum)	7 units / acre (6,223 square feet per dwelling unit) ¹⁶ [2]	
G	Primary structure height (maximum)	40 feet	
	Accessory structure height (maximum)	20 feet	

Notes:

[1] Measured from the proposed right-of-way indicated on the thoroughfare plan; or the block face average setback of the existing primary structures on the same block face, whichever is more.

[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

(4) Additional RM District Standards

(Placeholder)

¹⁵ Module 2 will explore a switch from a maximum impervious surface standard to a minimum green space standard for the RM, RH, and Mixed-Districts.

¹⁶ Current alternative density measurements will be reviewed in Module 2.

(g) RH: Residential High Density**(1) Purpose¹⁷**

The RH district is intended accommodate high-density multi-family residential development, plus related civic and residential-supportive uses, to provide an adequate mix of housing types throughout the community. This district can also serve as a transition between other lower-density districts and the downtown or university areas.

Figure 13: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-14: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹⁷ Revised purpose statement.

(3) Dimensional Standards

Figure 14: RH Dimensional Standards

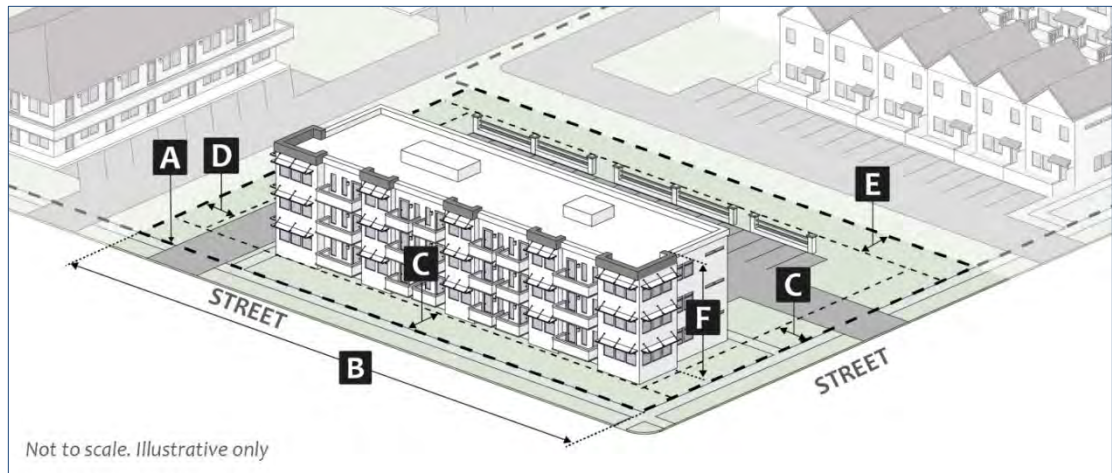


Table 2-15: RH District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards – (Current RH District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		Multifamily Dwelling	Single-Family Dwelling
A	Lot area	21,780 square feet	RS zone standards apply
B	Lot width	85 feet	
Setbacks (Minimum)			
C	Front building setback (applies to each street frontage)	15 feet [1]	RS zone standards apply
D	Side building setback	15 feet	
E	Rear building setback	15 feet	
Parking Setbacks			
	Front parking setback	20 feet behind the primary structure's front building wall	RS zone standards apply
	Side parking setback	10 feet	
	Rear parking setback	10 feet	
Other Standards			
	Impervious surface coverage (maximum)	50 percent of lot area	RS zone standards apply
	Density (maximum)	15 units /acre (2,904 square feet per dwelling unit) AND 30 units /acre (1,452 square feet per dwelling unit) for the total net acreage ¹⁸ provided that the maximum gross density does not exceed 15 units per acre over the entire development [2]	
F	Primary structure height (maximum)	50 feet	
	Accessory structure height (maximum)	20 feet	

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan; or the block face average setback of the existing primary structures on the same block face, whichever is more.

[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

(4) Additional RH District Standards

(Placeholder)

¹⁸ Recommend removing net acreage definition of net acreage and moving to the Definitions chapter.

(h) RMH: Manufactured/Mobile Home Park**(1) Purpose¹⁹**

The RMH district is intended to accommodate for manufactured housing developments with shared amenities in order to promote and preserve housing opportunities.

Figure 15: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-16: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

¹⁹ Revised purpose statement.

(3) Dimensional Standards

Figure 16: RMH Dimensional Standards

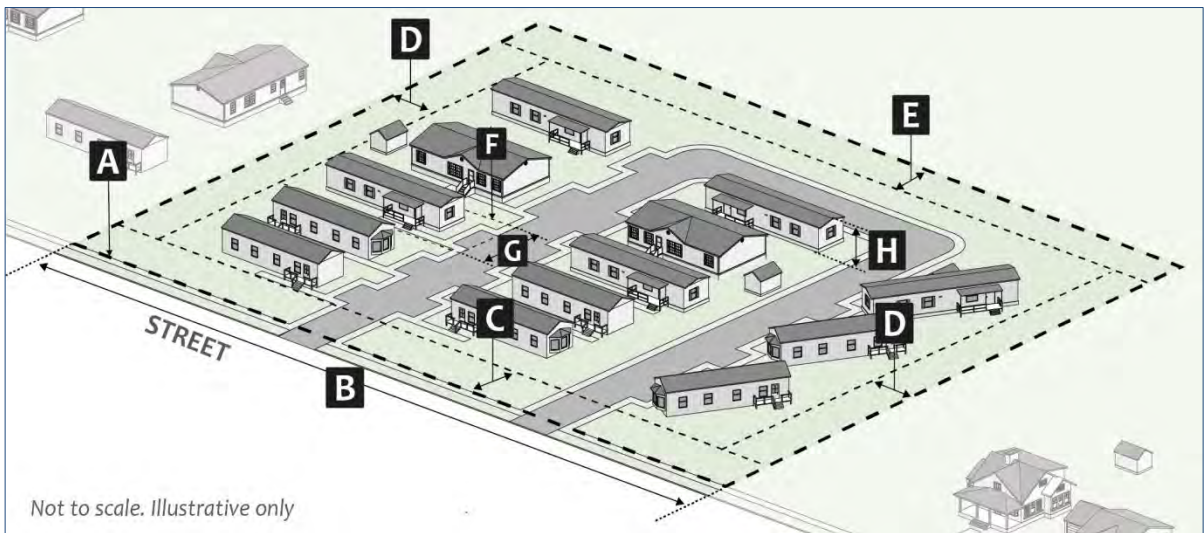


Table 2-17: RMH District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current RMH District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	87,120 square feet
B	Lot width	200 feet
Setbacks For Development As A Whole (Minimum)		
C	Front building setback (applies to each street frontage)	25 feet [1]
D	Side building setback	20 feet
E	Rear building setback	20 feet
Dwelling site standards (minimum)		
F	Site size	4,000 square feet
G	Site width	40 feet
	Site front building setback	10 feet [2]
	Site side building setback for primary structures	10 feet
	Site side building setback for accessory structures	2 feet
	Site rear building setback for primary structures	10 feet
	Site rear building setback for accessory structures	2 feet
Other Standards		
	Impervious surface coverage (maximum)	65 %
	Number of primary structures (maximum)	1 per dwelling site
H	Primary structure height (maximum)	20 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] From the proposed right-of-way indicated on the master thoroughfare plan

[2] From the edge of pavement of interior roads and 15 feet the proposed right-of-way indicated on the thoroughfare plan

(4) Additional RMH District Standards

(Placeholder)

20.02.30 Mixed-Use Zoning Districts

(a) MN: Mixed-Use Neighborhood Scale²⁰

(1) Purpose²¹

The MN district is intended promote a mix of neighborhood-scale residential, commercial, and institutional uses in order to promote context sensitive neighborhood-serving development at nodes and corridors near low- and medium-intensity residential neighborhoods.

Figure 17: Illustrative Scale and Character



(2) Other Applicable UDO Sections

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-18: Cross-Reference to other Applicable UDO Sections

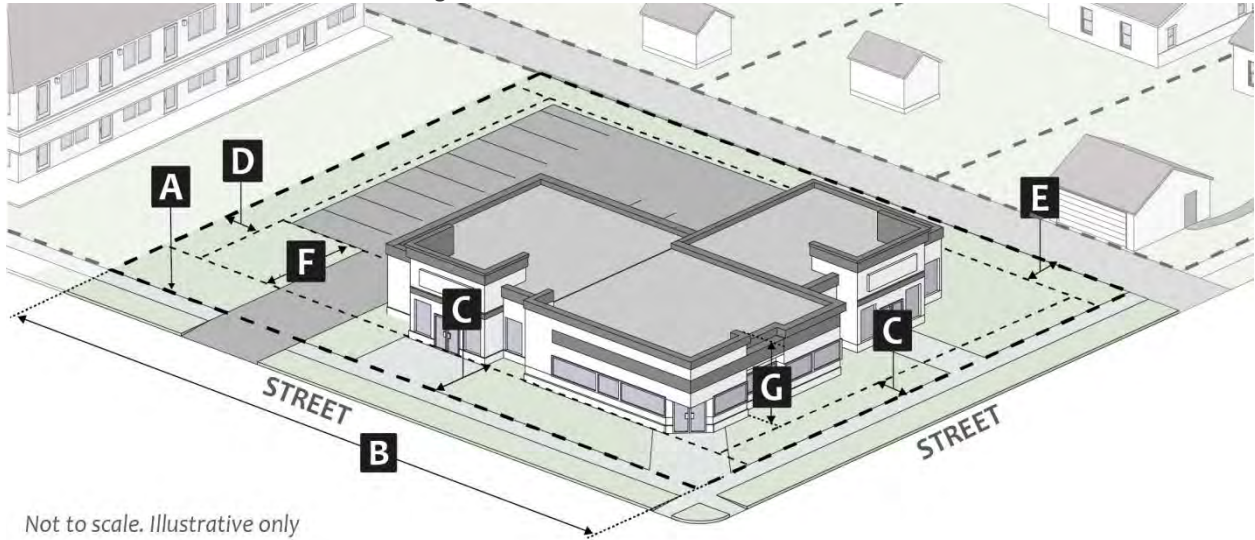
Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

²⁰ Renamed from “CL – Commercial Limited”

²¹ Revised purpose statement.

(3) **Dimensional Standards**

Figure 18: MN Dimensional Standards

**Table 2-19: MN District Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards – (Current CL District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	5,000 square feet
B	Lot width	50 feet
Building Setbacks (Minimum)		
C	Front setback (applies to each street frontage)	15 feet [1]
D	Side setback	7 feet
E	Rear setback	10 feet
Parking Setbacks (Minimum)		
F	Front setback	20 feet behind the primary structures front building wall
	Side setback	7 feet
	Rear setback	7 feet
Other Standards		
	Residential density (maximum)	15 units / acre [2]
	Impervious surface coverage (maximum)	50 percent of the lot area
	Area of any individual commercial tenant (maximum)	5,000 square feet gross floor area
G	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan; or the average of the front setbacks of the existing primary structures on the same block face, whichever is less.

[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

(4) **Additional MN District Standards**

(Placeholder)

(b) MM: Mixed-Use Medium Scale²²**(1) Purpose²³**

The MM district is intended to accommodate medium-scaled projects with a mix of housing and storefront retail, professional office, civic and/or residential uses at a scale that is larger than neighborhood-scale but smaller than destination commercial uses or high-density residential development.

Figure 19: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

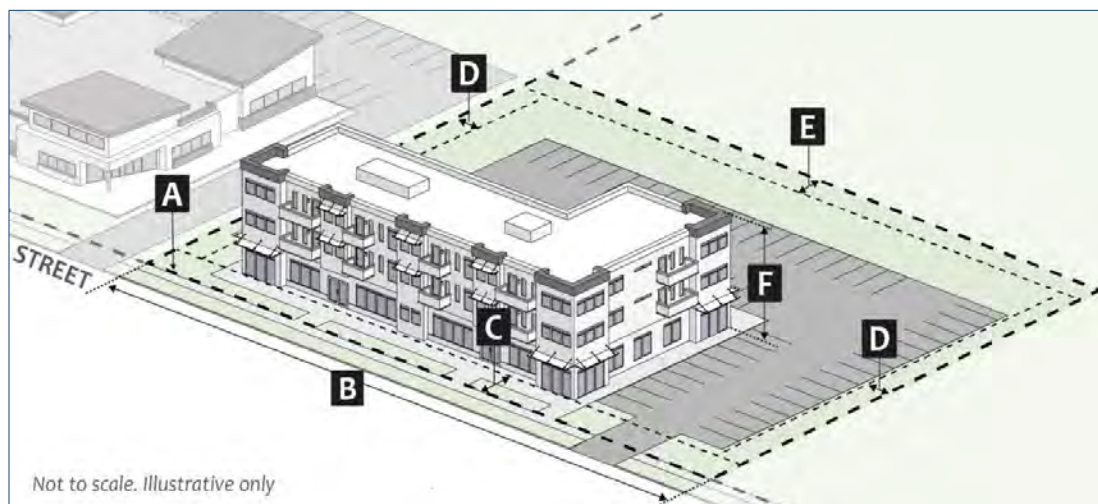
Table 2-20: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.780
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

²² Renamed from "CG-Commercial General"

²³ Revised purpose statement.

Figure 20: MM Dimensional Standards



The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Lot Dimensions (Minimum)		
A	Lot area	21,780 square feet
B	Lot width	85 feet
Building Setbacks (Minimum)		
C	Front building setback (applies to each street frontage)	15 feet [1]
D	Side building setback	7 feet
E	Rear building setback	7 feet
Parking Setbacks (Minimum)		
Adjacent to Nonresidential and Mixed-Use Zoning Districts ²⁴		Adjacent to Residential Zoning Districts
Front setback		20 feet behind the primary structures front building wall [2]
Side setback		7 feet
Rear setback		15 feet
Other Standards		
Residential density (maximum)		15 units / acre [3]
Impervious surface coverage (maximum)		60 percent
F	Primary structure height (maximum)	50 feet
Accessory structure height (maximum)		30 feet

- [1] From the proposed right-of-way indicated on the thoroughfare plan; or the average of the front setbacks of the existing primary structures on the same block face, whichever is less
- [2] For through lots, this required setback shall only be located on the street with the highest thoroughfare plan classification.
- [3] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

²⁴ Revised to clarify that this standard also applies to properties adjacent to Mixed-use zoning districts.

(c) **MC: Mixed Use Corridor** ²⁵(1) **Purpose** ²⁶

The MC district is intended to accommodate medium-scaled developments with a mix of storefront retail, professional office, and/or residential dwelling units along arterial and collector corridors at a scale larger than the neighborhood-scale uses accommodated by the MN zoning district.

Figure 21: Illustrative Scale and Character(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-22: Cross-Reference to other Applicable UDO Sections

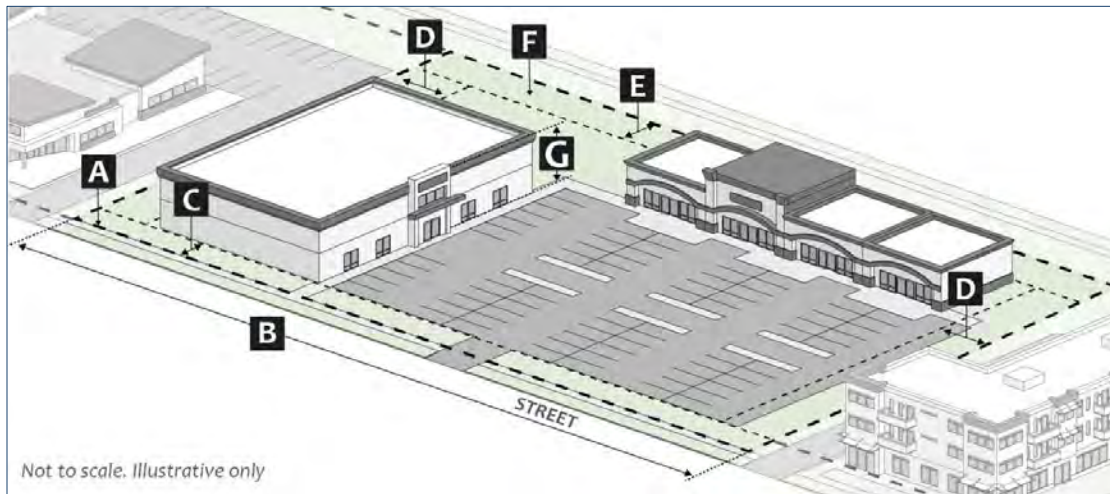
Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

²⁵ Renamed from "CG-Commercial General"

²⁶ Revised purpose statement.

(3) **Dimensional Standards**

Figure 22: MC Dimensional Standards

**Table 2-23: MC District Dimensional Standards**

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current CG District Standards to be reviewed during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	32,670 square feet
B	Lot width	130 feet
Building Setbacks (Minimum)		
C	Front setback (applies to each street frontage)	15 feet [1]
D	Side setback	7 feet
E	Rear setback	7 feet
Parking Setbacks (Minimum)		
	Adjacent to Mixed-Use and Nonresidential Zoning Districts ²⁷	Adjacent to Residential Zoning Districts
Front setback	20 feet behind the primary structure's front building wall [2]	
Side setback	7 feet	15 feet
Rear setback	7 feet	15 feet
Other Standards		
	Residential density (maximum)	15 units / acre [3]
	Impervious surface coverage (maximum)	60 %
G	Primary structure height (maximum)	50 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan; or the average of the front setbacks of the existing primary structures on the same block face, whichever is less

[2] For through lots, this requires setback shall only be located on the street with the highest thoroughfare plan classification.

[3] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

(4) **Additional MC District Standards**

(Placeholder)

²⁷ Revised to clarify that this standard also applies to properties adjacent to Mixed-use zoning districts.

(d) **ME: Mixed Use Employment** ²⁸

(1) **Purpose** ²⁹

The ME district is intended to provide a mixture of office-related uses and medium-scale multi-family residential uses in a coordinated business park or research park environment that provide significant employment opportunities for the community and the surrounding region.

Figure 23: Illustrative Scale and Character



(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-24: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

²⁸ Renamed from “BP – Business Park”

²⁹ Revised purpose statement.

(3) Dimensional Standards

Figure 24: ME Dimensional Standards

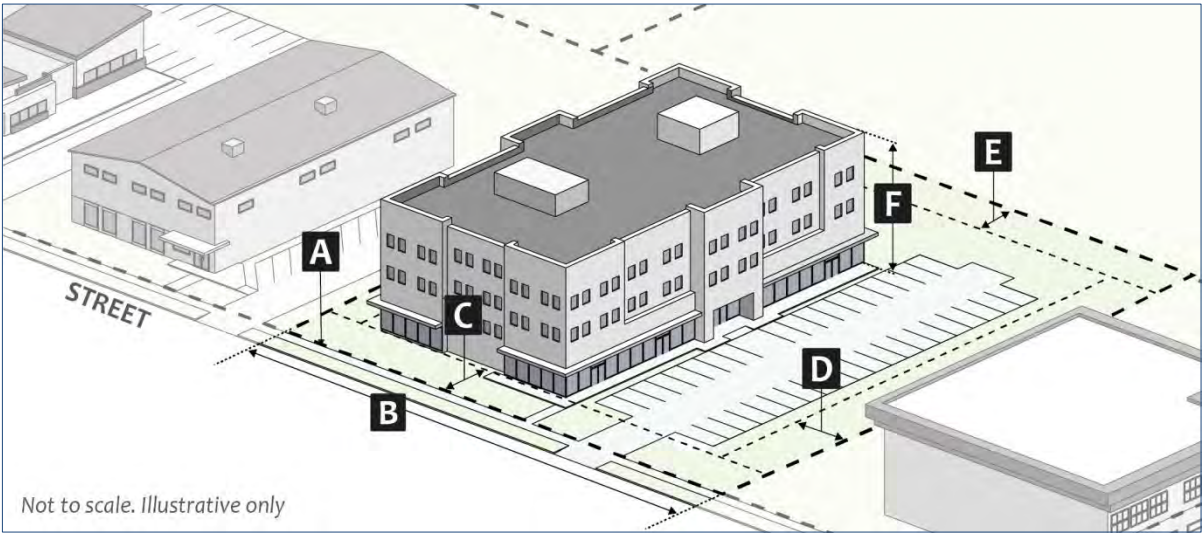


Table 2-25: ME District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current BP District Standards to be reviewed during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	32,670 square feet
B	Lot width	130 feet
Building Setbacks (Minimum)		
C	Front building setback (applies to each street frontage)	15 feet [1]
D	Side building setback	20 feet
E	Rear building setback	20 feet
Parking Setbacks (Minimum)		
	Front building setback	Behind the primary structure’s front building wall ³⁰ [2]
	Side building setback	10 feet
	Rear building setback	10 feet
Other Standards		
	Impervious surface coverage (maximum)	60 %
	Residential density (maximum)	15 units/acre [3]
G	Primary structure height (maximum)	60 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] 15 feet from the proposed right-of-way indicated on the thoroughfare plan

[2] For through lots, this requires setback shall only be located on the street with the highest thoroughfare plan classification.

[3] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

(4) Additional ME District Standards

(Placeholder)

³⁰ Removed “20 feet...”

(e) **MI: Mixed Use Institutional**³¹

(1) **Purpose**³²

The MI district is intended to provide regulations for properties that serve as community institutions, including but not limited to parks, schools, cemeteries, golf courses, religious institutions, nonprofit gathering places, and similar uses, regardless of public or private ownership.

Figure 25: Illustrative Scale and Character



(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-26: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

(3) **Dimensional Standards**

³¹ Renamed from “IN – Institutional”

³² Revised purpose statement.

Figure 26: MI Dimensional Standards

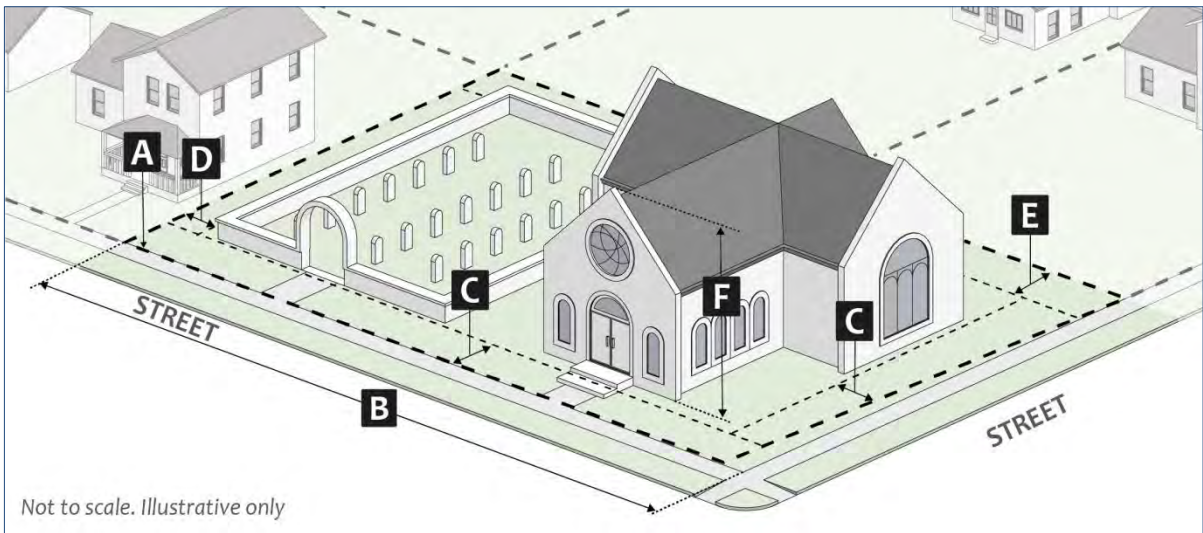


Table 2-27: MI District Dimensional Standards

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current IN District Standards to be reviewed during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	21,780 square feet
B	Lot width	50 feet
Building Setbacks (Minimum)		
C	Front building setback (applies to each street frontage)	15 feet [1]
D	Side building setback	10 feet
E	Rear building setback	10 feet
Parking Setbacks (Minimum)		
	Front building setback	20 feet behind the Primary Structures Front Building Wall
	Side building setback	10 feet
	Rear building setback	10 feet
Other Standards		
	Impervious surface coverage (maximum)	60 %
F	Primary structure height (maximum)	50 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] 15 feet from the proposed right-of-way indicated on the thoroughfare plan

- (4) **Additional MI District Standards**
(Placeholder)

(f) **MD -Mixed Use Downtown³³**(1) **Purpose³⁴**

The MD district is intended to protect and enhance the character of the central business district, to guide new development and redevelopment activities in the downtown area, and to promote a mix of moderate-to high-density development with active street edges. The zoning district is divided into six different Character Areas, and permitted size and scale of buildings vary among those Character Areas to ensure that projects are compatible in mass and scale with historic structures in the surrounding areas.

Figure 27: Illustrative Scale and Character(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the Downtown Character Overlay regulations in 20.02.60(a), the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-28: Cross-Reference to other Applicable UDO Sections

Character Overlay Regulations	Section 20.02.60(a)
Downtown Character Overlay	Section 20.02.60(a)
Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

³³ Renamed from "CD - Commercial Downtown"

³⁴ Revised purpose statement.

(3) Dimensional Standards

Dimensional standards for the six different Mixed-Use Downtown Character Areas are shown in Sections 20.02.30(f)(5) through 20.02.30(f)(10) below.

(4) Additional MD District Standards

(Placeholder)

COMMENTARY

The current CD zone base zoning district is supplemented by six overlay zone districts that cover all of the CD base district area with almost 40 pages of tailored zoning standards. The topics covered by the current CSO, DCO, UVO, DEO, DGO, and STPO overlays include purpose statements, permitted uses, dimensional and development standards, and architectural standards. In addition, in some cases the overlay district standards are the same for all six overlays (or for five or four or three of them), but the identical text is repeated in each of those overlay district sections. Finally, in some cases multiple overlay district standards address the same topic (for example, required windows on street facades or the degree of articulation required on building facades). This adds complexity to downtown development and could make it more difficult to comply with all of the different design standards affecting the same part of the building (or requiring staff or the Planning Commission to determine which of two apparently conflicting standards will prevail – which adds time and uncertainty to the process).

We recommend that the content of the current downtown overlay districts be better integrated into UDO chapters where those topics are already addressed. In many cases this will make it easier to find related information and reduce the chances for unintentional inconsistencies to enter the UDO over time. Some of the basic content in the current overlay districts would appear in the MD base district, some would be integrated into the UDO chapters on development standards, and some would remain in a single Downtown Character Overlay district (with six subareas). Our recommendations are summarized in the following table (which will not appear in the final UDO).

Current Overlay District Topic	Recommendation	Address in Module 1?
Purpose Statements	Carry over in base MD district	Yes
Review Processes and Criteria	Integrate in Chapter 20-06: Procedures	No
Uses		
Permitted-Additional-Excluded-Conditional Uses	Integrate in Chapter 20-03: Use Regulations (Some vary by subarea)	Yes
Ground Floor Use Requirements	(Identify ground floor use requirements on a map)	
Development Standards		
Building Max. Density, Impervious Surface, Height, Setbacks, Build-tos, and Stepbacks	Integrate in Chapter 20-04 Development Standards (Dimensions)	No
	Include summary chart in base MD district (as for all other base zone districts)	Yes
Parking Standards and Setbacks	Integrate in Chapter 20-04 Development Standards (Parking)	No
Architectural Standards		
Alignment with and Stepdowns to Historic Buildings	Keep in Overlay district as only applicable downtown Keep frontage-specific standards for Kirkwood and Restaurant Row	Yes
Building Orientation		
Roof Design and Caps		
Façade Void-to-Solid, Windows, Doors, and Entrance Details		
Façade Articulation		
Façade Materials and Finish		
Cross-references to Design Guidelines		
Street Trees	Integrate in Chapter 20-04 Development Standards (Landscaping)	No
Lighting	Integrate in Chapter 20-04 Development Standards (Lighting)	No
Mechanical/Service Screening	Integrate in Chapter 20-04 Development Standards (Landscaping)	No

The recommended changes that are included in Module 1 are shown and footnoted in below. Those that require integration with content in Module 2 and 3 will appear in those modules.

(5) **MD-CS: Mixed-Use Downtown - Courthouse Square Character Area**³⁵**(A) Purpose**³⁶

The Mixed-Use Downtown Courthouse Square (MD-CS) character area is intended maintain the historic character of downtown by providing a diverse mix of traditional commercial retail uses at the street level to capitalize on, maintain and enhance the pedestrian activity, and to visually define the sidewalk edges with interesting buildings that respect the established context of traditional commercial storefront buildings.

(B) Dimensional Standards**Figure 28: MD-CS Character Area Dimensional Standards****Table 2-29: MD-CS Dimensional Standards**

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards		
Building Setbacks		
A	Build-to line (applies to each street frontage)	0 feet
B	Building façade at build-to line (minimum)	90%
	Front building setback (maximum – applies to each street frontage)	n/a
C	Side building setback (minimum)	0 feet
D	Rear building setback (minimum)	0 feet
Parking Setbacks (Minimum)		
E	Front parking setback	20 feet behind the primary structures front building wall
	Side parking setback	0 feet
	Rear parking setback	0 feet
Other Standards		
	Residential density (maximum)	20 units/acre [1]
	Impervious surface coverage (maximum)	100 %
F	Primary structure height (maximum)	30 feet
	Primary Structure height (minimum)	25 feet
	Accessory structure height (maximum)	25 feet

Notes:

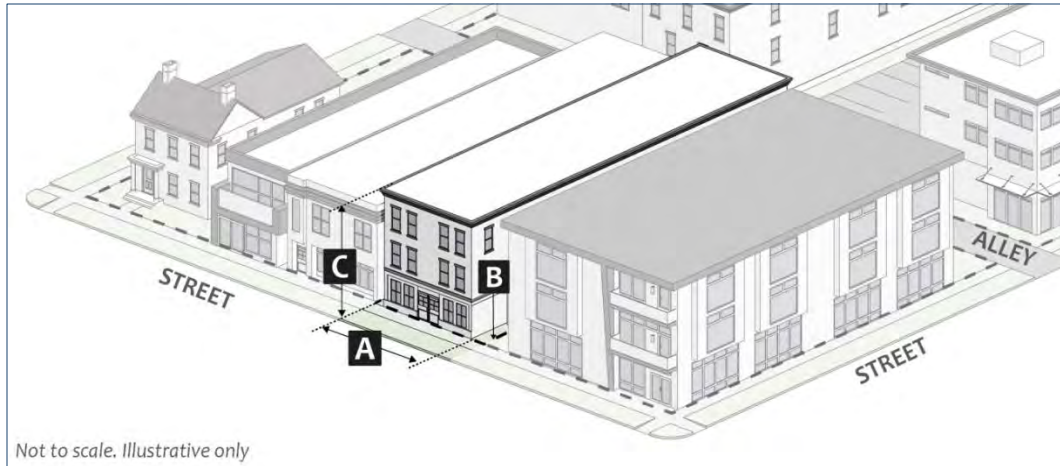
[1] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

³⁵ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

³⁶ Revised purpose statement.

(6) **MD-DC: Mixed-Use Downtown – Downtown Core Character Area**³⁷**(A) Purpose**³⁸

The Mixed-Use Downtown Core (MD-DC) character area is intended to draw upon the design traditions exhibited by historic commercial buildings by providing individual, detailed storefront modules that are visually interesting to pedestrians, and to promote infill and redevelopment of sites using residential densities and building heights that are higher in comparison to other character areas within the downtown.

(B) Dimensional Standards**Figure 29: MD-DC Character Area Dimensional Standards****Table 2-30: MD-DC Dimensional Standards**

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards		
Building Setbacks		
	Build-to line (applies to each street frontage)	0 feet
A	Building façade at build-to line (minimum)	70 %
	Front building setback (maximum – applies to each street frontage)	n/a
	Front building setback (minimum) adjacent to B-Line	10 feet from the B-Line ROW
B	Side building setback (minimum)	0 feet
	Rear building setback (minimum)	0 feet
Parking Setbacks (Minimum)		
	Front parking setback	20 feet behind primary structure's front building wall
	Side parking setback	5 feet
	Rear parking setback	5 feet
Other Standards		
	Residential density (maximum)	30 units/acre [1]
	Impervious surface coverage (maximum)	100 %
C	Primary structure height (maximum)	40 feet
	Primary Structure height (minimum)	35 feet
	Accessory structure height (maximum)	25 feet

Notes:

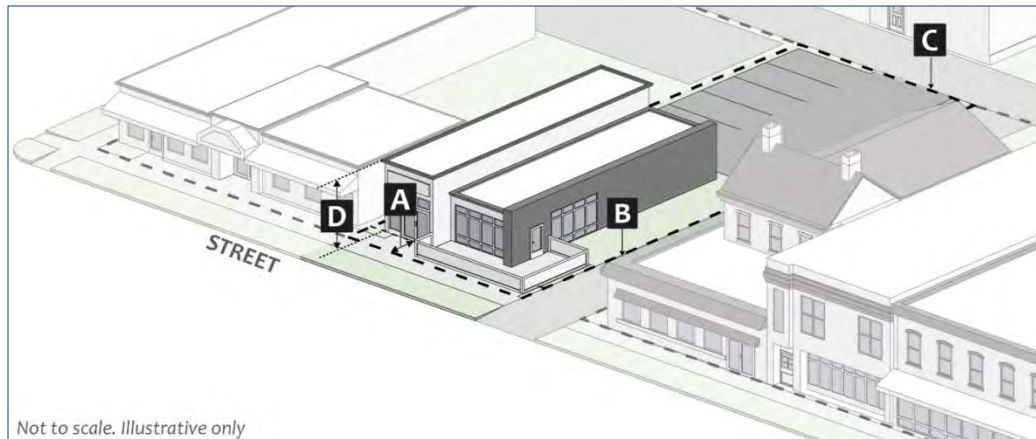
[1] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

³⁷ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

³⁸ Revised purpose statement.

(7) **MD-UV: Mixed-Use Downtown - University Village Character Area**³⁹**(A) Purpose**⁴⁰

The Mixed-Use Downtown University Village (MD-UV) character area is intended to serve as a dynamic and key transitional activity center that connects the courthouse square with Indiana University, to promote infill and redevelopment of sites using moderate residential densities for the university village area and higher residential densities along the Kirkwood Corridor (Washington Street to Indiana Avenue) and to protect and maintain the unique character of the converted residential structures along Restaurant Row (4th Street between Lincoln Street and Dunn Street).

(B) Dimensional Standards**Figure 30: MD-UV Character Area Dimensional Standards****Table 2-31: MD-UV Dimensional Standards**

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards				
Building Setbacks				
	Build-to line (applies to each street frontage)	n/a		
A	Front building setback (maximum – applies to each street frontage)	10 feet		
B	Side building setback (minimum)	0 feet		
C	Rear building setback (minimum)	0 feet		
Parking Setbacks (Minimum)		General	Kirkwood Corridor	
	Front parking setback	20 feet behind primary structure’s front building wall		
	Side parking setback	5 feet	0 feet	
	Rear parking setback	5 feet	5 feet	
Other Standards		General	Kirkwood Corridor	Restaurant Row
	Residential density (maximum)	20 units/acre [2]		
	Impervious surface coverage (maximum)	85 %	100 %	85%
D	Primary structure height (maximum)	30 feet	30 feet	25 feet
	Primary Structure height (minimum)	25 feet	25 feet	20 feet
	Accessory structure height (maximum)	25 feet	25 feet	25 feet

Notes:

[1] From the existing public right-of-way.

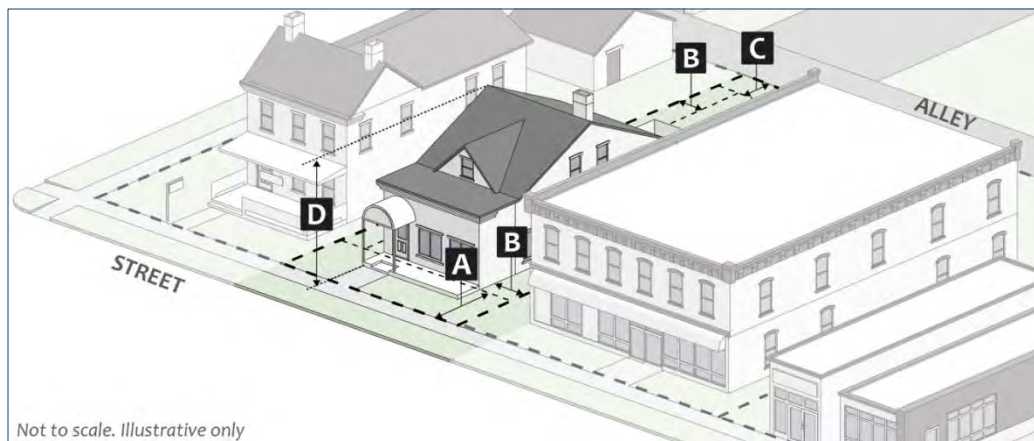
[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

³⁹ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

⁴⁰ Revised purpose statement.

(8) **MD-DE: Mixed-Use Downtown – Downtown Edges Character Area**⁴¹**(A) Purpose**⁴²

The Mixed-Use Downtown Edges (MD-DE) character area is intended to guide both new development and redevelopment activities to ensure that new development is compatible in mass and scale with historic structures in the downtown edges character area, and to create a transitional zone between downtown commercial and core residential development where design reflects a mix of traditional commercial storefronts and residential development configurations.

(B) Dimensional Standards**Figure 31: MD-DE Character Area Dimensional Standards****Table 2-32: MD-DE Dimensional Standards**

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards		
Building Setbacks		
	Build-to line (applies to each street frontage)	n/a
A	Front building setback (maximum – applies to each street frontage)	15 feet [1]
B	Side building setback (minimum)	7 feet
C	Rear building setback (minimum)	10 feet
Parking Setbacks (Minimum)		
	Front parking setback	20 feet behind the primary structure's front building wall
	Side parking setback	7 feet
	Rear parking setback	7 feet
Other Standards		
	Residential density (maximum)	15 units/acre [2]
	Impervious surface coverage (maximum)	75 %
D	Primary structure height (maximum)	25 feet
	Primary Structure height (minimum)	20 feet
	Accessory structure height (maximum)	25 feet

Notes:

[1] From the existing public right-of-way.

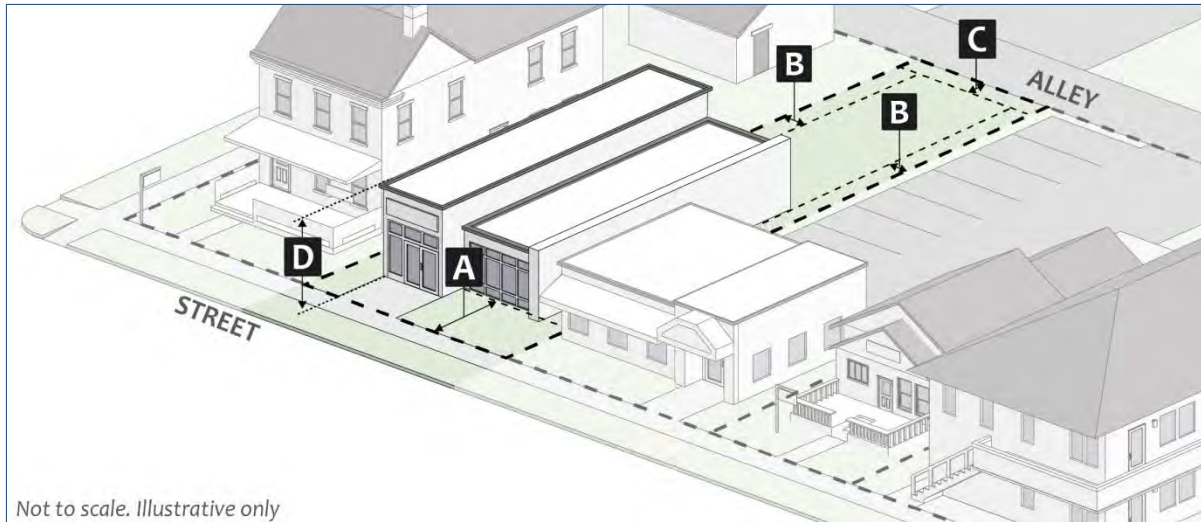
[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

⁴¹ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

⁴² Revised purpose statement.

(9) **MD-DG: Mixed-Use Downtown - Downtown Gateway Character Area**⁴³**(A) Purpose**⁴⁴

The Mixed-Use Downtown Gateway (MD-DG) character area is intended to draw upon architectural detailing and thoughtful site planning to reflect the vital transitional nature of the district to the overall arrival and departure sequence to the downtown area and to create active mixed-use developments that link to adjacent neighborhoods and the downtown circulation network.

(B) Dimensional Standards**Figure 32: MD-DG Character Area Dimensional Standards****Table 2-33: MD-DG Dimensional Standards**

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards		
Building Setbacks		
	Build-to line (applies to each street frontage)	n/a
A	Front building setback (maximum – applies to each street frontage)	15 feet [1]
B	Side building setback (minimum)	5 feet
C	Rear building setback (minimum)	5 feet
Parking Setbacks (Minimum)		
D	Front parking setback	20 feet behind primary structure's front building wall
	Side parking setback	5 feet
	Rear parking setback	5 feet
Other Standards		
	Residential density (maximum)	20 units/acre [2]
	Impervious surface coverage (maximum)	75 percent
E	Primary structure height (maximum)	30 feet
	Primary Structure height (minimum)	25 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] From the existing public right-of-way

[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

⁴³ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

⁴⁴ Revised purpose statement.

(10) MD-ST: Showers Technology Character Area⁴⁵(A) Purpose⁴⁶

The Mixed-Use Downtown – Showers Technology character area is intended to draw upon architectural detailing and thoughtful site planning to reflect the vital transitional nature of the district to the overall arrival and departure sequence to the downtown area and to create active mixed-use developments that link to adjacent neighborhoods and the downtown circulation network.

(B) Dimensional Standards

Figure 33: MD-ST Character Area Dimensional Standards

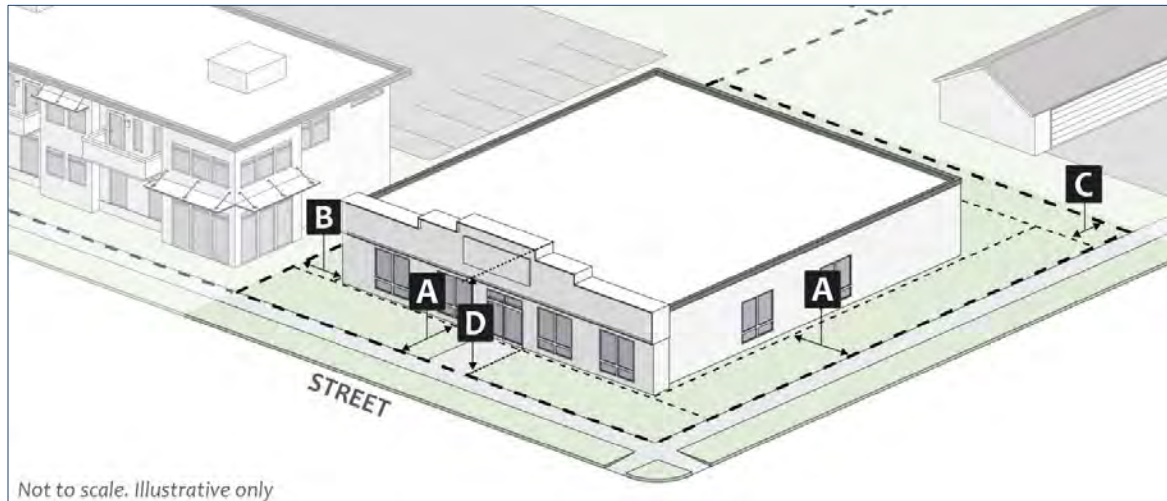


Table 2-34: MD-ST Dimensional Standards

The following table is a summary of the sub area specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards		
Building Setbacks		
	Build-to line (applies to each street frontage)	N/A
A	Front building setback (maximum – applies to each street frontage)	15 feet [1]
	Building adjacent to B-Line trail	15 feet from the trail right-of way edge
B	Side building setback (minimum)	5 feet
C	Rear building setback (minimum)	5 feet
Parking Setbacks (Minimum)		
D	Front parking setback	20 feet behind the primary structure's front building wall
	Side parking setback	7 feet
	Rear parking setback	7 feet
Other Standards		
	Residential density (maximum)	15 units/acre [2]
	Impervious surface coverage (maximum)	75 %
E	Primary structure height (maximum)	30 feet
	Primary Structure height (minimum)	25 feet
	Accessory structure height (maximum)	30 feet

Notes:

[1] From the existing public right-of-way.

[2] For Multifamily Dwelling use: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit.

⁴⁵ From Section 20.02.010-070, except that use regulations appear in Chapter 20.03, development standards will appear in Module 2, character standards appear in Section 20.02.050, review and approval procedures will appear in Module 3.

⁴⁶ Revised purpose statement.

(g) **MH: Mixed Use Healthcare** ⁴⁷

(1) **Purpose** ⁴⁸

The MH district is intended to allow for the continued viability of medical related uses surrounding the current hospital site during the transition of the hospital from this zoning district to its new site in northeast Bloomington, and to control redevelopment of land surrounding the old hospital site while planning for redevelopment of the area is underway.

Figure 34: Illustrative Scale and Character



(2) **Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-35: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

⁴⁷ Renamed from “MD – Medical”. This district may be deleted after the special planning effort for the current hospital area is completed, the hospital is relocated, and other zoning districts are applied to implement that plan.

⁴⁸ Revised purpose statement.

(3) Dimensional Standards

Figure 35: MH Dimensional Standards

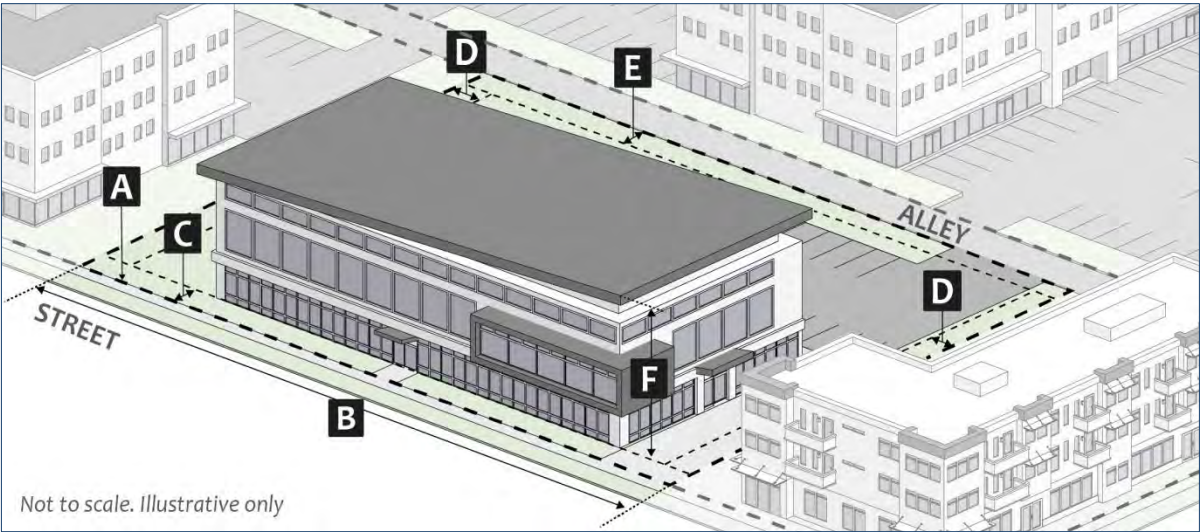


Table 2-36: MH District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Dimensional Standards – (Current MD District Standards to be reviewed during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	10,890 square feet
B	Lot width	65 feet
Building Setbacks (Minimum)		
C	Front setback (applies to each street frontage)	25 feet [1]
D	Side setback	10 feet
E	Rear setback	If abutting a Residential zoning district, floors above the ground floor must be set back an additional 4 feet
Parking Setbacks (Minimum)		
	Front setback	20 feet behind the primary structure’s front building wall
	Side setback	10 feet
	Rear setback	10 feet
Other Standards		
	Impervious surface coverage (maximum)	60 percent of the lot area
	Maximum density	15 units/acre [2]
F	Primary structure height (maximum)	80 feet
	Accessory structure height (maximum)	25 feet

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan.

[2] For Multi-Family Uses: Five-bedroom unit = 2 units; Four-bedroom unit = 1.5 units; Three-bedroom unit = 1.0 unit; Two-bedroom unit with less than 950 sf = 0.66 of a unit; One-bedroom unit with less than 700 sf = 0.25 of a unit; Efficiency or studio unit with less than 550 sf = 0.20 of a unit..

(4) Additional MH District Standards

(Placeholder)

20.02.40 Nonresidential Zoning Districts

(a) IN - Industrial ⁴⁹

(1) Purpose ⁵⁰

The IN district is intended to accommodate existing and future industrial uses that provide basic employment needs for Bloomington and the surrounding region. Ensure that industrial uses mitigate the potential negative impacts to surrounding properties.

Figure 36: Illustrative Scale and Character



(2) Other Applicable UDO Sections

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-37: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090
Subdivision Standards	Chapter 20.05
Subdivision Design Standards	Chapter 20.05.010
Improvement Standards	Chapter 20.05.020

⁴⁹ Combined former "IG – Industrial General" and "QY – Quarry"

⁵⁰ Revised purpose statement.

(3) Dimensional Standards

Figure 37: IN Dimensional Standards

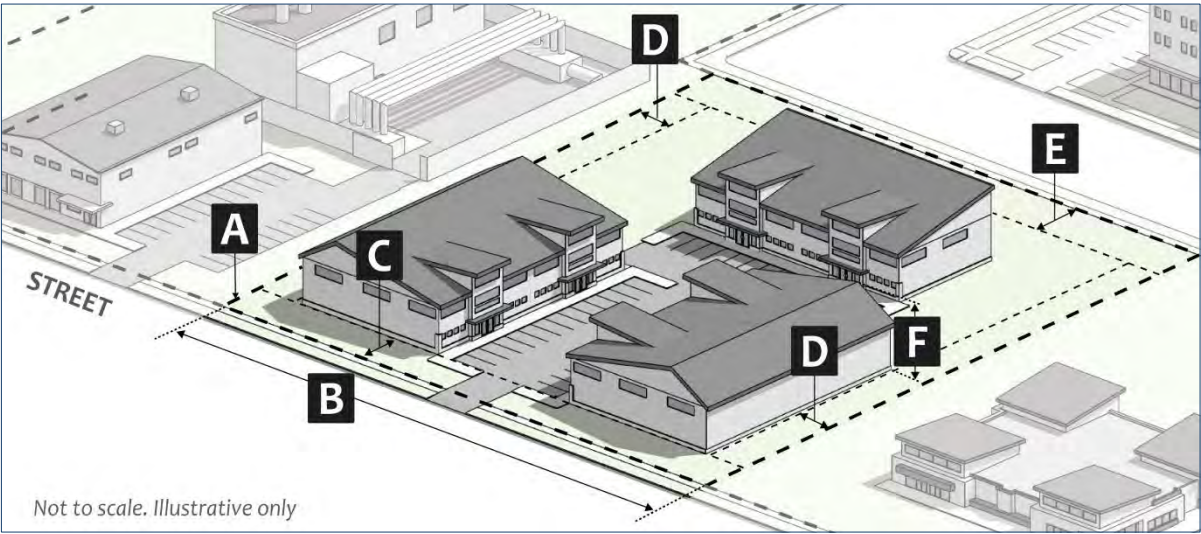


Table 2-38: IN District Dimensional Standards

The following table is a summary of the district specific dimensional standards.

Dimensional Standards – (Current IG District Standards to be reviewed during Module 2)

Lot Dimensions (Minimum)		
A	Lot area	21,780 square feet
B	Lot width	100 feet
Building Setbacks (Minimum)		
C	Front setback (applies to each street frontage)	25 feet [1]
D	Side setback	20 feet
E	Rear setback	20 feet
Parking Setbacks (Minimum)		
	Front setback	25 feet [2]
	Side setback	10 feet
	Rear setback	10 feet
Other Standards		
	Impervious surface coverage (maximum)	70 %
F	Primary structure height (maximum)	60 feet
	Accessory structure height (maximum)	35 feet

Notes:

[1] From the proposed right-of-way indicated on the thoroughfare plan

[2] From the proposed right-of-way or ingress/egress easement

(4) Additional IN District Standards
(Placeholder)

(b) PO – Parks and Open Space ⁵¹**(1) Purpose** ⁵²

The PO district is intended to accommodate and protect City-owned parks and open spaces and to limit structures and land uses to those compatible with the City's management plans for such properties.

Figure 38: Illustrative Scale and Character**(2) Other Applicable UDO Sections**

All development shall comply with all other applicable regulations in this UDO including, without limitation, the permitted use regulations in Chapter 20.03 and development regulations in Chapter 20.04. The following table is a summary of the key chapters and cross references.

Table 2-39: Cross-Reference to other Applicable UDO Sections

Use Regulations	Chapter 20.03
Allowed Use Table	Chapter 20.03.010
Use Specific Regulations	Chapter 20.03.020
Development Standards and Incentives	Chapter 20.04
Dimensional Standards	Chapter 20.04.010
Access and Connectivity	Chapter 20.04.020
Parking and Loading	Chapter 20.04.030
Landscaping, Buffering and Fences	Chapter 20.04.040
Site and Building Design	Chapter 20.04.050
Drainage and Floodplain	Chapter 20.04.060
Lighting	Chapter 20.04.070
Incentives	Chapter 20.04.080
Maintenance and Operation	Chapter 20.04.090

⁵¹ New district.

⁵² New purpose statement.

(3) Dimensional Standards

Figure 39: PO Dimensional Standards

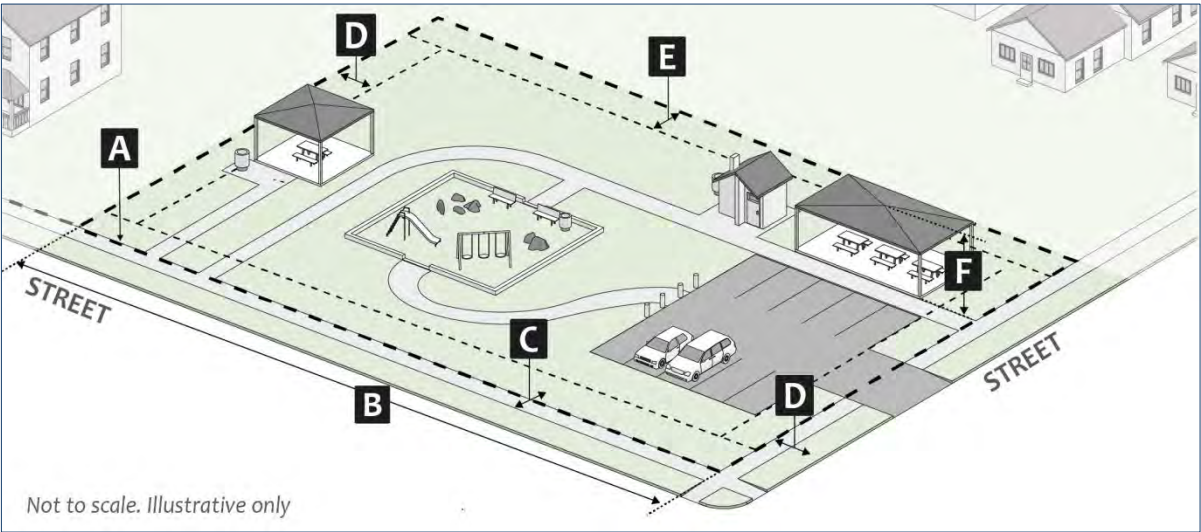


Table 2-40: PO District Dimensional Standards

The following table is a summary of the district specific dimensional standards. Additional standards from Section 20.04.010(Dimensional Standards) also apply.

Dimensional Standards – (PO District Standards to be drafted during Module 2)		
Lot Dimensions (Minimum)		
A	Lot area	
B	Lot width	
Building Setbacks (Minimum)		
C	Front setback	
D	Side setback	
E	Rear setback	
Parking Setbacks (Minimum)		
	Front setback	
	Side setback	
	Rear setback	
Other Standards		
	Impervious surface coverage (maximum)	
G	Primary structure height (maximum)	
H	Accessory structure height (maximum)	

Notes:

(4) Additional PO District Standards

- (A) All land uses, structures, and development in the PO district shall comply with all other provisions of this UDO unless specifically exempted in this UDO or through subsection (B) below.
- (B) All land, uses, structures, and development in the PO shall comply with all adopted City management plans, rules, and regulations applicable to that park or open space land or facility.
- (C) In the event of a conflict between the provisions of this UDO and the provisions of an adopted City management plan, rule, or regulation applicable to that park or open space land or facility, the provisions of the adopted City management plan, rule or regulation shall apply.

20.02.50 Planned Unit Development Districts⁵³

- (a) Planned Unit Development Districts may include any of the following that are approved by City Council pursuant to Chapter 20.06:
 - (1) Any use listed in Table 3-1 (Allowed Use Table), which may be P, C, V, A, or T uses (as defined in Section 20.03.30(a)) and may be subject to or exempted from those use-specific standards in Section 20.03.30 (Use-Specific Standards) as may be approved by City Council; and
 - (2) Any development standards and subdivision standards applicable to part or all of the Planned Unit Development.
- (b) If the terms of the Planned Unit Development approved by City Council do not clearly address the availability of specific uses in all or part of the development, then the uses and Use-specific standards that would otherwise be applicable to development of the same character and scale if it were not zoned PUD, as determined by the Director of Planning and Transportation, shall apply.
- (c) If the terms of the Planned Unit Development approved by City Council do not state that the development standards or subdivision standards differ from those listed in Chapter 20.04: (Development Standards & Incentives) or Chapter 20.05: (Subdivision Standards), then the standards in those Chapters that would otherwise be applicable to development of the same type and scale if it were not zoned PUD, as determined by the Director of Planning and Transportation, shall apply.

⁵³ New.

20.02.60 Overlay Districts

(a) DCO - Downtown Character Overlay District⁵⁴

The following standards apply within the six Character Areas located in the Mixed-Use Downtown MD zone district. In case of a conflict between the standards in this section and the standards in the underlying MD zone district, the provisions in this section shall apply.

(1) Required Building Entrances

- (A) At least one pedestrian entrance shall be provided for any primary facade which contains at least 66 feet of frontage facing a public street.
- (B) At least one pedestrian entrance facing the B-line Trail shall be provided per 100 feet of building frontage along the B-line trail.
- (C) The B-line facing pedestrian entrance shall incorporate a landscaped plaza area that provides three or more of the following plaza amenities⁵⁵:
 - i. Benches (minimum of two);
 - ii. Bike racks;
 - iii. Public art;
 - iv. Drinking fountain;
 - v. Trash receptacles; or
 - vi. Landscaped Areas or Planters
- (D) At least one pedestrian entrance to each primary building shall be constructed at an elevation that is within three feet of the adjacent sidewalk elevation.

(2) Orientation of Entrances

- (A) Any façade of a primary structure facing a public street shall be considered a primary façade.
- (B) No primary pedestrian entrance shall be located on a building facade adjacent to an alley.
- (C) For structures located within the Kirkwood Corridor, the primary pedestrian entrance shall be oriented to Kirkwood Avenue.
- (D) For structures located within Restaurant Row, the primary pedestrian entrance shall be oriented to 4th Street.

(3) Primary Building Roof Design

- (A) All primary buildings shall incorporate the roof shapes shown in the following table:

Table 2-41: Primary Building Roof Design

Character Areas	Roof Shape Permitted
CS, DC	Flat roofs with parapets
UV	Kirkwood Corridor: Flat roofs with parapets Restaurant Row: Sloped or pitched gable and/or hip roofs
DE	Sloped or pitched gable and/or hip roofs; except that primary buildings facing Rogers, Walnut, Third, or

⁵⁴ Architectural and design standards from current Section 20.02.010-420, except that use-regulations appear in Chapter 20.03 below, materials related to lot and building dimensions and development standards will appear in Module 2, and materials related to review and approval procedures will appear in Module 3. Provisions that buildings in some character areas “may” use certain materials for building caps were not carried over, because those materials were not required and would be permitted anyway. In Module 2, some of these building standards may be removed from this section and made generally applicable to buildings of that type in other areas of the city. In addition, in Module 2 standards addressing the maximum horizontal building dimensions of some types of multifamily, mixed-use, or nonresidential structures may be drafted in order to ensure that buildings match the scale of their surroundings, and some of those standards may also apply in the Downtown Character overlay area.

⁵⁵ Extended to all B-Line frontages, not just those in the ST character area. List of amenities revised to deleted information kiosks and add landscaped areas or planters.

Table 2-41: Primary Building Roof Design

Character Areas	Roof Shape Permitted
	Washington Streets or College Avenue may incorporate flat roofs with parapets Each section of a sloped or pitched roof with a roof ridge greater than 40 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof
DG, ST ⁵⁶	Each section of a sloped or pitched roof with a roof ridge greater than 65 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof

(B) Where roofs with parapets are permitted, the parapet height shall not exceed 15 percent of the supporting wall height.⁵⁷

(C) Where sloped roofs are permitted, the roof shall have at least an 8:12 pitch.

(4) Upper Floor Façade Stepbacks

All primary buildings shall comply with the following standards for upper floor stepbacks in the following table:

Table 2-42: Upper Floor Stepbacks

Character Areas	Upper Floor Stepbacks
DC	<ol style="list-style-type: none"> The first 35 vertical feet of building façade shall comply with the build-to in Section 20.02.010 (Dimension Standards) Portions of the building facade over 45 feet in height shall step back the vertical facade/wall plane a minimum of 15 feet further than the facade/wall plane below 45 feet in height.
DG	<ol style="list-style-type: none"> The first 25 vertical feet of building façade shall comply with the build-to in Section 20.02.010 (Dimension Standards) Portions of the building facade over 35 feet in height shall step back the vertical facade/wall plane a minimum of 15 feet further than the facade/wall plane below 35⁵⁸ feet in height.
ST	<ol style="list-style-type: none"> The first 25 vertical feet of building façade shall comply with the build-to in Section 20.02.010 (Dimension Standards) Portions of the building facade over 35 feet in height shall step back the vertical facade/wall plane a minimum of 15 feet further than the vertical facade/wall plane below 25⁵⁹ feet in height.

(5) Windows and Doors on Primary Facades

(A) All primary façade of a primary building shall incorporate the levels of window and door areas, and shall meet the window and door design standards shown in the following table:⁶⁰

Table 2-43: Windows and Doors on Primary Facades

Character Areas	Window and Door Areas and Design Required
First Floor (Building Base) Façade Facing a Street⁶¹	
Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise at least the following percentages of the total wall/facade area.	
CS	70%

⁵⁶ Removed prohibition on shed roofs.

⁵⁷ Provision extended to DE Area. This standard may be made generally applicable to all multifamily and nonresidential buildings when Module 2 is drafted.

⁵⁸ Revised from 45 feet to allow some builder flexibility.

⁵⁹ Revised from 35 feet to allow some builder flexibility.

⁶⁰ Specific requirements for "large display windows in the DC, UV, and DG Areas were not carried forward as unnecessary given the window and door requirements in the table below.

⁶¹ Minor wording differences in the types of openings required were not carried forward.

Table 2-43: Windows and Doors on Primary Facades

Character Areas	Window and Door Areas and Design Required
	Large display windows shall be used along all first floor facades facing a street, and shall incorporate transom windows and window bases/ kickplates. A frieze or sign band shall be incorporated above first floor display windows.
DC	60%
UV	General: 50% Kirkwood Corridor: 60%
DE, DG, ST	40%

First Floor (Building Base) Facing the B-Line Trail

Transparent glass or framed facade open areas consisting of display windows, entries and doors shall comprise at least the following percentages of the total wall/facade area.

All	60% ⁶²
-----	-------------------

Upper Floors (Building Middle) Facing a Street

Each floor above the first floor shall comply with the following requirements for transparent glass or façade openings

CS, DC, DE, DG ⁶³	Minimum 20%; Maximum 70% Window frame heights shall be at least one and one-half times the window frame width. Window frames shall incorporate window sills and lintels and/or window heads that are visually distinct from the primary exterior finish materials used on the façade on which it is located. Windows in the CS Character Areas shall have the appearance of double-hung windows punched into the wall surface.
UV, ST	Minimum 20%; Maximum n/a ⁶⁴ Windows in the UV Character Area shall have the appearance of double-hung windows

(B) All windows shall be transparent and shall not make use of dark tinting or reflective glass.⁶⁵

(6) Primary Pedestrian Entrances

All primary façade of a primary building shall incorporate the levels of window and door areas, and shall meet the window and door design standards shown in the following table:

Table 2-44: Primary Pedestrian Entrances

Character Areas	Primary Pedestrian Entrance Design Standards ⁶⁶
CS and DC	<ol style="list-style-type: none"> The entrance shall be recessed a minimum of four feet from the building facade. The entrance shall incorporate a prominent building address, building name and enhanced exterior entryway lighting. The entrance shall incorporate at least one of the following features: <ol style="list-style-type: none"> A canopy or awning; Pilasters or a façade module projecting from the wall plane; A raised corniced entryway parapet; or Public art display of a size that is clearly visible to pedestrians using the adjoining sidewalk.

⁶² Inconsistency between a 40% and 60% requirement for ST Area first floors facing the B-Line was resolved in favor of the 60% standard for internal consistency.

⁶³ Requirements for upper story window forms to differ from first floor windows in the CS Area was not carried forward as unnecessary. The high minimum requirement for the first floor would make it almost impossible to meet the height/width requirements for the upper story with the same type of window. Requirements for windows in CS Character Area to look like double-hung windows also not carried over as unnecessary. DG maximum revised from 80 to 70%

⁶⁴ Upper floor window requirement for ST buildings facing the B-Line trail was deleted as unnecessary.

⁶⁵ Provision extended to ST Area for internal consistency. This may be made a general building standard for mixed use and nonresidential buildings when Module 2 is drafted.

⁶⁶ List of required entrance treatments generalized for UV, DE, DG, and ST Character Areas.

Table 2-44: Primary Pedestrian Entrances

Character Areas	Primary Pedestrian Entrance Design Standards ⁶⁶
UV, DE, DG, and ST	<p>The entrance shall incorporate at least two of the following architectural design features:</p> <ol style="list-style-type: none"> 1. An entry door recessed at least a four foot from the sidewalk edge; 2. A plaza space with ornamental paving and integral landscape planters; 3. A canopy or awning; 4. A portico; 5. A buttress and arched entry; 6. Pilasters or a facade module projecting from the exterior wall plane; 7. A prominent building address, building name and enhanced exterior entryway lighting; 8. A public art display of a size that is clearly visible to pedestrians using the adjoining sidewalk; 9. A raised corniced entryway parapet (which may exceed building height by up to three feet) or a gable; 10. Rusticated masonry; 11. A landscaped patio area with outdoor seating for at least eight persons; or 12. A front porch, canopy, or awning.

(7) Façade Articulation⁶⁷

The following standards apply to all street facing and non-street facing facades of primary buildings

(A) Belt Courses

In the CS and DC Character Areas:

- Building facades shall incorporate exterior horizontal belt course design elements for the building base, middle and cap through techniques such as copestone, dripstone, string course, water table, and/or plinth using natural stone or masonry.
- Building facades shall incorporate exterior vertical banding techniques using natural stone or masonry to visually define building subdivisions of wall planes, modules, or building facade focal points.

(B) Other Articulation Required

Each façade of a primary building facing a street or the B-Line Trail shall be articulated through recessing, banding, articulation of exterior materials, or change of materials, by incorporating patterns that:

- Vary or repeat based on the maximum façade module lengths shown in the table below; and⁶⁸
- Are offset by a minimum depth (projecting or recessing) of five percent of the total facade length, at a minimum of five feet, and the offset shall extend the length and height of its module.

Table 2-45: Primary Building Articulation

Character Areas	Maximum Lengths of Façade Articulation Modules
CS, UV	50 feet
DC, DG	65 feet
DE	45 feet
ST	100 feet

⁶⁷ Applicability to non-street facing facades clarified.

⁶⁸ Provision extended ST Area to apply to facades facing the B-Line Trail in other Character Areas.

(8) Façade Materials

All street and non-street facing façades of a primary building shall comply with the materials requirements shown in the following table:

Table 2-46: Façade Materials

Character Areas	Façade Material Standards
CS	<ol style="list-style-type: none"> 1. All exterior finish materials shall have a non-reflective, low reflectance, or matte finish 2. The following materials are prohibited as primary or secondary façade materials: Wood, EIFS, smooth-faced or split-faced cement block, vinyl; metal, cementitious siding, and precast concrete
DC	<ol style="list-style-type: none"> 1. The following materials shall not be used as primary or secondary facade materials: EIFS, smooth-faced or split-faced cement block, or vinyl; 2. The following additional materials shall not be used as primary façade materials: Wood, cementitious siding, cementitious siding, or highly reflective materials
UV General DE, DG, ST ⁶⁹	<ol style="list-style-type: none"> 1. The following materials shall not be used as primary or secondary façade materials: EIFS, vinyl, or highly reflective materials 2. The following additional materials shall not be used as primary façade materials: Wood, metal, or smooth or split-faced cement block, or precast concrete
UV Kirkwood Corridor	<ol style="list-style-type: none"> 1. The following materials shall not be used as primary or secondary façade materials: EIFS or Vinyl 2. The following additional materials shall not be used as primary façade materials: Wood or smooth or split-faced cement block 3. The following material shall not be used as a primary façade material, and may only be used as a secondary façade material on floors above the first floor: Wood, EIFS, smooth-faces or split-faced cement block, vinyl, and cementitious siding
UV Restaurant Row	<ol style="list-style-type: none"> 1. The following materials shall not be used as primary or secondary façade materials: EIFS or Vinyl 2. The following additional materials shall not be used as primary façade materials: Smooth or split-faced cement block, natural stone or masonry, or precast concrete

(9) Projects Adjacent to Historic Buildings⁷⁰**(A) Height Stepdowns**

Buildings located immediately adjacent to the side of outstanding, notable and contributing structures as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall incrementally step down upper stories at each respective facade module to within one story or fourteen feet, whichever is less, above the highest elevation of the respective adjacent historic structure.

(B) Alignment with Setbacks

Notwithstanding the provisions of Section 20.04.10 (Dimensional Standards), new buildings located immediately adjacent to the side of an outstanding, notable and/or contributing structure as identified in either one or both of the City of Bloomington Survey of Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective facades to match the front setback established by a surveyed structure rather than the required build-to line.

(C) Alignment with Belt Courses

Where a building façade is required to incorporate horizontal belt course elements pursuant to Section 20.02.60(a)(7)(A), the required horizontal elements shall visually align with similar horizontal design elements of adjacent historic structures.

⁶⁹ Material standards for UV general areas, DE, DG, and ST areas were consolidated and simplified.

⁷⁰ Provisions for defaulting to standard setbacks and build-tos when there are no adjacent historic buildings were deleted as unnecessary. These provisions may be made generally applicable to buildings in Mixed-Use zone districts outside of downtown that are adjacent to Notable or Outstanding buildings when Module 2 is drafted.

(10) Design Guidelines⁷¹

Applicants are encouraged to comply with design guidance in the following Guidelines contained in the Downtown Vision and Infill Strategy Plan to the degree that compliance with those guidelines does not create an inconsistency with the standards in Sections 2.21.1 through 2.21.8 above.

- (A) Site plan: Guidelines 3.1 and 3.2.
- (B) Architectural character: Guidelines 3.3 and 3.4.
- (C) Mass, scale and form: Guidelines 3.5, 3.6, 3.7, 3.8 and 3.9.
- (D) Exterior building materials: Guidelines 3.10, 3.11 and 3.12.
- (E) Upper story windows: Guidelines 3.13 and 3.14.
- (F) Entries: Guidelines 3.15 and 3.16.
- (G) Pedestrian interest: Guidelines 3.17, 3.18 and 3.19.
- (H) Mechanical equipment and service utilities: Guidelines 3.20, 3.21, 3.22 and 3.23.
- (I) Parking structures: Guidelines 3.24 and 3.25.
- (J) Lighting: Guidelines 3.26, 3.27 and 3.28.

(b) Placeholder

[Available for future overlay districts if needed]

⁷¹ Reworded as guidance to applicants rather than City review criteria, and to clarify that guidelines need not be considered if they create inconsistencies with design standards.

Chapter 20.03: Use Regulations

Commentary:

The proposed Allowed Use Table is based on the current list of permitted uses in the Bloomington UDO, with several proposed consolidations and additions. This is a major step forward for adding flexibility in Bloomington while also protecting neighborhoods from potential impacts of nearby uses.

The Use Table reflects the new and renamed zoning districts listed in Chapter 20.02. Several use listed individually in the current UDO have been consolidated for simplicity, and some new uses are being introduced to the UDO in order to implement Comprehensive Plan guidance and to respond to emerging market forces. Broader use categories have been identified to help organize specific uses in a logical way and to encourage future amendments to be consistent with existing use regulations. Significant changes to uses and their respective levels of permission and definitions are indicated in the footnotes.

The right-hand column of the Use Table indicates whether additional standards apply to that use, and any additional standards appear in Section 20.03.090 (Use-Specific Standards) immediately following the table. These cross-references replace the current standards for specific uses in Chapter 5 of the current UDO.

20.03.10 General

(a) Organization of the Table

In the Table of Allowed Uses, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.

(b) Types of Uses Allowed⁷²

- (1) A "P" in a cell of the Allowed Use Table indicates that the use is permitted by-right in that zone district, subject to compliance with the Use-Specific Standards cross-referenced in the right-hand column of that line of the table.
- (2) A "C" in a cell of the Allowed Use Table indicates that the use is permitted only after the applicant obtains Conditional Use approval pursuant to Section ---⁷³, and subject to the Use-Specific Standards cross-referenced in the right-hand column of that line of the table.
- (3) An "A" in a cell of the Allowed Use Table indicates that the use is permitted as an accessory use only in support of a permitted or conditional use on the site.
- (4) A "CA" in a cell of the Allowed Use Table indicates that the use is permitted only as an accessory use and only after the applicant obtains Conditional Use approval pursuant to Section ---, and subject to the Use-Specific Standards cross-referenced in the right-hand column of that line of the table.
- (5) A "T" in a cell of the Allowed Use Table indicates that the use is permitted as a temporary use, subject to the Use-Specific Standards cross-referenced in the right-hand column of that line of the table.
- (6) A "V" in a cell of the Allowed Use Table indicates that the use is available if (1) the structure in which the use is proposed has been vacant for a period of five or more consecutive years prior to the application, and (2) the applicant obtains Conditional Use approval pursuant to Section ---, in which case the use will be subject to the Use-Specific Standards cross-referenced in the right-hand column of that line of the table.
- (7) An "*" in a cell indicates that a Use-Specific Standard cross-referenced in the right-hand column of the table applies to the use in that zoning district.
- (8) A blank cell in the Allowed Use Table indicates that the use is not allowed in that zone district.

⁷² New.

⁷³ All section references for procedures will be inserted when Module 3 is drafted.

(c) Multiple Uses⁷⁴

- (1) A lot or parcel in a Residential zoning district may include only one principal use, but may also include any Accessory, Conditional Accessory, or Temporary uses as shown in the Allowed Use Table, provided that \ that a Conditional Use Approval is obtained for any Conditional Accessory Use, and that all Use-specific Standards applicable to each use are met.
- (2) A lot or parcel in a Mixed-Use or Nonresidential zoning district may include multiple principal uses, including a combination of residential and non-residential uses, provided that each use is either a Permitted Use or a Conditional Use in that zone district, that a Conditional Use Approval is obtained for any Conditional Use, and that all Use-specific Standards applicable to each use are met.

(d) Unlisted Uses⁷⁵

- (1) When a proposed land use is not explicitly listed in the Allowed Use Table, the Director of Planning and Transportation shall determine whether or not it is included in the definition of a listed use or is so similar to a listed use that it should be treated as the same use.
- (2) The Director shall make that determination based on a comparison of the size, scale, operating characteristics, multi-modal traffic impacts, storm drainage impacts, utility impacts, and neighborhood impacts of the proposed use with other uses listed in the Allowed Use Table.
- (3) The Director's interpretation shall be made available to the public and shall be binding on future decisions of the City until the Director makes a different interpretation or this UDO is amended to treat the use differently.

(e) Previously Permitted Uses⁷⁶

Each use that exists on [Effective Date] that is required by this UDO to obtain Conditional Use Approval, but that was a Permitted Use prior to [Effective Date] is deemed to have a Conditional Use Approval to:

- (1) Continue operation in structures and on land areas where the operation was conducted before [Effective Date]; and
- (2) To expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-Specific Standards and other requirements of this UDO.

(f) Additional Use Standards in the MD Character Overlay Areas⁷⁷**(1) Nonresidential Ground Floor Standards⁷⁸**

A minimum of 50 percent of the total ground floor area of a building located along each street frontage identified by a black line in Figure 40 shall be occupied by nonresidential primary uses listed in Table 3-1 as Permitted or Conditional in the MD zone district, as those Permitted or Conditional uses are modified by those prohibited uses in listed in subsection (2) below. Enclosed parking garages shall not be counted toward the required nonresidential use.

⁷⁴ New.

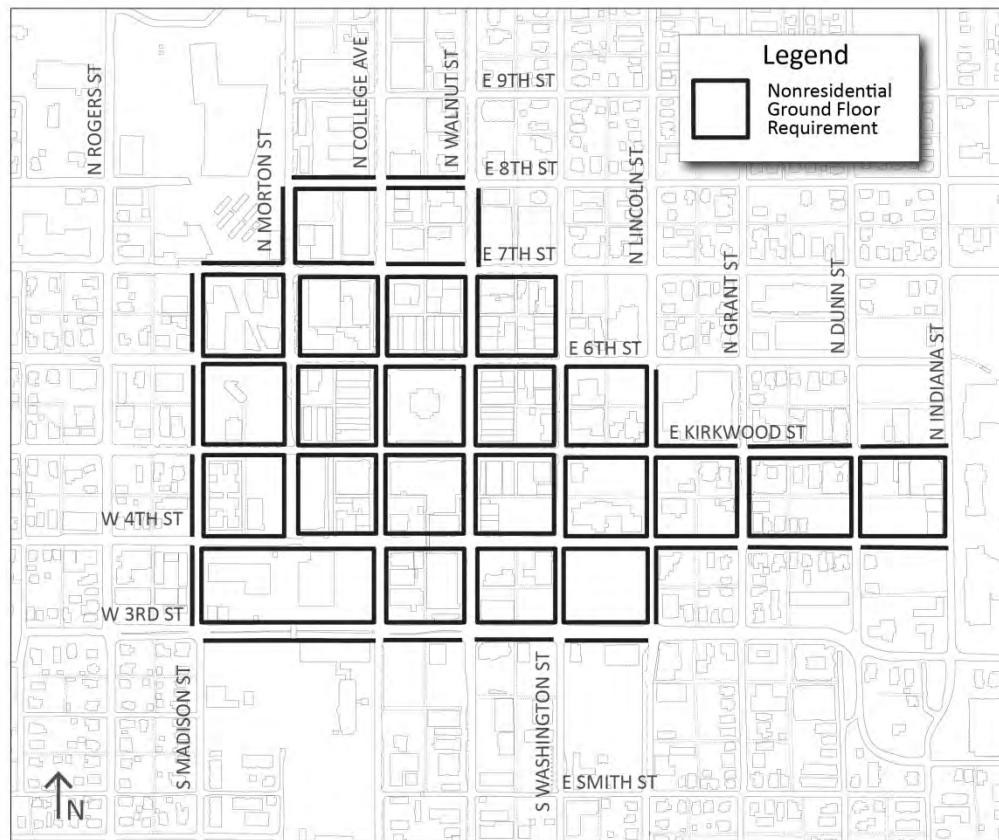
⁷⁵ New.

⁷⁶ New.

⁷⁷ From current 20.03. The names of use types has been updated to reflect the new terminology, consolidations, and deletions in the Allowed Use Table. Several uses currently listed as prohibited in 20.03.180 have been collapsed into more broad categories to reflect the revised list of uses and definitions (i.e. retail sales, personal services, recreation, office, etc.). This list of prohibited uses for specific character areas may be revised.

⁷⁸ Replaces current 20.03.120(e); 20.03.190(e); 20.030.260(e); 20.03.330(e). The current standards do not reflect realistic levels of market demand and require the construction of too much nonresidential space, which often remains or becomes vacant. The revised standards focus nonresidential development to a one-block perimeter around Courthouse Square and in University Village along Kirkwood and 4th Streets.

Figure 40: Downtown Nonresidential Ground Floor Requirement

(2) **Allowed Use Table Modifications⁷⁹**

The lists of Permitted, Conditional, Accessory, Conditional Accessory, Vacant, and Temporary uses listed in Table 3-1 (Allowed Use Table) are modified as follows.

(A) Courthouse Square Character Area

The following uses are prohibited in the Courthouse Square Character Area: Assisted living facility, vehicle fuel station, multifamily dwelling, and medical clinic.

(B) Downtown Core Character Area

The following use is prohibited in the Downtown Core Character Area: Vehicle fuel station.

(C) University Village Character Area

- i. The following use is prohibited in the University Character Area: Vehicle fuel station.
- ii. The following use is prohibited in the Restaurant Row area: Indoor recreation; assisted living facility; financial institution; bar or dance club; brewpub; personal services⁸⁰; community center; adult or child day-care center; fitness center; hotel/motel; liquor or tobacco sales; club or lodge; medical clinic; park; pawn shop; pet grooming; recreation center; public or private school; trade or business school; tattoo or piercing parlor; transportation terminal; utility substation and transmission facility; and veterinary clinic.

⁷⁹ Prohibition on standardized businesses in the CS Character Areas, and conditional use requirement for standardized business in the UV character areas, were deleted as vague and difficult to enforce. Character area design standards can ensure non-standardized appearance of these establishments.

⁸⁰ Coin-laundry was consolidated into this use type.

(D) Showers Technology Character Area⁸¹

The following uses are prohibited in the Showers Technology Character Area: Indoor recreation; assisted living facility; personal services; vehicle fuel station; multifamily dwelling; grocery or supermarket; liquor or tobacco sales; club or lodge; pawn shop; and place of worship.

(g) Required State Licenses, Permits, and Operational Rules⁸²

- (1) All uses required by any unit of local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit in effect at all times, and failure to do so is a violation of this UDO.
- (2) All uses subject to the operational standards of a local, state, or federal government agency, including without limitation the regulations contained in the Bloomington Municipal Code, and regulations of the Indiana Department of Health and Human Services, shall operate in compliance with those standards and regulations at all times, and failure to do so is a violation of this UDO.

20.03.20 Table of Allowed Uses

⁸¹ Requirement for Conditional Use approval of Places of Worship deleted as inconsistent with Permitted Use treatment of Club or Lodge under the federal Religious Land Use and Institutionalized Persons Act.

⁸² New.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH		IN	OS	
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD		IG	QY	--
RESIDENTIAL USES																			
Household Living⁸⁵																			
Dwelling, single-family (detached) ⁸⁶	P	P	P	P	P	P*	P*	P	P	P*	P*	P*			P*				20.03.30(b)(1)
Dwelling, single-family (attached) ⁸⁷			P*		P*	P*	P*		P*	P*				P*					20.03.30(b)(2)
Dwelling, duplex ⁸⁸			P*	C*	P*	P*	P*		P*	P*	C*			P*					20.03.30(b)(3)
Dwelling, triplex ⁸⁹					C*	P*	P*		P*	P*	C*			P*					20.03.30(b)(3)
Dwelling, fourplex ⁹⁰						P*	P*		P*	P*	P*			P*					20.03.30(b)(3)
Dwelling, multifamily						P	P		P*	P*	P	V	V	P*					20.03.30(b)(4)
Dwelling, live/work ⁹¹					C*	P*	P*		P*	P*	P*			P*					20.03.30(b)(5)
Dwelling, cottage development ⁹²		C*	C*	C*	C*														20.03.30(b)(6)
Dwelling, mobile home								P*											20.03.30(b)(7)
Manufactured home park ⁹³								P*											20.03.30(b)(8)
Group Living																			
Assisted living facility ⁹⁴					C	P	P		C	P	P		P	P	P				
Continuing care retirement facility ⁹⁵					C	P	P		C	P	P		P	P	P				
Fraternity or sorority house													P						
Group care home, FHAA small ⁹⁶	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*				20.03.30(b)(9)
Group care facility, FHAA large ⁹⁷					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				20.03.30(b)(9)

⁸³ New zoning district.⁸⁴ New zoning district.⁸⁵ Did not carry forward "dwelling, upper floor units." Upper floor units will be addressed through the use-specific standards.⁸⁶ Deleted as a permitted use in the CD, CA, BP, and MD (proposed MD, MC, ME and MH) zoning districts. These districts allow for uses that may not be compatible with single-family dwellings.⁸⁷ Added as P use to current CL, CG, CD (proposed MN, MM, and MD) districts.⁸⁸ New.⁸⁹ New.⁹⁰ New.⁹¹ New.⁹² Renamed from "pocket neighborhoods."⁹³ Renamed from "manufactured/mobile home park."⁹⁴ Added as C use to proposed R4 and current CL (proposed MN) districts and as P use to current RM, IN, and MD (proposed RM, MI, and MH) districts.⁹⁵ New.⁹⁶ Consolidates "group care home for developmentally disabled," "group care home for mentally ill," "group/residential care home," and "rehabilitation clinic." The levels of permission from the current group care home uses are carried forward. Federal law more broadly defines who is protected under FHAA. Proposed approach defines these uses to match breadth of FHAA protections and regulates the size/scale of the use rather than describing the occupants. Small facilities are deleted from current CD and BP (proposed MD and ME) districts due to incompatibility in scale.⁹⁷ See footnote for "group care home, FHAA small." Large facilities are deleted from current RE, RS, and RC (proposed RE, R2, and R3) districts due to incompatibility in scale.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use							Non-Residential			Use-Specific Standards
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN		OS	
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY	--	
Nursing or convalescent home ⁹⁸					C	P	P		C	P	P	P	P	P	P				
Opioid rehabilitation home, small ⁹⁹	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*		p*		p*				20.03.30(b)(9)
Opioid rehabilitation home, large ¹⁰⁰					p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*				20.03.30(b)(9)
Residential rooming house ¹⁰¹						p*	p*		p*	P	P								20.03.30(b)(10)
Student housing or dormitory ¹⁰²						P	P		C*	P	P		P	C*					20.03.30(b)(11)
Supportive housing, small ¹⁰³							C		C	C	C		C	C	C				
Supportive housing, large ¹⁰⁴										C	C		C	C	C				
PUBLIC, INSTITUTIONAL, AND CIVIC USES																			
Community and Cultural Facilities¹⁰⁵																			
Art gallery, museum, or library ¹⁰⁶						C	C		P	P	P		P	P					
Cemetery or mausoleum													P						
Club or lodge ¹⁰⁷										P	P			P					
Community center			C	C	C	p*	p*		P	P	P	V	P	P					20.03.30(c)(1)
Community garden ¹⁰⁸	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*			p*	20.03.30(c)(2)
Conference or convention center ¹⁰⁹												C	P	C					
Crematory ¹¹⁰											C		C			C			
Day-care center, adult or child ¹¹¹						C*	C*	C*	p*	p*	p*	C*	C*	p*	p*				20.03.30(c)(3)
Government service facility ¹¹²										P	P	P	P	P		P			

⁹⁸ Added as C use to current CL (proposed MN) and as P use to current RM, CD, IN, and BP (proposed RM, MD, MI, and ME) district.⁹⁹ New. These have the same levels-of-permission as the “group care home, FHAA small” use type.¹⁰⁰ New. These have the same levels-of-permission as the “group care home, FHAA large” use type.¹⁰¹ Added as P use to current CL (proposed MN) district.¹⁰² New.¹⁰³ This new use includes group living for persons not protected under FHAA federal law (such as homeless shelters, domestic violence shelters, and other similar uses). This use is now regulated by size/scale rather than by defining specific types of occupants. Small facilities are added as C use to current RH and CL (proposed RH and MN) districts.¹⁰⁴ See footnote for “supportive housing, small.”¹⁰⁵ Did not carry forward “prison.”¹⁰⁶ Consolidated “art gallery,” “museum,” and “library.” Art gallery currently not allowed in the RE, RS, RC, RM, RH, or IN (proposed RE, R2, R3, RM, RH, and MI) districts. Libraries currently not allowed in the RE, RS, or RC (proposed RE, R2, and R3) districts.¹⁰⁷ Renamed from “lodge.”¹⁰⁸ Now expanded to be a P use in all Residential and Mixed-Use zoning districts.¹⁰⁹ New.¹¹⁰ Currently not permitted in QY (proposed IN) district.¹¹¹ Consolidated “day-care center, adult” and “day-care center, child.” Child daycare is currently a C use the MD (proposed MH) district.¹¹² Renamed from “government operations (non-office).” Removed as P use in RE zoning district.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use							Non-Residential		Use-Specific Standards
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN	OS	
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY	
Jail or detention facility ¹¹³													C*			C*		20.03.30(c)(4)
Meeting, banquet, or event facility ¹¹⁴									P	P	P	P	P	P				
Mortuary ¹¹⁵										P	P		P					
Park ¹¹⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of worship ¹¹⁷	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		
Educational Facilities																		
School, college or university											V	V	P					
School, public or private	C*	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	V	P*	P*				20.03.30(c)(5)
School, trade or business										P	P	P	P	P		P		
Healthcare Facilities																		
Hospital ¹¹⁸													C		C			
Medical clinic ¹¹⁹									P	P	P	P	P	P	P			
Methadone treatment facility ¹²⁰											C*		C*		C*			20.03.30(c)(6)
Opioid rehabilitation facility ¹²¹										P*	P*	P*		P*	P*			20.03.30(c)(6)
COMMERCIAL USES																		
Agricultural and Animal Uses																		
Greenhouse, noncommercial ¹²²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Kennel											C*					C*		20.03.30(d)(1)
Orchard or tree farm ¹²³	P															P		
Pet grooming ¹²⁴									p*	p*	p*			p*		p*		
Plant nursery or greenhouse, commercial	C									P	P							

¹¹³ Renamed from "jail," also includes "juvenile detention facility." Jail is currently not allowed in the current IG or QY (proposed IN) district. Deleted as a C use in the current CD (proposed MD) district as inconsistent with Comprehensive Plan guidance.

¹¹⁴ Renamed from "banquet hall." Added as a P use in the current CL, CD, IN, and BP (proposed MN, MD, MI, and ME) districts.

¹¹⁵ Added as P use in the current IN (proposed MI) district.

¹¹⁶ Extended to be a P use in all districts.

¹¹⁷ Added as C use in current BP (proposed ME) district.

¹¹⁸ Added as C use in current IN (proposed MI) district.

¹¹⁹ Consolidated "medical clinic," "medical care clinic, immediate," "ambulatory surgical care," and "outpatient care facility." "Medical care clinic, immediate" is currently not allowed in the CL (proposed MN) district. "Ambulatory surgical care" and "outpatient care facility" are currently only allowed in the MD (proposed MH) districts as a conditional use. Added as P use to current IN and BP (proposed MI and ME) districts.

¹²⁰ New. Added as C use in MC and MH zoning districts.

¹²¹ New.

¹²² New.

¹²³ Consolidated "orchard" and "tree farm." Not permitted in current IG district.

¹²⁴ Added as P use in current IG (proposed IN) district.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use							Non-Residential		Use-Specific Standards	
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN			OS
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY		--
Urban agriculture ¹²⁵	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Veterinarian clinic									C*	P*	P*			P*				20.03.30(d)(2)	
Entertainment and Recreation																			
Amenity center ¹²⁶	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Country club	C										P								
Recreation, indoor ¹²⁷				P*	P*	P*	P*		C	P	P			P				20.03.30(d)(3)	
Recreation, outdoor ¹²⁸	C										C	P	P			C			
Sexually oriented business										P						P		20.03.30(d)(4)	
Stadium ¹²⁹													C						
Food, Beverage, and Lodging																			
Bar or Dance club										P	P			P					
Bed and breakfast	C*	C*	C*	C*	C*	C*	P		P	P	P			P				20.03.30(d)(5)	
Brewpub									P*	P*	P			P				20.03.30(d)(6)	
Hotel or motel											P	C		P					
Restaurant ¹³⁰						C*	C*		P	P	P	P*	A	P	A	A		20.03.30(d)(7)	
Office, Business, and Professional Services																			
Artist studio or workshop ¹³¹				A*	A*	P	P		P	P	P	V	V	P				20.03.30(d)(8)	
Check cashing ¹³²										C	C								
Financial institution ¹³³										P	P	V		P					
Fitness center, small ¹³⁴						A	A		P	P	P	A	A	P	A	A			

¹²⁵ Clarified as an A use in all Residential and Mixed-use districts.¹²⁶ New. This use is intended to allow clubhouses and similar residential community facilities without requiring a planned development.¹²⁷ Consolidated "amusements, indoor," "billiard/arcade room," "skating rink," "theater, indoor," "bowling alley," and "recreation center."¹²⁷ "Theater, indoor" currently not allowed in the CG (proposed MM) zoning district. "Recreation center" now deleted from the RS, RC, RM, RH, IN, and BP (proposed R2, R3, RM, RH, MI, and BP) districts. "Skating rink" currently not allowed in the CD (proposed MD) district. "Billiard/arcade room" currently a conditional use in the CL (proposed MN) district. "Recreation center" currently allowed as a conditional use in the CL (proposed MN) district. Added as A use in current RM (proposed RM) and as C use in current CL (proposed MN) district.¹²⁸ Consolidated "amusements, outdoor," "golf course," "golf driving range, outdoor," and "theater, drive-in." Amusements, outdoor" currently not allowed in the RE and IN (proposed RE and MI) and is a C use in the CA (proposed MC) districts. "Golf course" currently not allowed in the CA and IG (proposed MC and IN) districts. "Golf driving range, outdoor" currently not allowed in the IN and IG (proposed MI and IN) districts. "Theater, drive-in" is currently a C use in the CA (proposed MC) district. Added as C use in current CA (proposed MC) and as P use in current BP (proposed ME) district.¹²⁹ New.¹³⁰ Consolidated "restaurant" and "restaurant, limited service." "Restaurant" is currently not allowed in the RM, RH, and BP (proposed RM, RH, and ME) zoning districts; however, "restaurant, limited service" is allowed in these districts. Added as A use to current IN, MD, IG (proposed MI, MH, and IN) districts.¹³¹ Added as A use in R4 and P use in current RH (proposed RH) district.¹³² New. This use is currently excluded from the definition of "bank/credit union" but its availability is currently not stated in the UDO.¹³³ Renamed from "bank/credit union."¹³⁴ Consolidated "fitness center/gym" and "fitness/training studio." "Fitness center/gym" currently not allowed in the CL and CG (proposed MN and MM) zoning districts. Added as A* use to RM and RH districts.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use							Non-Residential		Use-Specific Standards	
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN			OS
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY		--
Fitness center, large ¹³⁵									P	P	P			P	A				
Office ¹³⁶									P	P	P	P	P	P	P*		P		20.03.30(d)(9)
Personal service, small ¹³⁷						A	A		P	P	P	P	V	P					
Personal service, large ¹³⁸									C	P	P	P		P					
Tattoo or piercing parlor										P	P			P					
Retail Sales																			
Building supply store ¹³⁹										P	P						P		20.03.30(d)(10)
Grocery or supermarket									P	P	P			P					
Liquor or tobacco sales										P	P			P					
Pawn shop										P	P			P					
Retail sales, small ¹⁴⁰						C*	C*		P	P	P	P*		P					
Retail sales, medium ¹⁴¹										P	P			P					
Retail sales, large ¹⁴²											P			P					
Retail sales, big box ¹⁴³											P						P		
Vehicles and Equipment																			
Equipment sales or rental ¹⁴⁴									P*	P*	P*			P*			P		20.03.30(d)(11)
Transportation terminal										P	P		P	P					

¹³⁵ Changed level of permission from permitted with conditions to accessory in the MD (proposed MH) zoning district per standards in current 20.05.097.¹³⁶ Consolidated "business/professional office," "government office," "license branch," "post office," "radio/TV station," "research center," "social service," and "testing lab." "Business/professional office" currently not allowed in the IN, MD, and IG (proposed MI, MH, and IN) districts. "Government office" currently not allowed in the MD and IG (proposed MH and IN) districts. "License branch" currently not allowed in the CL, BP, MD, and IG (MN, ME, MH, and IN) zoning districts. "Post office" currently not allowed in the CL, CG, CA, BP, MD, and IG (proposed MN, MM, MC, ME, MH, and IN) districts. "Radio/TV station" currently not allowed in the CL, CG, IN, and MD (proposed MN, MM, MI, and MH) districts. "Research center" currently not allowed in the CL, CG, and IN (proposed MN, MM, and MI) districts, and is a conditional use in the MD (proposed MH) district. "Social service" currently not allowed in the IN, BP, MD, and IG (proposed MI, ME, MH, and IN) districts. "Testing lab" currently not allowed in the CL, CG, CD, IN, and CA (proposed MN, MM, MD, MI, and MC) districts.¹³⁷ Consolidated "dry-cleaning service," "coin laundry," "barber/beauty shop," "copy center," "health spa," "photographic studio," "tailor/seamstress shop," "shoe repair," "equipment/party/event rental (indoor)," and "tanning salon." "Equipment/party/event rental (indoor)" currently not allowed in the CL (proposed MN) zoning district. Added as A use in current RM and RH (proposed RM and RH) districts.¹³⁸ Added as C use in current CL (proposed MN) and as P use in current CG, CD, CA, and BP (proposed MM, MD, MC, and ME) districts.¹³⁹ Added as P use in current CG and CA (proposed MM and MC) districts.¹⁴⁰ There are several use types that have been consolidated into "retail sales," refer to the footnote in the definitions for an exhaustive list.

"Auto parts sales" currently not allowed in the CL and CD (proposed MN and MD) zoning districts. "Cellular phone/pager services," "furniture store," "home electronics/appliance sales," and "office supply sales" currently not allowed in the CL (proposed MN) zoning district.

"Department store" currently not allowed in the CL and CG (proposed MN and MM) zoning districts. "Drugstore," "florist," and "gift shop/boutique" are currently allowed in the MD (proposed MH) zoning district with conditional use approval. "Print shop" is currently not allowed in the CL, CD, CG, and CA (proposed MN, MD, MM, and MC) zoning districts; is a conditional use in the BP (proposed ME) district, and is permitted in the IG (proposed IN) zoning district. "Retail, low intensity" is currently allowed as a conditional use with limitations in the RM and RH (proposed RM and RH) zoning districts and is permitted with limitations in the BP (proposed ME) zoning district.

¹⁴¹ See Retail sales, small. Deleted as P use in current CL (proposed MN) district.¹⁴² See Retail sales, small.¹⁴³ See Retail sales, small.¹⁴⁴ Consolidates "manufactured home sales," "equipment rental, outdoor," "heavy equipment sales/rental." "Manufactured home sales" currently allowed as C use in the CA (proposed MC) district. Added as P* use in current CL, CG, and CD, (proposed MN, MM, and MD) districts.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use							Non-Residential		Use-Specific Standards
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN	OS	
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY	--
Vehicle fleet operations, small ¹⁴⁵										P	P					P		
Vehicle fleet operations, large ¹⁴⁶											P					P		
Vehicle fuel station ¹⁴⁷										P*	P	P*		P*		P		20.03.30(d)(12)
Vehicle impound storage ¹⁴⁸																P*		20.03.30(d)(13)
Vehicle parking garage ¹⁴⁹										P	P	P	A	P	C			
Vehicle repair, major ¹⁵⁰											P*					P(20.03.30(d)(14)
Vehicle repair, minor ¹⁵¹									C*	P*	P*			P*				20.03.30(d)(14)
Vehicle sales or rental ¹⁵²										P	P	P						
Vehicle wash ¹⁵³										P*	P*					P		20.03.30(d)(15)

INDUSTRIAL USES**Manufacturing and Processing**

Commercial Laundry ¹⁵⁴										P	P					P		
Food production or processing ¹⁵⁵										C	V	C				C		
Manufacturing, artisan ¹⁵⁶									P	P	P	V		P		P		
Manufacturing, light												P		C		P		
Manufacturing, heavy ¹⁵⁷																C		
Salvage or scrap yard																C		

Storage, Distribution, or Warehousing

Bottled gas storage or distribution																P		
Contractor's yard ¹⁵⁸											P					P		
Distribution, warehouse, or wholesale facility ¹⁵⁹											C	C				P		

¹⁴⁵ New¹⁴⁶ New.¹⁴⁷ Consolidates "gas station" and "convenience store (with gas or alternative fuels)." "Gas station" currently not allowed in the CD and BP (proposed MD and ME) zoning districts.¹⁴⁸ Renamed from "impound vehicle storage." Deleted as C use in MC zoning district.¹⁴⁹ Renamed from "parking garage/structure." Changed from P to A use in current IN (proposed MI) district.¹⁵⁰ Consolidates "vehicle repair" and "auto body shop." "Vehicle repair" currently not allowed in the IG (proposed IN) zoning district.¹⁵¹ Consolidates "oil change facility" and "vehicle accessory installation." Added as C use in current CL (proposed MN) and as P use in current CD (proposed MN) district.¹⁵² Consolidated "vehicle sales/rental" and "boat sales." Added as P use in current CG and BP (proposed MM and ME) districts.¹⁵³ Renamed from "car wash" for consistent terminology. Added as P use in current IG (proposed IG) district.¹⁵⁴ New.¹⁵⁵ Added as C use to current CG (proposed MM) district.¹⁵⁶ New. This use also includes small scale "welding."¹⁵⁷ Consolidated "manufacturing, heavy," "beverage bottling," and "tool and die shop." "Beverage bottling" and "tool and die shop" are currently permitted uses in the IG (proposed IN) zoning district.¹⁵⁸ Renamed from "building trade shop."

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use								Non-Residential		Use-Specific Standards	
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN		OS		
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY	--		
Storage, outdoor													P*			P*	A	20.03.30(e)(1)		
Storage, self-service ¹⁶⁰									C	P	P	P	A	P		P		20.03.30(e)(2)		
Resource and Extraction																				
Gravel, cement, or sand production																C		20.03.30(e)(3)		
Quarry ¹⁶¹																C		20.03.30(e)(3)		
Stone processing ¹⁶²																P				
UTILITIES AND COMMUNICATION																				
Communication facility	C*										C*	C*	P	C*	C*	P		20.03.30(f)(1)		
Solar collector, ground- or building-mounted ¹⁶³	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.30(f)(2)		
Utility substation and transmission facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.30(f)(3)		
Wind energy system, large ¹⁶⁴																P		20.03.30(f)(4)		
Wind energy system, small ¹⁶⁵	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.30(f)(5)		
ACCESSORY USES																			20.03.30(g)(1)	
Chicken flock ¹⁶⁶	A*	A*	A*															20.03.30(g)(2)		
Crops and pasturage ¹⁶⁷	A*																	20.03.30(g)(3)		
Detached garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								20.03.30(g)(4)		
Drive-through										A*	A							20.03.30(g)(5)		
Dwelling, accessory unit	CA*		CA*	CA*														20.03.30(g)(6)		
Electric vehicle charging facility ¹⁶⁸	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A			
Home occupation ¹⁶⁹	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			20.03.30(g)(8)		
Outdoor retail and display ¹⁷⁰									T*	T*	T*			T*		A*		20.03.30(g)(9)		
Outdoor trash receptacles						A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		20.03.30(g)(10)		

¹⁵⁹ Consolidated “distribution facility” and “warehouse.” “Distribution facility” is currently not allowed in the BP (proposed ME) zoning district.

Added as C use to current CA (proposed MC) zone district.

¹⁶⁰ New.¹⁶¹ Not permitted in current IG zone district. Revised from P to C use in current IG (proposed IN) district.¹⁶² Not permitted in current IG zone district.¹⁶³ New.¹⁶⁴ New.¹⁶⁵ New.¹⁶⁶ Added as A use in RE and R1.¹⁶⁷ Relocated “accessory chicken flocks” to the accessory use category.¹⁶⁸ New.¹⁶⁹ Expanded to apply in all districts where residential uses are permitted.¹⁷⁰ Renamed from “outdoor retail.” Added as T use in current CL, CG, and CD (proposed MN, MM, and MD) districts and as A use in current IG (proposed IN) district.

Table 3-1: Allowed Use Table

P = permitted use, C = conditional use permit, V = vacant building use, 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 some MD Character Areas pursuant to Section 20.03.060.

New Name Current Name	Residential								Mixed-Use								Non-Residential		Use-Specific Standards
	RE	R1 ⁸³	R2	R3	R4 ⁸⁴	RM	RH	RMH	MN	MM	MC	ME	MI	MD	MH	IN	OS		
	RE	--	RS	RC	--	RM	RH	MH	CL	CG	CA	BP	IN	CD	MD	IG	QY	--	
Recycling drop-off, self-serve ¹⁷¹						A	A		A	A	A	A	A	A	A				
Swimming pool	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	20.03.30(g)(11)	
Temporary Uses																		20.03.30(h)(1)	
Book buyback ¹⁷²									T*	T*	T*		T*	T*				20.03.30(h)(2)	
Construction support activities ¹⁷³	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	20.03.30(h)(3)	
Farm produce sales ¹⁷⁴	T*	T*	T*	T*	T*													20.03.30(h)(4)	
Real estate sales or model home ¹⁷⁵	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		20.03.30(h)(5)	
Seasonal sales ¹⁷⁶									T*	T*	T*	T*	T*	T*	T*			20.03.30(h)(6)	
Special event ¹⁷⁷	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		T*	20.03.30(h)(7)	

20.03.30 Use-Specific Standards

(a) Generally

The Use-Specific Standards listed in this Section 20.03.030 apply to those uses listed on the same line of Table 3-1, regardless of whether those uses are shown as Permitted, Conditional, Conditional Accessory, Accessory, Vacant, or Temporary uses. These Use-Specific standards cannot be varied through the Conditional Use approval process in Section _____ (Conditional Use Approval), but relief may be granted through the Variance process in Section _____ (Variance).

(b) Residential Uses¹⁷⁸

(1) Dwelling, Single-Family (Detached)¹⁷⁹

In the RM, RH, MN, MM, MC, ME, and MH zoning districts, single-family detached dwelling units shall be permitted only on lots of record lawfully established before February 12, 2007.

(2) Dwelling, Single-Family (Attached)¹⁸⁰

(A) Access¹⁸¹

- i. Each individual dwelling unit shall have a separate entrance facing the street frontage to which the building address is assigned. Buildings on corner lots may have entrances facing either street frontage.
- ii. Each dwelling shall have direct access to a street or alley.

¹⁷¹ New.

¹⁷² From current 20.05.108(c). Clarified as permitted in current CL, CG, CD, IN and CA (proposed MN, MM, MD, MI, and MC) districts.

¹⁷³ New.

¹⁷⁴ From current 20.05.108(b). Added as T use to R1, R2, R3, and R4 zoning districts.

¹⁷⁵ Expanded to apply in all districts except OS district.

¹⁷⁶ From current 20.05.108(a); expanded to apply in all Mixed-Use districts.

¹⁷⁷ Replaces current 20.05.108(e), other temporary uses. Clarified to apply in all zone districts except IG district.

¹⁷⁸ Did not carry forward current 20.05.095, special condition for single-family dwellings to only be permitted on lots of record lawfully established before the effective date of the UDO. Typically, a single-family dwelling can be constructed on a lot that meets the minimum dimensional standards and where allowed in the underlying zoning district.

¹⁷⁹ From current 20.05.095.

¹⁸⁰ From current 20.05.093. Standards in current 20.05.093(a)(2) and (3) will be addressed in Module 2.

¹⁸¹ New.

(B) R2 Zoning District¹⁸²

In the R2 zoning district, the maximum number of units allowed in one single-family attached structure shall be two, and each individual units shall be located on a separate lot.

(3) Dwelling, Duplex, Triplex, and Fourplex¹⁸³

(A) Each individual dwelling unit shall have a separate exterior entrance facing a public or private street

(B) Each individual dwelling unit shall have a separate utility meter.

(4) Dwelling, Multifamily¹⁸⁴

In the MN, MM, and MD zoning districts, no dwelling unit located on the ground floor shall have an entry door facing a public street, and each dwelling unit located on the ground floor shall be located at least 20 feet behind each building façade facing a public street.

(5) Dwelling, Live/Work¹⁸⁵

(A) At least one person shall reside in the dwelling unit where the nonresidential activity occurs.

(B) The residential unit shall be located above or behind the nonresidential areas of the structure.

(C) The commercial activity area shall not exceed 50 percent of the gross floor area of the structure.

(D) Signs are limited to not more than two non-illuminated wall or window signs not exceeding 10 square feet in total area.

(E) The work activities shall not adversely impact the public health, safety, or welfare of adjacent properties.

(6) Dwelling, Cottage Development¹⁸⁶**(A) Ownership¹⁸⁷**

Individual cottage lots or portions of the project may not be subdivided for sale.

(B) Bulk and Density Standards**Table 3-2: Cottage Development Bulk and Density Standards**

Zoning District	Maximum Density	Minimum Project Size	Maximum Project Size
R1	3 DU/acre	1 acre	5 acres
R2	5 DU/acre		
R3	6 DU/acre		
R4	11 DU/acre		

(C) Setbacks¹⁸⁸**i. Parking lot**

Minimum of 30 feet from the right-of-way.

ii. Minimum Dwelling Separation

Minimum of 10 feet between dwelling units.

iii. Building Setbacks

All other setbacks for the project site (not individual units) shall comply with those applicable in the underlying zoning district.

¹⁸² Reworded for clarity and grammatical consistency.

¹⁸³ New.

¹⁸⁴ By requiring non-residential use of the 20 feet closest to the street, this provision replaces the current “multifamily upper floor” use while allowing building owners more flexibility regarding ground floor uses. This approach may be revised after further staff review. Extra fire sprinkler requirements for MD district deleted as unnecessary; all dwellings must meet the fire code.

¹⁸⁵ New.

¹⁸⁶ From current 20.05.0332. “Compatibility” text was deleted as too vague to administer consistently.

¹⁸⁷ New.

¹⁸⁸ These dimensional requirements may be revised with Module 2. Typically the underlying zoning requirements and setback requirements would apply to the development as a whole, but not to individual cottage dwelling sites.

iv. R3 Zoning District¹⁸⁹

Cottage developments within the R3 zoning district shall include a minimum of one dwelling unit that is built at the build-to-line.

(D) Central Open Space

Each cottage development shall include at least one centrally located open space area of at least 400 square feet per dwelling unit. Parking areas cannot be counted toward this open space requirements. Community buildings or clubhouses can be substituted for up to 50 percent of the open space requirement.

(E) Parking and Access

- i. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
- ii. Parking may take place on a shared, paved parking lot or in shared driveways.
- iii. Shared driveways may access individual garages.
- iv. Project perimeter sidewalks are required and internal walkways shall connect each cottage unit to the project perimeter sidewalks.

(F) Landscaping and Buffering¹⁹⁰

- i. All cottage developments shall install a bufferyard type 1 along rear and side lot lines per Section 20.04.40 (Landscaping, Buffering, and Fences) (currently 20.05.052(f)).
- ii. Parking lot landscaping shall be provided per the requirements of Section 20.04.30 (Parking and Loading) (currently 20.05.053).

(G) Architecture¹⁹¹

- i. All structures shall meet the design standards applicable to single-family homes in the zoning district where the property is located.
- ii. Dwelling units shall have a maximum 1:3 width to depth ratio for the first floor.

(7) Dwelling, Mobile Home¹⁹²

All mobile homes shall be installed on a permanent foundation and have perimeter skirting.

(8) Manufactured Home Park**(A) Entrance and Drive¹⁹³**

Manufactured or mobile home parks with 20 or more dwelling sites shall comply with the following standards.

- i. At least two access points for ingress to and egress to the park shall be provided.
- ii. Individual dwelling sites shall only have driveways providing access to interior streets.
- iii. Each new driveway aprons onto a street shall be surfaced with concrete.
- iv. Enlargement or modification of any existing driveway shall require the driveway apron to be surfaced with concrete.

(B) Parking¹⁹⁴**i. Location**

Required parking shall be located on each dwelling site.

ii. Surface Material

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

¹⁸⁹ Replaced current RC with R3 zoning district.

¹⁹⁰ May be revised with Module 2.

¹⁹¹ Requirement for applicant to submit material samples deleted as purpose was unclear, city review of the materials is not required.

¹⁹² From current 20.05.017(a). Text requiring that units be "strapped down" was replaced by more objective foundation requirement.

¹⁹³ From current 20.05.037. Subsection iv revised to prohibit use of asphalt for this purpose.

¹⁹⁴ From current 20.05.073

(C) Accessory Structures¹⁹⁵**i. Generally**

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

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

ii. Maximum Number

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

iii. Maximum Cumulative Area

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

(9) Group Care Home, FHAA (Small and Large) & Opioid Rehabilitation Home, (Small and Large)¹⁹⁶

- (A) Group homes for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988 (FHAA), as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, may be established in any Residential zone district or portion of a Mixed-Use zoning district or PD district that permits residential dwellings, provided that they meet the definition of “small” and “large” facilities in Chapter 20.07:Definitions) and are located in zoning districts where facilities of that size are allowed pursuant to Table 3-1, and subject to the licensing requirements of the state and the City of Bloomington.
- (B) No Group Care Home shall be located within 3,000 feet of any other Group Care Home.
- (C) No Opioid Rehabilitation Home shall be located within 3,000 feet of any other Opioid Rehabilitation Home
- (D) Where minimum spacing is required by subsections (B) and (C) above, the distance shall be measured from the nearest property line of the property from which spacing is required to the nearest property line on which the group home will be located, using a straight line, without regard to intervening structures or public rights-of-way.

(10) Residential Rooming House¹⁹⁷

- (A) No residential rooming house shall contain more than five bedrooms, not including the living space occupied by the residential rooming house owner.
- (B) No bedroom occupied by a person other than the residential rooming house owner shall be rented for a period of less than 30 consecutive days.¹⁹⁸

(11) Student Housing or Dormitory

- (A) In the MN zoning district, no student housing or dormitory shall include accommodation for more than 20 persons, including any on-site manager(s) of the property.
- (B) In each of the MD zoning district Character Areas, each student housing or dormitory shall comply with the following standards:¹⁹⁹

Table 3-3: Student Housing and Dormitory Standards

MD Character Area	Maximum Height	Maximum Unit Equivalents	Maximum Building Length Along Public Street
MD-CS	40 ft.	20 u/a	200 ft.
MD-DC	40 ft.	30 u/a	200 ft.
MD-UV	30 ft.	20 u/a	150 ft.

¹⁹⁵ From current 20.05.006.

¹⁹⁶ Replaces current 20.05.099 and 20.05.101, extended to apply to opioid facilities. This new statement broadly covers compliance with state and local laws.

¹⁹⁷ From current 20.05.104.

¹⁹⁸ New.

¹⁹⁹ Proposed standards replace in those in the December 2017 interim ordinance regulating this land use. Maximum heights and densities have been relaxed in some cases, and maximum building dimensions have been added to avoid buildings out of horizontal scale with the surrounding areas.

Kirkwood Corridor	25 ft.	20 u/a	150 ft.
Restaurant Row	25 ft.	20 u/a	150 ft.
MD-DE	30 ft.	20 u/a	150 ft.
MD-DG	30 ft.	20 u/a	200 ft.
MD-ST	30 ft.	20 u/a	200 ft.

(c) Public, Institutional, and Civic Uses**(1) Community Center²⁰⁰**

In the RM and RH zoning districts, community centers shall be a Permitted use when created through renovation of an existing building. If a community center requires new construction or a major addition to an existing structure (greater than 33 percent of the existing gross floor area), then the use shall be subject to a conditional use approval.

(2) Community Garden²⁰¹

- (A) Retail sales shall be prohibited on the community garden site, except for the sale of produce grown in the community garden. Such sales shall be in compliance with Section ____ (currently 20.05.111(b) (Farm Produce).
- (B) Structures used for the storage of gardening materials shall be permitted subject to the accessory structure standards for the zoning district in which the use is located. The combined area of all structures shall not exceed 15 percent of the lot occupied by the use.
- (C) On-site storage containers, compost bins, and other material storage areas shall be located in the rear building setback area, and shall be located at least five feet from rear and side property lines.
- (D) Trash shall be removed from the community garden site at least once a week.
- (E) Hours of operation shall be restricted to between 5:00 a.m. and 11:00 p.m.

(3) Day-care Center, Adult or Child²⁰²

- (A) When located in a Residential zoning district, an adult or child day care center shall not be located closer than 500 feet to any other adult or child day care center.²⁰³
- (B) When a license is required by the state, proof of licensing shall be presented with the application for the conditional use approval. Day care centers exempt from state licensing requirements shall provide proof of exemption.
- (C) It shall be unlawful for any person to maintain any child or adult in such facility, other than the child or adult of the owner or manager living in the facility, for more than 16 hours in any 24-hour period.
- (D) The operation of the facility shall not include overnight occupancy by the clients.
- (E) Child or adult day care may be operated within structures on church premises or publicly owned community centers, provided such uses are lawfully permitted and operating in the underlying zone district.
- (F) The day care center shall be screened from adjacent properties with a fence or vegetative buffer, and an adequate fenced area shall be provided.

(4) Jail or Detention Facility²⁰⁴

- (A) Adequate access shall be provided to a street classified as a collector or arterial per the master thoroughfare plan.
- (B) The design and intensity of the use, site, and structure shall be compatible with the surrounding area.
- (C) Site design and security measures shall ensure that the peace and safety of the surrounding area shall not be disturbed or impaired

(5) School, Public or Private²⁰⁵

- (A) Each public or private high school shall be located on a site with direct access to an arterial or collector street.

²⁰⁰ From current 20.05.088. Applicability to RM and RH zoning districts clarified.

²⁰¹ From current 20.05.094. Parking standards in 20.05.094(a)(7) will be addressed in Module 2. Provisions requiring compliance with the City's noise ordinance and high grass ordinance and prohibiting encroachments onto adjacent properties were deleted as unnecessary; they apply to all uses in the city.

²⁰² From current 20.05.029 and 20.05.030. Requirement for compliance with all applicable licensing and regulations deleted because now covered by general requirement in Section 20.03.01. Subsections (C), (D), and (E) are new. Criteria requiring safe design deleted as probably too vague to enforce and addressed during licensing review.

²⁰³ Revised to apply only in Residential districts.

²⁰⁴ From current 20.05.032.

²⁰⁵ New.

- (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.

(6) **Methadone Treatment Facility or Opioid Rehabilitation Facility²⁰⁶**

- (A) Each clinic or facility must be at least 1,000 feet from the nearest property line of a lot containing a primary use that is a Household Living use, a Group Living use, 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 donors, but a minimum of 500 square feet, 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 donations.

(d) **Commercial Uses²⁰⁷**

(1) **Kennel²⁰⁸**

- (A) The parts of a building where animals are boarded shall be fully enclosed, with solid core doors and no operable windows, and shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.²⁰⁹
- (B) Animals shall not be permitted outside except within a secure animal run, and no outdoor animal run shall be permitted within 200 feet of any adjacent residential district or use, except where the adjoining property is owned or occupied by the operator of the kennel.
- (C) The perimeter of the kennel operation shall be enclosed with an opaque fence that meets the following standards:
 - i. Minimum depth underground: 12 inches.
 - ii. Minimum height: Eight feet from grade.
 - iii. Minimum gauge of chain-link fence: 11
 - iv. Minimum fence setback: 20 feet from any adjoining property line.
- (D) Prior to establishment, the property owner, or the kennel operator if the operator is not the property owner, shall provide proof of all necessary licenses to the Director of Planning and Transportation.
- (E) A plan for management of animal wastes shall be submitted with the conditional use application.

(2) **Veterinarian Clinic²¹⁰**

A veterinarian clinic shall comply with the same requirements for a “kennel” in Section 20.03.30(d)(1). The following additional standards shall apply:

- (A) In the MN, MM, and MD zoning districts, outdoor kennel facilities are not permitted.
- (B) IN the MC zoning district, outdoor kennels shall require a conditional use permit.

(3) **Recreation, Indoor²¹¹**

In the current RC, RM, and RH (proposed R3, RD, RM, and RH) districts, indoor recreation facilities shall be permitted when using the renovation of an existing structure. If a recreation center requires new construction or a major addition to an existing structure (greater than 33 percent of the existing gross floor area), then the use shall be subject to a conditional use approval.

(4) **Sexually Oriented Business²¹²**

(A) **Purpose**

Within the city it is acknowledged that there are some uses, often referred to as sexually oriented businesses, which because of their nature can have a negative impact on nearby property, particularly when these sexually

²⁰⁶ New.

²⁰⁷ Did not carry forward current 20.05.101, special conditions for limited service restaurant and low intensity retail. The 2,500 square foot limitation, compatibility requirements, and parking reductions will be addressed through other standards in the UDO. Did not carry forward current 20.05.105, special conditions for testing lab (requiring testing to be directly associated with the medical or healthcare industry in the MD zoning district).

²⁰⁸ From current 20.05.031.

²⁰⁹ Replaces current 20.05.031, minimum building setback requirements.

²¹⁰ New.

²¹¹ From current 20.05.103.

²¹² From current 20.05.078.

oriented businesses are concentrated together or located in direct proximity to residential uses, child care centers, churches, cemeteries, schools, libraries, playgrounds, and/or parks. Special regulations for these sexually oriented businesses are necessary to ensure that these adverse impacts will not contribute to the blighting of surrounding areas. The primary goal of these regulations is to prevent the concentration or location of these uses in a manner that would exacerbate their adverse effects.

(B) Location

A sexually oriented business shall not be located on a property within 500 feet (measured from the nearest property line of the property from which spacing is required to the nearest wall of the building or tenant space that houses the sexually oriented business use using a straight line, without regard to intervening structures or public rights-of-way) of any of the following:

- i. Place of Worship;
- ii. School, Public or Private (preschool, K-12);
- iii. Day care center, adult or child;
- iv. Park (including publicly owned multiuse trails);
- v. Library;
- vi. Homeless Shelter;
- vii. RE, R1, R2, R3, R4, or RMH zoning district, including any portion of a planned unit development designated for single-family residential use;
- viii. RM or RH zoning district, including any portion of a planned unit development designated for multi-family residential use; and
- ix. Another Sexually Oriented Business.

(C) PUDs

For the purposes of this section, sexually oriented businesses shall be considered permitted uses in any PUD zoning district created before February 12, 2007, where the underlying zoning is MC, MM, and IN.

(D) Exterior Display

No sexually oriented business shall be conducted in any manner that permits the observation from any right-of-way of material depicting specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening.

(5) Bed and Breakfast

- (A) In the RE, R1, R2, R3, R4, and RM zoning districts, this use is limited to single-family detached dwellings.
- (B) In the RE, R1, R2, R3, R4, and RM zoning districts, the maximum number of guest units for any bed and breakfast shall be three.
- (C) In all other zoning districts, the maximum number of guest units for any bed and breakfast establishment shall be eight.
- (D) The business owner or manager of the bed and breakfast establishment shall be required to reside on the property or on an adjacent property.
- (E) Each guest stay shall be limited to a maximum of 30 consecutive days.
- (F) The exterior design of any exterior modification of the structure or premises shall include façade articulation, and numbers and locations of windows and building entrances on the primary building façade, that are similar to those in the surrounding area and neighborhood.

(6) Brewpub²¹³

- (A) In the MN zoning district, brewpubs shall not manufacture more than 5,000 barrels of beverage (all beverages combined) annually.²¹⁴
- (B) In the MM, MD, and MC zoning districts, brewpubs shall not manufacture more than 20,000 barrels of beverage (all beverages combined) annually.²¹⁵

²¹³ From current 20.05.086.

²¹⁴ Replaced current CL zoning district with MN zoning district.

²¹⁵ Replaced current CA, CD, and CG zoning districts with MM, MD, and MC.

- (C) Brewpubs shall maintain copies of all reports filed with the bureau of alcohol, tobacco and firearms (ATF) and shall be able to demonstrate, upon request of the city, that they have not exceeded the annual beverage production limit in any twelve-month period.
- (D) In the MN, MM, and MC zoning districts, brewpubs shall maintain at least 15 percent of the gross floor area of the facility or 500 square feet of floor space, whichever is greater, for public use as a tavern and/or restaurant.²¹⁶
- (E) In the MD zoning district, brewpubs shall maintain at least 50 percent of the gross floor area of the facility for public use as a tavern and/or restaurant.²¹⁷
- (F) Brewpubs may ship beverages for consumption at other sites, but only if it is demonstrated that the location and flow of shipping traffic has adequate access to streets classified as collectors or arterials by the master thoroughfare plan.

(7) Restaurant²¹⁸

- (A) In the current RM, RH, and BP zoning districts, the restaurant shall contain no more than 2,500 gross square feet of floor area. Such smaller establishments typically include but are not limited to, cafes, coffee shops, delis, and small restaurants.
- (B) In the RM and RH zone districts, structures containing this use shall be similar in appearance with the surrounding buildings with respect to architectural style, roof pitch, color and materials.

(8) Artist Studio or Workshop

In the R3 and R4 districts:

- (A) The artist studio shall be accessory to a residential use.
- (B) No retail activity shall be permitted in association with the artist studio.
- (C) No display of art pieces for public viewing, such as within a gallery, shall be permitted.
- (D) Use of the artist studio shall be limited to the production of art by the resident of the home in which the studio is located.

(9) Office

In the MH zone district, only office uses performing services related to the medical or health care industries are permitted.

(10) Retail Sales²¹⁹

All uses in the Retail Sales category in Table 3-1 shall comply with the following standards

- (A) All outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (B) Any outdoor display area shall not block handicapped parking areas, parking lot access aisles, or sidewalk areas, shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

(11) Equipment Sales and Rental

- (A) Outdoor display of equipment for sale or rental shall only be permitted in the MC and GI zoning districts.
- (B) In the MC zoning district, all outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (C) Any outdoor display area shall not block handicapped parking areas, parking lot access aisles, or sidewalk areas, shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

(12) Vehicle Fuel Station²²⁰

- (A) In the MM, MD, and ME, zoning districts, the use shall be limited to a total of four metered fuel dispenser units.²²¹
- (B) In the MM, MD, and ME zoning districts, major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.²²²

²¹⁶ Replaced CL, CG and CA with MN, MM, and MC zoning districts.

²¹⁷ Replaced CD zoning district with MD zoning district.

²¹⁸ From current 20.05.101 and definition of "Restaurant, Limited Service."

²¹⁹ From current 20.05.101(b) and 20.05.068(a). Prohibition of occupying more than 5% of parking space was deleted as unnecessary since reduction below required minimum still applies. Standard requiring similar appearance was deleted as subjective and difficult to administer without individual project review; basic commercial building design standards to be drafted in Module 2 will apply.

²²⁰ From current 20.05.089 and 20.05.098.

²²¹ Replaced current CD, BP, CG and IG with MD, ME, MM, and IN zoning districts. Limit removed from MC district.

- (C) In the MM, MD, MC, and ME zoning districts, all activities other than vehicle fueling shall be conducted within a completely enclosed building.
- (D) In the MM, MD, MC, and ME zoning districts, no outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (E) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (F) In the ME zoning district:
 - i. All structures including fuel canopies shall be similar in appearance to the surrounding Business Park development with respect to architectural style, color, and materials;
 - ii. Fuel canopies shall be located to the side or rear of properties to minimize visual impact from public streets; and
 - iii. At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas.

(13) Vehicle Impound Storage²²³

Impound vehicle storage lots shall be screened with an solid fence or wall at between eight and ten feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces.

(14) Vehicle Repair, Major or Minor²²⁴

- (A) All major overhaul, body and fender work, upholstering and welding, and spray painting shall be conducted within a completely enclosed building.
- (B) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (C) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

(15) Vehicle Wash²²⁵

Where a car wash facility is located adjacent to a Residential zoning district, the following restrictions shall apply:

- (A) The hours of operation for coin-activated car wash facilities shall be limited to between 7:00 a.m. and 10:00 p.m.
- (B) Automated audio warnings (e.g., beepers), instructions and other audio recordings associated with the car wash facility are not permitted.

(e) Industrial Uses**(1) Storage, Outdoor****(A) Parking of Vehicles²²⁶**

All outdoor parking of vehicles in all zoning districts shall comply with the following standards:

- i. Vehicles and trailers shall not be stored or parked on an unimproved surface.
- ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.
- iii. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.

(B) Screening²²⁷

Primary use outdoor storage yards shall be screened with an solid fence or wall at between eight and ten feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces.

²²² Replaced current BP and CG with ME and MM zoning district.

²²³ From current 20.05.100, revised to clarify additional landscaping requirements through more objective standards.

²²⁴ From current 20.05.085.

²²⁵ From current 20.05.066 and 20.05.087.

²²⁶ From current 20.05.065.

²²⁷ From current 20.05.102, revised to clarify additional landscaping requirements through more objective standards. Expanded to apply in the IN zone district, and current separate screening and landscaping standards for the IG (proposed IN) district were not carried forward.

(C) Prohibited Storage Materials

In all zoning districts where this use is allowed, except for the IN zoning district, outdoor storage of equipment, materials, waste or scrap materials, pallets is prohibited.

(D) Shipping Containers and Portable Storage Units

Shipping containers, cargo containers, and portable on-demand storage units may not be used for long-term storage, and may only be located on a lot or parcel:

- i. To providing storage for construction projects during the period of an approved construction project on the same lot or parcel; or
- ii. During the process of being loaded or unloaded, the duration of which may not exceed 72 consecutive hours.

(2) Storage, Self-Service²²⁸

- (A) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, which shall be stored only in exterior areas screened from view from any street frontage.
- (B) Only storage of goods and materials are allowed in self-storage rental spaces. The use of storage spaces for a business is prohibited.
- (C) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances, and other similar equipment on the premises is prohibited.
- (D) The storage of hazardous materials is prohibited.
- (E) Security fencing shall not include razor wire or barbed wire.
- (F) Where the site is adjacent to a Residential zone district or a portion of a PUD zone district designated for single-family residential uses:
 - i. Loading docks are prohibited on the side of the facility facing the residentially zoned land;
 - ii. A permanent screen shall be required along all property boundaries and shall conform to landscaping and screening requirements in Section ____ [to be drafted in Module 2];
 - iii. Public access shall only be permitted between 6:00 a.m. and 10:00 p.m.
- (G) If the facility is located in an MN, MM or MD district, all storage shall be contained within a fully enclosed structure that:
 - i. Is at least a two-story structure with storage units on upper floors with access doors to storage units accessed from interior hallways.
 - ii. Does not have any garage doors or access doors to any storage unit facing any public street, park, or open space, unless the doors are screened from all visible public streets, parks, and open spaces.

(3) Gravel, Cement, or Sand Production, or Quarry²²⁹

- (A) Each facility shall be screened with an solid fence or wall at between eight and ten feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces.
- (B) Notwithstanding the provisions of Section ____ (Conditional Use Approvals), the Planning Commission shall make a recommendation to the City Council based on the Criteria in Section ____ (Conditional Use Approvals), and the City Council shall make the decision to approve, approve with conditions, or deny applications for these uses.

(f) Utilities and Communication**(1) Communication Facility²³⁰****(A) Purpose²³¹**

These standards are intended to provide sensible and reasonable development standards for the provision of reliable public and private telecommunication service and to maximize the use of any communication transmission towers in order to reduce the total number of towers needed to serve the communications needs of the area, to minimize the adverse, undesirable visual effects of communication facilities, and to provide for the

²²⁸ New.

²²⁹ New.

²³⁰ From current 20.05.020 with minor changes as noted.

²³¹ Last clause is new.

reasonable location of communication facilities in the city, all in compliance with the requirements of state and federal law regarding the regulation of this use.

(B) Applicability

These standards shall apply in the RE, MD, MC, ME, and MH zone districts.

(C) Compliance with State Law

i. Eligible Applicants

All communication facilities shall comply with the standards of Indiana Code § 8-1-32.3-19.

ii. New Communication Facilities

Applications for new communication facilities shall comply with the standards of Indiana Code § 8-1-32.3-20 and Section ---.

iii. Modifications to Existing Communication Facilities

Modifications of existing antennas, communication towers and communication equipment shall comply with Indiana Code § 8-1-32.3-21 and Section ---.

(D) Co-Location²³²

- i. New communication facilities shall minimize land use impacts by accommodating future collocation by at least five other users.
- ii. If co-location is not possible, a sworn statement shall be submitted documenting why collocation on an existing communication tower cannot meet the applicant's requirements. Such statement must demonstrate that collocation of wireless facilities on an existing communication tower is not a viable option because collocation:
 1. Would not result in the same wireless service, functionality, coverage, and capacity;
 2. Is technically infeasible; or
 3. Is an economic burden to the applicant.

(E) Construction Requirements

All antennas, communication towers, accessory structures and any other wiring shall comply with the following requirements:

- i. All applicable provisions of this title and of the Indiana Building Code, as amended, and the Federal Communications Commission (FCC) when applicable.
- ii. All communication towers and communication equipment shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the International Building Code, as amended, and The Electronics Industry Association.
- iii. With the exception of necessary electric and telephone service and connection lines approved by the board of zoning appeals, no part of any communication equipment or communication tower nor any lines, cables, equipment or wires or braces in connection with either shall at any time extend across or over any part of a right-of-way, public street, highway, sidewalk, trail, or property line without appropriate approval in writing.
- iv. All communication towers and communication equipment shall be designed to conform to accepted electrical engineering methods and practices and to comply with the provisions of the National Electrical Code, as amended.
- v. All communication towers and communication equipment shall be constructed to conform to the requirements of the Occupational Safety and Health Administration (OSHA).
- vi. All communication towers and communication equipment shall be designed and constructed to all applicable standards of the American National Standards Institute (ANSI) manual, as amended.
- vii. An engineer's certification shall be submitted for all communication towers and all other communication equipment to document and verify the design specifications, including, but not limited to, the foundation for all towers, anchors for all guy wires (if used), the location of all collocation sites, calculated fall zone, and strength requirements to withstand natural forces such as ice, wind, and earth movements.

²³² City legal staff are reviewing this section for consistency with recent federal regulatory changes.

- viii. All communication towers shall be of monopole design.
- ix. Communication towers shall be set back from all property lines a minimum distance equal to the calculated fall zone, as set forth in the applicant's engineering certification for the communication tower.
- x. Only lighting that is for safety or security reasons, or required by the FAA or other federal or state authority, shall be permitted. All lighting shall meet requirements of 20.05.060, 20.05.061, and 20.05.062 except where state or federal requirements provide otherwise.
- xi. Communication towers shall not exceed a height equal to 199 feet from the base of the structure at ground level to the top of the highest point, including appurtenances.

(F) Design²³³

Each tower and antenna shall be masked, colored, or enclosed to appear visually similar to the surface on which it is mounted, or to minimize visual differences in color and texture when viewed against its background from public streets and open spaces, to reduce negative visual impact.

(G) Screening²³⁴

The outermost perimeter or security fence of a communication facility shall be screened with an solid fence or wall at between eight and ten feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces.

(H) Abandoned Towers

Any tower unused or left abandoned for six months shall be removed by the tower owner at the owner's expense. Should the communication tower owner fail to remove the tower after 30 days from the date a notice of violation is issued, the city may remove the tower and bill the owner for the costs of removal and cleanup of the site.

(I) Noncommercial Antennas

Noncommercial antennas for individual, private use, including but not limited to, amateur radio antennas, shall be permitted as an accessory use in all residential districts, subject to the following standards:

i. Height

The height of a noncommercial antenna shall not exceed 75 feet, measured from the ground, whether the antenna is mounted on the roof or on the ground.

ii. Setbacks

No such antenna shall be located within a front setback, and shall be set back at least five feet from any side or rear property line.

(J) Additional Standards for the MD Zoning District

Communication facilities shall be strictly limited to antennas or other communication equipment accessory to the primary use of the building. No free-standing communication facilities are allowed.

- i. All antennas or other communication equipment shall be no taller than 10 feet above the height of the building to which they are affixed.
- ii. All communication facilities shall be mounted on a building of at least two stories in height.
- iii. Communication facilities shall be designed to blend into the surrounding environment through the use of color, camouflaging, materials, and/or architectural treatment, except in an instance where the color is dictated by federal or state authorities such as the Federal Aviation Administration (FAA).

(2) Solar Collector, Ground- or Building-Mounted²³⁵**(A) Accessory solar collectors shall only be located**

- i. In side yards or behind the front wall of the building, whichever is further from the street; or
- ii. In rear yards; or
- iii. On rooftops.²³⁶

²³³ Wording clarified.

²³⁴ Landscaping simplified for internal consistency.

²³⁵ New.

²³⁶ Test requiring placement behind front wall of building was added.

- (B) Accessory building-mounted solar collectors may exceed the maximum height requirement by a maximum of 18 inches.
- (C) If the accessory building-mounted solar collector is not flush with the roof the applicant shall minimize the visibility of the collector from each adjacent public street and public open space to the maximum extent feasible without prohibiting the installation.
- (3) **Utility Substation and Transmission Facility**²³⁷
Utility substations and transmission facilities (not including sewer or water boost or lifting stations) shall be screened with an solid fence or wall at between eight and ten feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces.
- (4) **Wind Energy System, Large**²³⁸
The maximum height of a primary use large wind energy system shall not exceed 200 feet, and each wind energy generating tower shall be set back from each property line at least a distance equal to the height of the tower and blade with the blade in its highest vertical position.
- (5) **Wind Energy System Small**²³⁹
 - (A) In Residential zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 10 feet.
 - (B) In Mixed-Use zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 20 feet.
 - (C) In Nonresidential zoning districts, an accessory small wind energy system may exceed the maximum building height of the applicable zoning district by 40 feet.
 - (D) Each accessory small wind energy system shall be set back from each property line at least a distance equal to the height of the tower and blade with the blade in its highest vertical position.
 - (E) Each accessory small wind energy system may only be located in a side or rear yard area.

(g) Accessory Uses

All accessory uses shown in Table 3-1 shall comply with the following standards.

- (1) **Generally**²⁴⁰
 - (A) **Compliance Required**
Accessory structures shall comply with all dimensional and development standards for the subject zoning district regardless of whether a temporary use permit or certificate of zoning compliance is required.
 - (B) **Exemptions**
The installation of detached structures that serve as covered, short-term Class II bicycle parking facilities shall not count towards the maximum number of accessory structures allowed under Sections _____ (currently 20.05.005(a), 20.05.006(b) and 20.05.007(a)).
 - (C) **Prohibitions**
A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat or motor vehicle shall not be used as an accessory structure in any zoning district.
 - (D) **Timing**
Accessory structures are not permitted on a parcel prior to any primary structure being constructed, except where the accessory structure is being used in conjunction with the act of constructing a primary structure or for agricultural purposes.

²³⁷ From current 20.05.106. Landscaping standards simplified for internal consistency.

²³⁸ New.

²³⁹ New.

²⁴⁰ From current 20.05.004. Requirements for temporary use permits, procedures for those permits, and exemptions from permit requirements, will be addressed in Module 3.

(E) Number and Size Permitted²⁴¹

The maximum number (per lot or parcel) and maximum size (cumulative total per parcel) of accessory structures permitted is indicated in the table below:

Table 3-4: Number and Size of Accessory Structures Permitted

Zoning District	Maximum Number	Maximum Size (cumulative total)
RE ²⁴²	None	50 percent of the square footage of the primary structure ²⁴³
R1	2	1,000 square feet or 50 percent of the square footage of the primary structure, whichever is less
R2		840 square feet
R3		580 square feet
R4		400 square feet ²⁴⁴
RM, RH, RMH	None	1,500 square feet or 50 percent of the square footage of the primary structure, whichever is less
MM, MD, MC, ME, MH		
MI, IN, OS	None	None

(2) Chicken Flocks²⁴⁵

One chicken flock may be kept as an accessory use to a permitted residential use, provided that such use is permitted by Title 7 of the Bloomington Municipal Code, as amended, and complies with all regulations of Title 7 of the Bloomington Municipal Code, as amended. The regulations of Title 7 of the Bloomington Municipal Code are expressly incorporated into this UDO by reference. In areas that are subject to this title but not within the corporate boundaries of the City, the Planning and Transportation Department shall administer and enforce such regulations.

(3) Crops and Pasturage²⁴⁶

- (A) Livestock shall be permitted only in a pasturage context. Pasture use shall be limited to one animal unit per acre of land actually used as pasture and accessible to the livestock. Land with slope in excess of 15 percent shall not be considered in determining the total pasture size, and shall not be utilized for pasture purposes.
- (B) Animal Units
Animal units per animal shall be determined as follows:
- All larger animals, including cattle, horses, swine, ponies, etc., shall equal one animal unit;
 - Goats, sheep, miniature horses, etc., shall equal 0.5 animal unit;
 - All smaller animals including fowl shall equal 0.2 animal unit; and
 - All animals less than four months of age shall be calculated at one-half the unit value of their respective category above.
- (C) All other agricultural businesses involving livestock are prohibited, including but not limited to concentration points, confined feeding, feedlots, feeder pig operations, livestock auctions, livestock dealers, sale barns, stock yards, and transfer stations.
- (D) Livestock shall not be kept on any parcel of less than five acres in area and three hundred feet in width, except that chickens and ducks may be kept within the density limits on parcels of two acres or more.
- (E) Structures containing livestock or livestock waste shall meet the following minimum setbacks:
- Front setback: 75 feet;
 - Side setback: 50 feet;
 - Rear Setback: 75 feet.

²⁴¹ From current 20.05.005; 20.05.007; and 20.05.008. Current standards have been consolidated into a single table. Current 20.05.007(a) limiting the number of accessory dwellings in multifamily or commercial projects was not carried forward.

²⁴² New standards.

²⁴³ New.

²⁴⁴ New.

²⁴⁵ From current 20.05.090(b).

²⁴⁶ From current 20.05.090(a).

(4) Detached Garage Design²⁴⁷

For garages associated with residential uses, the exterior finish and facade of a detached garage shall match or be visually similar to the finish and facade materials used on the primary structure.

(5) Drive-Through²⁴⁸

In the MM district, all uses, except for financial institutions shall be limited to one drive-through bay. Financial institutions shall be allowed up to three drive-through bays.

(6) Dwelling, Accessory Unit²⁴⁹**(A) Purpose**

These accessory dwelling unit ("ADU") standards are intended to permit the creation of legal ADUs that are compatible with residential neighborhoods while also adding housing options for the city's workforce, seniors, families with changing needs, and others for whom ADUs present an affordable housing option.

(B) Generally

- i. Not more than one ADU may be located on one lot.
- ii. ADUs shall not be established on a lot that is less than the minimum lot size of the zoning district.
- iii. ADUs shall not contain more than one bedroom.
- iv. No more than one family, as defined in Chapter 20.07:, shall reside in one accessory dwelling unit; provided, however, that units lawfully in existence prior to the effective date of the ordinance from which this section derives where the number of residents located on one lot lawfully exceed that provided by the definition of family in 20.11.020 may continue to be occupied by the same number of persons as occupied the unit on that effective date.²⁵⁰
- v. A single family dwelling unit that includes an ADU shall be treated as one single-family dwelling unit in its entirety for purposes of site plan review.

(C) Existing Planned Unit Developments

For any PUD zoning district that permits detached single-family dwellings, and that was approved before the effective date of ordinance from which this section derives, ADUs shall be considered a Conditional Use subject to the requirements of this section.

(D) Utilities

All ADUs shall be connected to the public water main and sanitary sewer that are adjacent to the property on which the ADU is located, per City of Bloomington Utilities' Rules and Regulations or Construction Specifications. Where water or sanitary sewer mains are not adjacent to the property and the primary dwelling on the lot utilizes a septic system, the ADU may use the septic system in compliance with Monroe County Health Department Standards.

(E) Standards for Attached ADUs

- i. The maximum square footage of any attached ADU shall be 600 square feet.
- ii. The maximum height of any attached ADU shall be the same as that applicable to the primary dwelling structure in the zoning district where the ADU is located.
- iii. Each ADU shall be set back from each property line by at least the same setback distance applicable to the primary dwelling structure in the zoning district where the ADU is located.

(F) Standards for Detached ADUs

Detached ADUs shall meet the architectural and foundation requirements for a single-family dwelling within the applicable zoning district as found in Section _____ (currently 20.05.016).

- i. The maximum square footage of any detached ADU shall be 440 square feet.
- ii. The detached ADU shall not exceed 25 feet in height.

²⁴⁷ From current 20.05.004. Applicability to garages for residential uses clarified.

²⁴⁸ From current 20.05.091. This standard will be reconsidered when stacking space standards are addressed in Module 2.

²⁴⁹ From current 20.05.0333. Enforcement provisions were not carried forward because they just restate general enforcement provisions that will be drafted as part of Module 3.

²⁵⁰ Wording clarified.

- iii. The detached ADU shall not extend closer to any street than the existing primary dwelling structure.
- iv. The detached ADU shall comply with the requirements for accessory structures in Section ____ (currently Chapter 20.02).
- v. The detached ADU shall set back from any rear property line that does not abut an alley by at least 10 feet, and from any rear property line that abuts an alley by at least five feet.
- vi. Existing single-story detached accessory structures converted to ADUs shall be exempt from the setback requirements pursuant to Section _____ [currently 20.08.060 – nonconforming structures].

(G) Historic Districts

If located within a historic district, any exterior changes or new construction shall be in compliance with the historic district's guidelines and any required certificate of appropriateness shall be obtained pursuant to Section ____ [currently 8.08.020], prior to review through the Conditional Use approval process.²⁵¹

(H) Owner Occupancy

- i. ADUs shall only be permitted on a property where either the primary dwelling unit or the ADU is occupied by the owner of the property. For the purposes of this section, the owner is defined as the individual, family, or group who holds the property tax homestead deduction for the property in accordance with state law.
- ii. The owner of each property on which an ADU is located shall sign an affidavit pledging agreement with the terms of this section. The affidavit shall specify which dwelling unit (either the primary dwelling unit or the ADU) the owner will occupy. If at any time the owner moves from one dwelling unit to the other, the owner shall file an updated affidavit. Otherwise, all affidavits shall be filed annually with the Planning and Transportation Department.
- iii. Any primary dwelling or ADU used as a rental unit shall register with the Department of Housing and Neighborhood Development (HAND) and receive appropriate certification prior to occupancy.

(I) Commitments

Before obtaining a conditional use approval for an ADU, an applicant shall record a commitment, consistent with the standards of Section _____ [currently 20.09.110], stating the following:

- i. The ADU shall not be sold separately from the primary unit.
- ii. The conditional use approval shall be in effect only so long as the primary dwelling unit, or the ADU, is occupied by the owner(s) of record as their primary residence. If at any time the conditional use approval is revoked or is no longer in effect, the ADU shall be removed from the property. This can include, but is not limited to removal of any second kitchen on the lot, including all kitchen appliances and cabinets.

(7) Dwelling, Short-Term Rental²⁵²

[Placeholder]

(8) Home Occupation²⁵³**(A) Exempted Uses**

- i. The follow uses are permitted and shall not be regulated as Home Occupations:
 - 1. Child care home, provided that the child care home is also the primary residence of the operator;
 - 2. Adult day care home;
 - 3. Group care home, FHAA (small or large)
- ii. Activities that create no external visual changes and produce no odors, noise, vibration, or other discernible impacts outside the dwelling, including but not limited to drafting, drawing, typing, writing, and operating telephones, sewing machines or computers, shall not require a certificate of zoning compliance or conditional use approval, provided that the following regulations are met:
 - 1. No employees or customers visit the premises;
 - 2. No signs are displayed; and
 - 3. No deliveries other than those normally associated with residential uses are made to the site.

²⁵¹ Wording revised to reference Conditional Use review process for internal consistency.

²⁵² New.

²⁵³ From current 20.05.051.

(B) Certificate of Zoning Compliance

Except as noted in subsection (A)(ii) above, no person shall conduct a Home Occupation in a dwelling in any zoning district without having first received a certificate of zoning compliance. Such certificate of zoning compliance shall not be transferable to any other person, nor shall this certificate of zoning compliance be valid at any address or for any Home Occupation other than the one appearing on the certificate of zoning compliance.

(C) Conditional Use Approval

In Residential zoning districts, a Conditional Use Approval shall be required for Home Occupations prior to the issuance of a certificate of zoning compliance.

(D) Site Plan Review²⁵⁴**i. Residential Districts²⁵⁵**

A Home Occupation in a Residential zoning district shall be treated as a single-family dwelling unit for purposes of site plan review.

ii. Mixed-Use Districts²⁵⁶

1. A Home Occupation in a Mixed-Use zoning district that meets all of the standards of this Section 20.03.30(g)(8) shall be treated as a single-family dwelling unit for purposes of site plan review. Upon approval of a Home Occupation, the petitioner shall be required to install bicycle and pedestrian facilities in compliance with Section _____ (currently 20.05.010).
2. A Home Occupation that does not meet the standards of this section shall be treated as a commercial use and subject to site plan review.

(E) Operator Residency Required

The operator of the Home Occupation shall reside in the dwelling unit.

(F) Maximum Number of Nonresident Employees

Any Home Occupation shall be permitted a maximum of one employee who does not reside in the dwelling unit.

(G) Maximum Floor Area

- i. No more than 15 percent of the total interior floor area of the dwelling unit may be used in connection with the Home Occupation. However, no Home Occupation shall be limited to less than 200 square feet, nor shall the area of a Home Occupation exceed 500 square feet.
- ii. If there is more than one Home Occupation being conducted within a dwelling unit, then all Home Occupations within the dwelling unit shall cumulatively use no more than 15 percent or 500 square feet of the dwelling unit, whichever is less.
- iii. Area used for storage of materials or products used in the Home Occupation shall be included in this calculation.

(H) Multiple Home Occupations

- i. More than one Home Occupation may be permitted within an individual dwelling unit.
- ii. Where multiple Home Occupations are conducted within an individual dwelling unit, the operations standards of this subsection shall be applied to the combined total of all Home Occupation activities, not to each Home Occupation individually.

(I) Residential Character

There shall not be any interior or exterior, structural or aesthetic, alterations that change the residential character of the dwelling unit within which the Home Occupation operates.

(J) Location and Entrance

- i. The Home Occupation shall be conducted entirely within the primary structure or attached garage.
- ii. The use of an attached garage for a Home Occupation shall not interfere with the provision of any required off-street parking.

²⁵⁴

²⁵⁵ Updated to reflect recent amendments no longer requiring compliance with alternative transportation requirements.

²⁵⁶ Revised to reference Mixed-Use districts rather than Nonresidential districts.

(K) Outdoor Display and Storage

Outdoor display of goods, materials, supplies, or equipment is prohibited.

(L) Sales and Rentals Prohibited

Direct sales and/or rentals of products from the property on which the Home Occupation is located is prohibited, except that incidental sales of products related personal services provided through the Home Occupation are permitted. Mail and/or telephone sales activities are permitted.

(M) Off-street Parking and Loading

No additional driveway to serve the Home Occupation shall be permitted. No off-street parking or loading facilities, other than requirements of the applicable zoning district, shall be permitted.

(N) Hours of Operation²⁵⁷

Customer visits in association with the Home Occupation shall not occur before 8:00 a.m. or after 8:00 p.m.

(O) Commercially Licensed Vehicles

No vehicles requiring the operator to have a commercial driver's license shall be allowed in conjunction with any Home Occupation.

(P) Deliveries

Deliveries to the property shall not be permitted, except those by typical residential delivery services at a frequency similar to homes that do not operate a Home Occupation.²⁵⁸

(9) Outdoor Retail and Display²⁵⁹

- (A) All outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (B) Use of display area shall not block handicapped parking areas, parking lot access aisles, or sidewalk areas, and shall not result in the number of available parking spaces being reduced below any minimum standards required under this UDO.
- (C) In those zoning districts where Table 3-1 indicates that this is a temporary use:²⁶⁰
 - i. The temporary retail activity or outdoor display shall be associated with an approved retail primary use on the property:
 - ii. The temporary retail activity shall be of the same nature as the permanent retail activity conducted on the property.
 - iii. A temporary use permit shall be required and good for a maximum of 45 consecutive days.
 - iv. A temporary use permit shall only be issued to the operator of the associated permanent retail use.
 - v. No property shall be issued more than one such temporary use permit in a calendar year.

(10) Outdoor Trash Receptacles

- (A) Outdoor trash receptacles, dumpsters, compactors and similar containers shall be placed on a paved slab.
- (B) Outdoor trash receptacles, dumpsters, compactors and similar containers shall be effectively screened on all sides by a fence or wall that is constructed of wood, brick, stone, chain link with opaque slats, or exterior building materials similar to those used on the primary structure. At least one side of such fence or wall shall incorporate a movable gate for access.
- (C) The height of the enclosure shall be a minimum of six feet, and shall be high enough to ensure that the contents of the enclosure are not visible from adjacent parcels or public rights-of-way.
- (D) Outdoor trash receptacle or dumpster, compactor, and similar container enclosures shall meet the setback requirements for accessory structures in the zone district where the property is located.
- (E) Screened outdoor storage facilities shall be adequately protected from damage by vehicles through the installation of bollards and shall be properly maintained and kept in good repair at all times.

²⁵⁷ Additional standard that hours of operation not interfere with adjacent properties deleted as vague and difficult to enforce.

²⁵⁸ Last clause added to clarify intent.

²⁵⁹ From current 20.05.108(d); requirement that no more than 5% of parking spaces be occupied was deleted as unnecessary.

²⁶⁰ Reworded to clarify intent that Temporary Uses are accessory to other uses of the property.

(11) Swimming Pools

Swimming pools are subject to the Indiana Administrative Code (675 IAC 20: Swimming Pool Code), the standards of this UDO, and the standards of the Bloomington Municipal Code (BMC Section 14.36.160).

(h) Temporary Uses²⁶¹

All accessory uses shown in Table 3-1 shall comply with the following standards.

(1) General**(A) Permit Required**

All temporary uses shall require a Temporary Use Permit unless specified otherwise in this Section 20.03.30(h) .

(B) Exemptions from the Permit Requirement

The following uses are permitted and shall not be regulated as Temporary Uses under this UDO.

- i. Garage sales, religious tent meetings, nonprofit events and political rallies, provided they meet the following standards:
 1. The event is allowed for a maximum of seven consecutive days;
 2. No property shall hold more than three such events in a single calendar year; and
 3. The hours of operation of such events shall be limited to between the hours of 7:00 a.m. and 11:00 p.m.
- ii. Temporary structures used for collection of donation items by a non-profit organization, provided they are displayed for a maximum of 90 days.
- iii. Any business activity licensed by Title 4 of the Bloomington Municipal Code.

(C) Termination and Removal

Temporary uses shall be terminated and removed at the end of the event period.

(D) Off-street Parking²⁶²

Parking for any temporary uses shall result in parking for any other existing use on the property falling below the minimum off-street parking required by Section 20.04.30 (Parking and Loading), and shall not block any driveways or drive aisles required for access to any required for any other existing use on the property.

(E) Public Rights-of-way

Temporary uses shall be arranged so that vehicles do not block a public right-of-way.

(F) Signs

Temporary uses shall be permitted to display the following types of signs without the need to obtain sign permits, subject to regulations on permitted locations and maximum height of signs of the same type in the zone district where the temporary use is located:

- i. One freestanding sign with an area of up to 24 square feet per side
- ii. One banner sign located on a structure (not freestanding) with an area of up to 30 square feet.

(2) Book Buyback

The temporary buyback of higher education books shall require a temporary use permit. Such permit shall be valid for a maximum of two periods of seven consecutive days or one period of 15 consecutive days. No property shall be issued more than one such temporary use permit in a calendar year.

(3) Construction Support Activities²⁶³

Contractor's offices, equipment storage, and portable lavatories are permitted on or adjacent to construction sites on property owned or controlled by the owner of the property on which the construction is taking place, subject to following conditions:

- (A) The use shall only occur between 15 days before and 15 days after the construction activity. All temporary facilities shall be removed within 15 days after completion of construction.
- (B) The structures shall not contain sleeping or cooking facilities.

²⁶¹ From current 20.05.107 and 20.05.108. Wording in several sections revised for clarity.

²⁶² Wording clarified. Requirement for review of "adequate parking" for temporary uses deleted as unusual; most communities do not apply parking standards to temporary uses.

²⁶³ From current 20.05.107(g), revised to allow use from 15 days before to 15 days after construction (rather than "during construction").

(C) Portable lavatories shall be located as to minimize impacts to adjacent residential uses.

(4) **Farm Produce Sales**²⁶⁴

(A) The temporary use permit shall be valid for a maximum of 180 consecutive days.

(B) No property shall be issued more than one such temporary use permit in a calendar year.

(C) The Bloomington Community Farmers' Market and any other approved farmers' market shall be exempt from this requirement.

(5) **Real Estate Sales or Model Home**²⁶⁵

Real estate sales or model homes are permitted in any zoning district on the site of the development for which the sales are taking place. They are permitted to remain on the site of the development from 15 days before homes are offered for sale until 15 days after all home or home sites within the development are sold.

(6) **Seasonal Sales**²⁶⁶

(A) Fireworks sales shall be permitted only at locations within the MC zoning district.

(B) A temporary use permit shall be required and shall be valid for a maximum of 30 consecutive days.

(C) No property shall be issued more than one temporary use permit in a calendar year.

(D) The temporary use shall be located on a lot that fronts on a collector or arterial street.

(E) The temporary use shall be located at least 50 feet from any residential district.

(7) **Special Event**²⁶⁷

Temporary use permits for other special events not listed separately in Table 3-1, including but not limited to temporary wholesale activities, festivals, carnivals, and traveling circuses, shall be valid for a maximum of 15 consecutive days. No property shall be issued more than one temporary use permit in a calendar year.

²⁶⁴ From current 20.05.110(b).

²⁶⁵ From current 20.05.107(h); revised to allow use from 15 days before to 15 days after sales (rather than just during sales period).

²⁶⁶ From current 20.05.108(a); requirement for removal within 5 days after holiday was deleted, since some seasonal sales do not relate to holidays and permit can be issued for a number of days to achieve the same result where holidays are involved.

²⁶⁷ From current 20.05.108(e).

Chapter 20.04: Development Standards & Incentives

[To be drafted in Module 2]

20.04.10 Dimensional Standards

20.04.20 Access and Connectivity

20.04.30 Parking and Loading

20.04.40 Landscaping, Buffering, and Fences

20.04.50 Site and Building Design

20.04.60 Drainage and Floodplain

20.04.70 Lighting

20.04.80 Incentives

20.04.90 Maintenance and Operation

Chapter 20.05: Subdivision Standards

[To be drafted in Module 2]

20.05.10 General

20.05.20 Subdivision Design Standards

20.05.30 Improvement Standards

Chapter 20.06: Administration & Procedures

[To be drafted in Module 3]

20.06.10 Review and Decision-Making Bodies

20.06.20 Summary Table of Review Bodies

20.06.30 Common Review Requirements

20.06.40 Specific Procedures

20.06.50 Pre-existing Development and Nonconformities

20.06.60 Enforcement and Penalties

Chapter 20.07: Definitions²⁶⁸

20.07.10 Rules of Interpretation

[To be drafted in Module 3]

20.07.20 Defined Words²⁶⁹

[Additional definitions of terms used in the UDO to be added in Modules 2 and 3]

The following terms shall have the following meanings:

Accessory Dwelling Unit (ADU)

See "Dwelling, Accessory Unit."

Agriculture

See "Crops and pasturage."

Amenity Center²⁷⁰

A building or facility owned or operated by a corporation, association, person, or persons for a place of meeting, social, cultural, educational, or recreational purposes, to which membership or residency is required for participation.

Apartment

See "Dwelling, Multifamily."

Art Gallery, Museum, or Library²⁷¹

A facility or area that is open to the public and is intended for the display, appraisal purchase, sale, loan, of art books, paintings, sculpture, or other works of original art that have architectural, artistic, cultural, literary, historical or scientific value. Accessory uses can include meeting rooms or cafes.

Artist Studio or Workshop²⁷²

A facility that includes work or teaching space for one or more artists, artisans, or musicians.

Assisted Living Facility

A facility combining housing, supportive services, personalized assistance, and health care, designed to respond to the individual needs of those who need help with activities of daily living, such as dressing, grooming and bathing, diet, financial management, evacuation of a residence in the event of an emergency, or medication prescribed for self-administration, but do not require hospitalization. An "assisted living facility" does not contain equipment for surgical care or for treatment of disease or injury and does not include "nursing or convalescent home."

Bar or Dance Club

A facility open to the public and characterized by live or televised entertainment, dancing or the serving of alcoholic beverages. Food or packaged alcoholic beverages may be sold but are generally accessory to the primary use.

Bed and Breakfast

Means an single-family detached dwelling where transient lodging and meals are provided for compensation, that does not meet the definition of a "hotel/motel," "residential rooming house," or "commercial rooming house."

²⁶⁸ Definitions have been revised to reflect consolidation of allowed uses and addition of new uses in Table 3-1. Definitions from the existing UDO that are no longer used have been deleted. From current 20.11.020. Did not carry forward "prison,"

²⁷⁰ New.

²⁷⁰ New.

²⁷¹ Consolidated "art gallery," "museum," and "library."

²⁷² Renamed from "artist studio" and revised to include musicians.

Book Buyback²⁷³

A use or business that purchases used higher education books.

Bottled Gas Storage or Distribution

A facility that engages in the holding and transportation of bottled gas products.

Brewpub²⁷⁴

A commercial use which brews ales, beers, meads, and/or similar beverages on site and serves those beverages on site. Off-site sales are permitted as an accessory use.

Building Supply Store

A business establishment that provides materials for sale that are commonly used for building construction purposes.

Business School

See "School, Trade or Business."

Business, Standardized²⁷⁵

Any type of commercial establishment that is visible from a public street, and that occupies any ground floor space in a building, that is required by contractual or other arrangement or affiliation to offer or maintain standardized services, merchandise, menus, employee uniforms, trademarks, logos, signs, or exterior design.

Cement Production

See "Gravel/sand/cement production."

Cemetery or Mausoleum

Property used for interment of deceased persons. Cemeteries may include associated mausoleums, columbaria and chapels. The term does not include "mortuary" or "crematory," except where separately permitted, and does not include a pet cemetery.

Check Cashing²⁷⁶

A business that for compensation engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Check cashing also includes a facility that provides loans to individuals in exchange for personal checks as collateral. The term "check cashing" does not include a state or federally regulated bank or credit union.

Chicken Flock

As defined in Section 7.01.010 of the Bloomington Municipal Code, as that definition may hereafter be amended, which is expressly incorporated into this UDO by reference.

Church

See "Place of Worship."

Club or Lodge²⁷⁷

A nonprofit membership organization that holds regular meetings, whose members pay annual dues, that is organized for a common interest, usually cultural, civic, religious, or social, and that has formal written membership requirements. A "club or lodge" may, subject to other regulations controlling such uses, maintain dining facilities, serve alcohol, or engage in professional entertainment for the enjoyment of members and their guests. There are no sleeping facilities. This does not include "fraternity or sorority house."

College

See "School, College or University."

²⁷³ New.

²⁷⁴ New.

²⁷⁵ Wording clarified. Because of the difficulty of applying this definition and administering related standards, staff is reviewing whether this use should be carried forward.

²⁷⁶ New.

²⁷⁷ Renamed from "lodge." Reworded for clarity and grammatical consistency.

Commercial Laundry²⁷⁸

An establishment that cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. This definition includes uses such as rug cleaning or repair service; pressing of garments or fabrics; carpet or upholstery; power laundry; industrial launderers; and linen supply. Such establishments may also include self-service laundering facilities.

Commercial Rooming House²⁷⁹

A residential structure in which one or more individual rooms are rented for occupancy by persons for periods of less than 30 consecutive days and in which the owner of the property does not occupy the property as their primary residence.

Communication Facility

Antennas and antenna tower structures including, but not limited to, any towers, equipment enclosures, or other structures intended for use in connection with the wireless transmission or receipt of radio, television, or any other electromagnetic spectrum based transmissions or receptions. The following shall not be considered as “Communications facilities” for the purpose of this definition: satellite reception dishes less than three feet in diameter; wireless communication facilities that are completely located within a primary structure and that operate with the sole purpose of providing communications within that structure; and hand-held wireless communications devices.

Community Center

A building, together with accessory structures and uses, used for recreational, social, educational, or cultural activities by and for the benefit of community groups and individuals, that is accessible to the general public, and that is not operated for profit.

Community Garden

An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. Community gardens 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.

Conference or Convention Center²⁸⁰

A facility containing over 20,000 square feet of gross floor area and designed to accommodate and support meetings or conferences. The facility may be either freestanding or incorporated into a hotel or office facility, and may include eating and drinking facilities.

Construction Support Activities²⁸¹

A temporary structure used as an office for contractors and builders during construction located at a construction site which serves only as an office until the given construction work is completed. This includes contractor's offices, equipment storage, and portable lavatories.

Continuing Care Retirement Facility²⁸²

An establishment for care of the elderly that has common facilities and provides licensed intermediate and skilled nursing facilities for its residents, as well as other supportive services. This use generally includes a variety of housing types and provides a variety of levels of assistance and care so that its residents may obtain higher levels of care and service as they age without having to move to another residential care facility.

Contractor's Yard²⁸³

A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This definition also includes contractor's office.

²⁷⁸ New.

²⁷⁹ New.

²⁸⁰ New.

²⁸¹ Replaces current definition for “contractor’s office.” Last sentence is new.

²⁸² New.

²⁸³ Renamed from “building trade shop.” Replaces current definition.

Convalescent Home

See "Nursing or convalescent home."

Country Club²⁸⁴

A membership club catering primarily to its membership and invited guests, providing one or more of the following recreational and social activities: golf, swimming, riding, outdoor recreation, clubhouse and locker rooms. A county club may also include incidental retail sales such as a pro shop and may include dining and catering facilities.

Crematory

A facility containing apparatus intended for use in the act of cremation of deceased persons.

Crops and Pasturage

Agricultural uses including raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, as defined by this title, or livestock products, for the production of income. This shall also include any other horticultural, floricultural or viticultural use, and animal husbandry. Crops include field crops, flowers and seeds, fruits, grains, melons, ornamental crops and vegetables. Livestock products include milk, butter, cheese, eggs, meat, fur, and honey. This does not include feed lots, forest management and timber harvesting activities, noncommercial residential gardens, or the commercial feeding of garbage or offal to swine or other animals.

Dance Club

See "Bar or dance club."

Day Care Center, Adult

A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a period of less than twenty-four hours per day.

Day Care Center, Adult or Child²⁸⁵

A facility, other than a "child day care home," "assisted living facility," or "nursing/convalescent home" where children or elderly and/or functionally impaired adults receive care from a provider for a period of less than twenty-four hours per day. The term "day care center" includes but is not limited to the following: nursery schools, child care centers, kindergartens and play groups; but does not include kindergartens accredited or recognized by the Indiana State Board of Education which shall be included within the definition of "School, Primary/Secondary". The term "day care center" shall include facilities defined as "child care centers" under Indiana Code 12-7-2-28.4 and facilities defined as "child care homes" under Indiana Code 12-7-2-28.6, 12-7-2-33.7, and Indiana Code 12-7-2-33.8 in which child care homes are not the primary residence of the provider. Where required by state law, day care centers shall be and remain licensed by the state, pursuant to Indiana Code 12-17.2 et seq., and shall operate in accordance with their license and all applicable state laws. A "day care center" exempt from state licensing requirements shall provide proof of exemption.

Day Care Home, Adult

Means a residential dwelling unit used as the primary residence of the day care provider where adults receive care from the provider while unattended by a guardian or custodian for a period of less than twenty-four hours per day.

Day Care Home, Child

Means a residential dwelling unit used as the primary residence of the day care provider where children receive care from the provider while unattended by a parent, legal guardian or custodian for a period of less than twenty-four hours per day. A facility shall not be classified as a day care home unless it provides care for no more than sixteen full- or part-time children at any one time. The maximum of sixteen children does not include children of at least seven years of age for whom the provider is a parent, stepparent, guardian, custodian or other relative. The term "child day care home" includes those facilities where fewer than six full and part-time children (excluding any children for whom the provider is a parent, stepparent, guardian, custodian or other relative) receive care from the provider while unattended by a parent, legal guardian or custodian. Where required by state law, child day care homes shall be and remain licensed by the state and shall be operated in accordance with their license and all applicable state laws. A "child day care home" exempt from state licensing requirements shall provide proof of exemption.

²⁸⁴ Requirements for a "chartered" and "nonprofit" organization were deleted.

²⁸⁵ Revised to include the definition for "day-care center, adult."

Distribution, Warehouse, or Wholesale Facility²⁸⁶

A facility that is used for storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production. This does not include “Bottled Gas Storage or Distribution.”

Drive-through²⁸⁷

A facility, building feature, or equipment at which an occupant of a vehicle may make use of the service or business without leaving their vehicle. This use includes drive-by parcel pickup facilities.

Dwelling, Accessory Unit²⁸⁸

An additional residential dwelling unit, but not a mobile home, camper, or recreational vehicle, that is located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Without limiting the generality of the previous sentence, this definition includes a transportable living unit that meets either the applicable City building code or the construction standards of the federal Manufactured Housing Act, contains less than 500 square feet of gross floor area, is mounted on a permanent foundation, and is connected to City utilities as required for other types of dwelling units.

Dwelling, Cottage Development²⁸⁹

A cluster of at least five attached or detached single-family dwellings located within a common development that use shared access, parking, and common spaces. Cottage developments can include homes on individual lots, homes owned as condominiums, or leased homes. This use can include communities of five or more factory built small single-family detached dwellings containing less than 500 square feet of gross floor area, commonly referred to as Tiny Homes, provided that each home meets either the Indiana Building Code or the federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.), and that each dwelling has any wheels removed, is mounted on a permanent foundation, and is connected to city water, sewer, and electric services. This definition shall not include a “Manufactured Home Park”.

Dwelling, Duplex²⁹⁰

A single building on a single lot containing two dwelling units under one roof, each of which is occupied by one family and has an individual exterior entrance and separate utility meters.

Dwelling, Fourplex²⁹¹

A single building on a single lot containing four dwelling units under one roof, each of which is occupied by one family and has an individual exterior entrance and separate utility meters.

Dwelling, Live/Work²⁹²

A dwelling unit containing an integrated living and working space in different areas of the unit.

Dwelling, Manufactured Home²⁹³

Means a dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.) and which was constructed after January 1, 1981, and which exceeds 950 square feet of occupied space. This definition includes double-wide mobile homes of two such units designed to be used in combination at a building site. This definition is not intended to apply to other modular housing or prefabricated housing panels, trusses, or other sub-elements, nor any other dwelling unit which is defined as a "Dwelling, Manufactured Home."

Dwelling, Mobile Home

Any factory-fabricated portable structure, residential or nonresidential, designed to be towed or transported on its own chassis for placement on a temporary or permanent foundation, or on its own structure or elements thereof,

²⁸⁶ Consolidated “distribution facility” and “warehouse.”

²⁸⁷ Replaces current definition.

²⁸⁸ Second sentence is new to address applicability to Tiny Homes.

²⁸⁹ Renamed from “pocket neighborhood.” Revised for grammatical consistency and clarity. Expanded to cover Tiny Homes.

²⁹⁰ New.

²⁹¹ New.

²⁹² New.

²⁹³ Revised to clarify difference and remove overlap with definition of Dwelling, Mobile Home.

without the aid of house moving equipment or other specialized but separate supporting apparatus, and which is not a "Dwelling, Manufactured Home" as defined by this title.

Dwelling, Multifamily²⁹⁴

One or more buildings or portion of buildings on a single lot containing that contain five or more individual dwelling units, where each unit is occupied by one family and provided with an individual entrance to the outdoors or to a common hallway. This definition shall not include "Dwelling, Single-family Attached," "Dwelling, Duplex," "Dwelling, Triplex," "Dwelling, Fourplex," or "Dwelling, Accessory Unit".

Dwelling, Short-Term Rental²⁹⁵

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," "Commercial Rooming House," or "Hotel/Motel." This definition does not include offering the use of one's property where no fee is charged or collected.

Dwelling, Single-family Attached²⁹⁶

Two or more attached single-family dwelling units attached side by side under one roof that share a common vertical side or rear wall reaching from the building foundation to the roof structure, each of which is occupied by one family on its own lot.

Dwelling, Single-family Detached²⁹⁷

A single building on a single lot on a permanent foundation containing one residential dwelling unit designed for and occupied by one family and that is completely separate from any other building. This definition includes "Dwelling, Manufactured Home" but does not include "Dwelling, Mobile Home." A single-family detached dwelling may also include an "Accessory Dwelling Unit" if it meets the requirements for that additional use under this UDO.

Dwelling, Triplex²⁹⁸

A single building on a single lot containing three dwelling units under one roof, each of which is occupied by one family and has an individual exterior entrance and separate utility meters.

Dwelling Unit Equivalents (DUE)

Establishes a density value for Multifamily Dwelling units based upon the number of bedrooms in the unit. This value shall be applied to the units per acre measurement in order to meet the dwelling unit requirement. Where specifically allowed in this UDO, the following proportions shall be used in calculating the dwelling unit maximums:

- 1) Five-bedroom unit = two units;
- 2) Four-bedroom unit = one and one-half units;
- 3) Three-bedroom unit = one unit;
- 4) Two-bedroom unit with less than nine hundred fifty square feet = 0.66 of a unit;
- 5) One-bedroom unit with less than seven hundred square feet = 0.25 of a unit;
- 6) Efficiency or studio unit with less than five hundred fifty square feet = 0.20 of a unit.

EIFS²⁹⁹

Exterior insulation and finish system.

Electric Vehicle Charging Facility³⁰⁰

A facility in which electric vehicle charging services are made available to the public or to members for a fee, including structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

²⁹⁴ Revised definition from two or more units to 5 or more units to reflect the addition of duplex, triplex, and fourplex use types. Revised language to clarify that each unit may be occupied by no more than one family and that all buildings/units share a single lot.

²⁹⁵ New.

²⁹⁶ Replaces definition for "Dwelling, Single-family Attached." Did not carry forward language including "Dwelling, accessory unit" in this definition. An accessory dwelling is subordinate to a primary use and should not be considered an attached dwelling unit.

²⁹⁷ Reworded for clarity and grammatical consistency and to clarify relationship to ADUs. Revised definition to clarify single-family dwellings require a permanent foundation (standard in current 20.05.017).

²⁹⁸ New.

²⁹⁹ New.

³⁰⁰ New.

Equipment Sales or Rental³⁰¹

An establishment engaged in the display, sale, and rental of equipment, tools, supplies, machinery or other equipment used for commercial, industrial, or construction enterprises, such as, but not limited to, trucks, trailers, semi-tractor trailers, farm equipment, bulldozers, cranes, backhoes, rollers, loaders, or lifts. This use includes the selling of manufactured homes that are not intended to be used on the same lot on which they are sold and the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, and front-end loaders, but not including "Vehicle Sales or Rental".

Family³⁰²

An individual or group of persons that meets at least one of the following definitions.

- 7) An individual or a group of people all of whom are related to each other by blood, marriage, or legal adoption, and any other dependent children of the household.
- 8) A group of people whose right to live together is protected by the federal Fair Housing Act Amendments of 1988, as amended and interpreted by the courts.
- 9) In the RE, R2, and R3 zoning districts, and in single-family residential portions of planned unit developments, a group of no more than three adults, and their dependent children, living together as a single housekeeping unit in a dwelling unit or a combination of a single-family dwelling unit and accessory dwelling unit.
- 10) In all other zoning districts, "family" also includes a group of no more than five adults and their dependent children, living together as a single housekeeping unit in a dwelling unit.

Financial Institution³⁰³

A federal or State-regulated facility that provides financial and banking services to individuals and businesses. These services may include deposit banking and closely related functions such as making loans, investments, and fiduciary activities. The term does not include "check cashing," except where separately permitted. Accessory uses may include automatic teller machines and offices.

Fitness Center³⁰⁴

Means a facility where members or nonmembers use equipment or space for the purpose of physical exercise, improved circulation or flexibility, and/or weight control. Facilities and activities can include running, jogging, aerobics, weight lifting, court sports, whirlpools, saunas, massage rooms, yoga, karate, dance and swimming, as well as locker rooms, showers, and lockers. This use includes but is not limited to fitness training studios, exercise facilities, gymnasiums, and health clubs.

- 1) "Fitness Center, Large" is a facility with more than 7,500 square feet of gross floor area.
- 2) "Fitness Center, Small" is a facility with up to 7,500 square feet of gross floor area.

Farm Produce Sales³⁰⁵

The seasonal selling or offering for sale at retail directly to the consumer of fresh fruits, vegetables, flowers, herbs, or plants, processed food stuffs and products such as jams, honey, pickled products, sauces, baked goods, crafts, and art, clothing and other goods, where the vendors are generally individuals who have raised the produce or have taken the same or other goods on consignment for retail sales.

Food Production or Processing

A facility that produces or processes food for human consumption and certain related products. This use includes but is not limited to commercial bakeries; dairy products processing; fats and oil product processing; fruit and vegetable canning, preserving, and related processing; grain mill products and by-products; meat, poultry, and seafood canning, curing, and by-product processing; and miscellaneous food preparation from raw products, including catering services that are independent from food stores or restaurants.

Fraternal Organization

See "Lodge."

³⁰¹ Consolidates "manufactured home sales," "equipment rental, outdoor," "heavy equipment sales/rental."

³⁰² Subsection 2 is new.

³⁰³ Renamed from "bank or credit union." Revised definition for clarity and grammatical consistency. Deleted references to drive-through services because those are now separately regulated.

³⁰⁴ Consolidated "fitness center/gym" and "fitness/training studio." Size limits are new.

³⁰⁵ New.

Fraternity or Sorority House³⁰⁶

A building or portion of a building used for sleeping accommodations, with or without accessory common rooms and cooking and eating facilities, for groups of unmarried students where all students living in the building are enrolled at the Indiana University Bloomington campus and Indiana University has sanctioned or recognized the students living in the building as being members of a fraternity or sorority, and that sanction or recognition remains in effect. This use shall also include a building or portion of a building in which individual rooms or apartments are leased to individuals, but occupancy is limited to members of a specific fraternity or sorority, regardless of the ownership of the building or the means by which occupancy is so limited, provided that all students are enrolled at the Indiana University Bloomington campus and Indiana University has sanctioned or recognized the students living in the building as being members of a fraternity or sorority, and that sanction or recognition remains in effect..

Funeral Home

See "Mortuary."

Government Service Facility³⁰⁷

A facility owned, operated, or occupied by any level of government to provide a governmental service, but not including offices for the provision of governmental services or facilities for any government operation separately defined in this UDO.

Gravel, Cement, or Sand Production

A facility for the sorting, grading, storage, manufacture or mixing of aggregate construction materials such as concrete, cement, gravel, crushed stone, sand or similar products, or products made of these materials.

Green Space³⁰⁸

The portion of a lot not covered by impervious surface that is available for accommodating landscape material.

Greenhouse, Noncommercial³⁰⁹

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.

Grocery or Supermarket

A retail establishment where most of the floor area is devoted to the sale of food products, both perishable and dry goods, for home preparation and consumption, as other convenience and household goods.

Group Care Home, FHAA, Small and Large³¹⁰

A residential dwelling or facility where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of citizens protected by the provisions of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, or by any similar legislation of the State of Indiana, including but not limited to facilities providing housing for handicapped, mentally ill, or developmentally disabled persons. This use does not include "Opioid Rehabilitation Home, Small" or "Opioid Rehabilitation Home, Large."

Group Home, FHAA Small

A facility designed for and occupied by eight or fewer residents living together.

Group Care Home, FHAA Large

A facility designed for and occupied by nine or more residents living together.

Gym

See "Fitness Center."

Health Club

See "Fitness Center."

³⁰⁶ Definition expanded to cover occupancy of non-owned structures by recognized fraternities and sororities.

³⁰⁷ Renamed from "government operations (nonoffice)." Reworded for clarity and grammatical consistency.

³⁰⁸ New.

³⁰⁹ New.

³¹⁰ Replaces definitions for "group care home for developmentally disabled," "group care home for mentally ill," "group home/residential care home," and "rehabilitation clinic." This new definition is more broad and is consistent with the federal Fair Housing Act Amendments (FHAA). This definition is intended to address the size/scale of the group care home rather than the persons occupying it.

Homeless Shelter

A facility providing without charge temporary housing to indigent, homeless, or transient persons. A homeless shelter may also provide ancillary services such as meals, clothing, counseling, religious instruction or vocational training.

Home Occupation³¹¹

An activity or occupation carried on within a dwelling by members of the family occupying the dwelling and where the use of the home as an occupation shall be incidental and subordinate to the use of the home as a dwelling, unless this UDO states that the activity or occupation is not treated as a Home Occupation.

Hospital

An acute healthcare establishment providing accommodations, facilities and services on a continuous twenty-four hour basis with overnight (meaning between twelve midnight and five a.m.) beds and services for persons suffering from illness, injury or conditions requiring medical services. The term "Hospital" does not include "Nursing or Convalescent Home," "Medical Clinic," or "Methadone Treatment Facility," or "Opioid Rehabilitation Facility" except where separately permitted.

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 which 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," "Commercial Rooming House," "Bed and Breakfast," or "Homeless Shelter," except where separately permitted.

Jail or Detention Facility³¹²

A facility established by a law enforcement agency for the detention of adult or juvenile persons while being processed for arrest or detention, awaiting trial, or for punishment and/or counseling as a result of sentencing by a court of jurisdiction for criminal or antisocial behavior.

Kennel

An establishment where any person engages in a business involving boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats or other domestic animals.

Liquor or Tobacco Sales

An establishment that predominantly sells tobacco products or alcoholic beverages for off-premises consumption. This does not include "Retail Sales" (of any size) or "Grocery or Supermarket" in which tobacco products or alcoholic beverages make up a minority of the sales of the store.

Lodging House

See "Residential Rooming House" and "Commercial Rooming House."

Manufactured Home Park

A parcel of land containing two or more dwelling sites, with required improvements and utilities, that are leased for the long term placement of "Mobile Home Dwellings" and/or "Manufactured Home Dwellings." A "Manufactured Home Park" does not include an establishment primarily engaged in the sale of "Mobile Home Dwellings" or "Manufactured Home Dwellings" where unoccupied units are parked for inspection or sale.

Manufacturing, Artisan³¹³

An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes

³¹¹ Replaces current definition.

³¹² Renamed from "jail" and includes "juvenile detention facility." Revised definition to reflect the consolidation of "jail" and "juvenile detention facility."

³¹³ New.

uses such as small-scale fabrication but is not limited to, manufacturing, and other industrial uses and processes such as welding and sculpting.

Manufacturing, Heavy³¹⁴

The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of truck traffic, railroad activities, noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not constitute "Light Manufacturing." This use may include open uses and outdoor storage. Heavy manufacturing generally includes processing and fabrication of products made from extracted or raw materials or products involving flammable or explosive materials and processes, and includes beverage bottling and tool and die shops. "Heavy Manufacturing" shall not include any use that is otherwise listed specifically in Table 3-2 as a Permitted or Conditional Use.

Manufacturing, Light³¹⁵

The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not involve significant truck traffic or railroad operations and do not create material amounts of noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, and where such processes are housed entirely within an enclosed building, except as may be authorized in this UDO. Light manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes not involving flammable or explosive materials. The term "Light Manufacturing" shall not include any use that is otherwise listed specifically in Table 3-2 as a Permitted or Conditional Use.

Mausoleum

See "Cemetery or Mausoleum."

Medical Clinic³¹⁶

A health care facility where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers, and where patients are not lodged overnight. This use includes immediate medical care clinics, ambulatory surgical care (as defined by Indiana Code 16-18-2-14), and outpatient care facilities.

Meeting, Banquet, or Event Facility³¹⁷

A facility with or without food preparation equipment, available for lease by private parties to accommodate private functions including, but not limited to, banquets, meetings, receptions, fellowship, and other social functions and available on a rental basis to the general public. A "Meeting, Banquet, or Event Facility" may also include on-site kitchen/catering facilities.

Methadone Clinic or Treatment Facility³¹⁸

A clinic or facility engaged in dispensing Methadone (dolophine) for the purpose of elimination or reduction of opiate use by drug addicts and abusers.

Mixed Tenant Center

A structure that contains more than one use or more than one tenant.

Mobile Home Park

See "Manufactured Home Park."

Mortuary

An establishment where the deceased are physically prepared for final interment.

³¹⁴ Consolidated "manufacturing, heavy," "beverage bottling," and "tool and die shop." The last sentence is new.

³¹⁵ New.

³¹⁶ Revised to consolidate current definitions of "medical clinic," "medical care clinic, immediate," "ambulatory surgical care," and "outpatient care facility." New definition, did not carry forward language regarding patient appointments.

³¹⁷ Renamed from "banquet hall." Reworded definition for clarity and grammatical consistency.

³¹⁸ New.

Mosque

See "Place of Worship."

Motel

See "Hotel or Motel."

Multi-tenant Center

A group of separate buildings with multiple tenants, operating under a common name or management; a single building containing multiple uses where there are specific exterior entrance ways for individual uses; or a group of uses on separate but adjoining properties that request treatment as a multiuse complex.

Multi-tenant Nonresidential Center, Large-scale

A group of two or more retail establishments, managed as a unit, sharing a common site, parking area and entrances, and having a gross floor area of one hundred thousand square feet or greater.

Night Club

See "Bar or Dance Club."

Nursing or Convalescent home³¹⁹

An extended or intermediate care establishment licensed by the State of Indiana, that maintains and operates continuous day and night facilities providing room and board, personal services and skilled nursing care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. Such home does not contain equipment for surgical care or for the treatment of injury. This definition includes "rest home."

Office³²⁰

A facility in which business, professional, administrative and/or clerical activities are conducted, including but not limited to insurance agencies, architects, lawyers, engineers, real estate offices, government offices, motor vehicle licensing branches, post offices, radio/TV stations, research centers, social services, testing laboratories, advertising agencies, travel agencies, abstract and title agencies or insurance companies, and stockbrokers. This use does not include "Medical Clinic," "Methadone Treatment Facility," or "Opioid Rehabilitation Facility". Accessory uses may include cafeterias, health and exercise facilities, or other amenities primarily for the use of employees in the firm or building.

Opioid Rehabilitation Home³²¹

A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment to reduce dependence on opioid drugs. An Opioid Rehabilitation Home is subject to the protections of the federal Fair Housing Act Amendments of 1988, as defined in that Act and interpreted by the courts, as they apply to citizens in drug addiction treatment programs, and by any similar legislation of the State of Indiana,

Opioid Rehabilitation Home, Small

Opioid Rehabilitation Home, Small is a facility designed for and occupied by eight or less residents living together.

Opioid Rehabilitation Home, Large

A facility designed for and occupied by nine or more residents living together.

Opioid Rehabilitation Facility³²²

A facility, clinic, or office engaged in treating or counseling patients for reduction of opiate use, which may but need not include treatments involving medication, and where patients do not receive housing or overnight accommodation.

Orchard or Tree Farm³²³

A group of trees grown for either home or commercial use where products are sold on site or transported to market.

³¹⁹ Revised definition for clarity and grammatical consistency.

³²⁰ Revised to consolidate definitions for "business/professional office," "government office," "license branch," "post office," "radio/TV station," "research center," "social service," and "testing lab." New definition replaces the current definitions for all uses proposed to be consolidated.

³²¹ New.

³²² New.

³²³ Consolidated "orchard" and "tree farm." New definition does not differentiate between the type of trees (fruit, nut, Christmas, etc.).

Outdoor Retail and Display³²⁴

The outdoor sale and display area of retail goods, produce, plants, handcrafts, and the like conducted on the same lot or parcel as the principal business with which such activities are associated.

Park

A parcel of land available to the public for passive and/or active recreation and is maintained and governed by the Bloomington parks board.

Pawn Shop

An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

Personal Services³²⁵

Establishments primarily engaged in providing services involving the care of a person or of the care or repair of his or her personal goods or apparel. Personal services usually includes but is not limited to: laundry, including cleaning and pressing service, beauty shops, barbershops, shoe repair, personal copying/shipping services, health spas, photographic studios, tailor/seamstress shop, indoor equipment/party/event rental, tanning salon, bicycle and sports equipment repair, small appliance repair, and similar uses. This definition does not include "Commercial Laundry."

Personal Service, Small

A facility with not more than 7,500 square feet of gross floor area.

Personal Service, Large

A facility with more than 7,500 square feet of gross floor area.

Pet Grooming³²⁶

A facility where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged. This use does not include the overnight boarding of animals.

Place of Worship

A structures and outdoor or indoor facilities used for public worship and accessory educational, cultural, and social activities.

Plant Nursery or Greenhouse, Commercial³²⁷

An establishment for the growth, display, and/or wholesale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.

Police, Fire, or Rescue station³²⁸

A center operated by a government agency, for the protection of citizens and property from, and for providing public responses to, crime, fire, injury, or other emergencies. This use may include administrative offices, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles. This use does not include a "Jail or Detention Facility".

Preschool

See "School, Public or Private".

Primary School

See "School, Public or Private".

Quarry

A lot or land or part thereof used for the purpose of extracting stone, sand, gravel, fill, or topsoil for sale.

³²⁴ Renamed from "retail, outdoor." Replaces current definition.

³²⁵ Revised to consolidate definitions for "dry-cleaning service," "coin laundry," "barber/beauty shop," "copy center," "health spa," "photographic studio," "tailor/seamstress shop," "shoe repair," "equipment/party/event rental (indoor)," and "tanning salon." Size limits are new.

³²⁶ Revised to clarify no overnight boarding permitted.

³²⁷ Renamed to distinguish commercial operations from noncommercial operations.

³²⁸ Worded revised for clarity.

Quarry adaptive reuse

Redevelopment of a quarry whose operation is no longer feasible into another less intensive use upon completion of environmental mitigation.

Real Estate Sales or Model Home³²⁹

A dwelling or dwelling unit representative of other dwellings or units offered for sale or lease or to be built in an area of residential development within the City. Before occupancy by a family, a model home may be used as a temporary sales office for the development in which it is located.

Recreation, Indoor³³⁰

Facilities for entertainment, sports, and recreational activities such as bowling, billiards, arcades, skating, swimming, tennis, teen clubs, escape rooms, and similar indoor activities taking place inside an enclosed building. This definition shall not include gambling devices, adult motion picture theaters, adult entertainment businesses, or any other devices prohibited by law.

Recreation, Outdoor³³¹

Commercial entertainment, recreation or games of skill where any portion of the activity takes place outside of a building. Such activities include, but are not limited to, miniature golf, bungee jumping, amusement parks, golf courses, golf driving ranges, drive-in theaters, and other similar uses. This does not include any activities offered by the public sector in a park or playground.

Recycling Drop-Off, Self-Serve

An accessory or incidental use that serves as a drop-off point for temporary storage for non-hazardous recoverable or recyclable goods such as, but not limited to, newspapers, glassware, plastics, and metal cans. This definition does not include the on-site processing of such items.

Rescue Station

See "Police/fire/rescue station."

Residential Care Home

See "Group home/residential care home."

Rest Home

See "Nursing or Convalescent Home."

Restaurant³³²

An establishment that sells food or beverages in a ready-to-consume state, in individual servings, that the customer consumes while seated at tables or counters located in or immediately adjacent to the building in which the use is located, and that may include carry-out service. This includes any portion of an establishment used for seating for the consumption of food on the premises that sells prepared food or beverages, such as a bakery, delicatessen, cafes, and coffee shops.

Retail Sales³³³

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This use does not include any form of retail sales or other use listed separately in Table 3-2.

Retail Sales, Small

³²⁹ New.

³³⁰ Consolidated "amusements, indoor," "billiard/arcade room," "skating rink," "theater, indoor," "bowling alley," and "recreation center."

Replaces current definitions for listed consolidated use types.

³³¹ Consolidated "amusements, outdoor," "golf course," "golf driving range, outdoor," and "theater, drive-in."

³³² Revised to reflect consolidation of "restaurant" and "restaurant, limited service." The 2,500 square foot threshold for limited service restaurants will be addressed in the use-specific standards. The revised definition now includes the sale of beverages (cafes and coffee shops) that are currently limited to the "restaurant, limited service" use type.

³³³ Revised to reflect consolidation of "antique sales," "apparel and shoe sales," "arts/crafts/hobby store," "auto parts sales," "bicycle sales/repair," "book store," "cellular phone/pager services," "computer sales," "convenience store (without gas)," "department store," "drugstore," "florist," "furniture store," "garden shop," "gift shop/boutique," "hardware store," "home electronics/appliance sales," "jewelry shop," "music/media sales," "office supply sales," "pet store," "print shop," "retail, low intensity," "sporting goods sales," and "video rental." Size limits are new.

A facility or establishment with up to 2,500 square feet of gross floor area.

Retail Sales, Medium

A facility or establishment with between 2,501 and 10,000 square feet of gross floor area.

Retail Sales, Large

A facility or establishment with between 10,001 and 60,000 square feet of gross floor area.

Retail Sales, Big Box

A facility or establishment with more than 60,000 square feet of gross floor area.

Residential Rooming House³³⁴

A building, other than a dwelling unit or dormitory, where lodging, with or without meals, is provided for compensation; or a building designed as a single-family dwelling that is occupied by more than one family (as defined herein), but not a bed and breakfast, fraternity or sorority house, dormitory/student housing, residential care facility, hotel, or motel.

Salvage or Scrap Yard

A facility, usually outdoors, where waste or scrap materials are bought, sold, exchanged, collected, salvaged, stored, baled, packed, disassembled, or handled, including, but not limited to, motor vehicles or parts thereof, used lumber, household garbage, inoperable machinery or appliances, scrap iron and other metals, paper, plastics, glass, rags or tires. Where such materials are a by-product of a permitted use, such activity shall be considered "outdoor storage," as defined and permitted separately in this UDO.

Sand Production

See "Gravel, Cement, or Sand Production."

School, College or University³³⁵

An institution other than a "School, Trade or Business" that provides full-time or part-time education beyond high school.

School, Public or Private³³⁶

A public or private institution which offers instruction in any of the branches of learning and study comparable to that taught in the public schools through high school level under the Indiana School Laws, including pre-school, pre-kindergarten, kindergarten, elementary school, and junior and senior high schools. This use does not include "School, Trade or Business", or "School, College or University".

School, Trade or Business³³⁷

An private or public educational facility with a curriculum that is not comparable to that taught in the public schools through the high school level and focused upon skills required in business, trades, or the arts.

Seasonal Sales³³⁸

Any business or use (primary or accessory) that may include but not be limited to: retail sales of garden supplies and equipment; roadside stands for the sale of fruits and vegetables, plants, flowers, Christmas trees, pumpkins, fireworks; and other similar businesses or uses. This definition does not include "Farm Produce Sales."

Secondary School

See "School, Public or Private."

Sexually Oriented Business

Any establishment, whether conducted permanently or intermittently, that primarily engages in the business of offering a service or product, for sale, display, exhibition, or viewing, which is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. This includes but is not limited to adult bookstores, adult cabarets, adult motion picture theaters, adult novelty stores, adult video arcades, bathhouses, and lingerie modeling studios.

³³⁴ Revised to reflect the addition of the "dormitory/student housing" use type.

³³⁵ Reworded for consistent terminology.

³³⁶ Consolidated "school, preschool" and "school, primary/secondary."

³³⁷ Revised to avoid overlap with other school-related definitions.

³³⁸ New.

Solar Collector, Ground or Building Mounted³³⁹

A system of panels, wiring, and related equipment used to transform direct solar energy into thermal, chemical, or electrical energy, that is mounted either to the ground or to a building.

Special Event³⁴⁰

A temporary use on public or private property that is not excluded from regulation by this UDO and is not listed as a separate Temporary Use by this UDO. This use includes but is not limited to fundraising activities, educational, historic, religious, and patriotic displays or exhibits, circuses, amusements, outdoor concerts, festivals, revivals, street fairs, outdoor arts and crafts fairs, and other organized community events.

Specified Anatomical Areas

Any of the following:

- 1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
- 2) Human male genitals in a discernible turgid state, even if completely and opaquely covered.

Specified Sexual Activities

Any of the following:

- 1) Human genitals in a state of sexual stimulation or arousal;
- 2) Acts of or simulation of human masturbation, sexual intercourse or sodomy;
- 3) Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts;
- 4) Flagellation or torture in the context of a sexual relationship;
- 5) Masochism, erotic or sexually oriented torture, beating or the infliction of pain;
- 6) Erotic touching, fondling or other such contact with an animal by a human being; or
- 7) Human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in divisions (1) through (6) above.

Stadium³⁴¹

A permanent facility for the staging of amateur and/or professional sporting events, concerts, or similar activities consisting of an open-air or enclosed arena/stadium and related support facilities.

Stone Processing

Manufacturing establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone for building and miscellaneous uses.

Storage, Outdoor³⁴²

The storage of any material outside of an enclosed building for a period greater than 24 hours, including but not limited to storage of items awaiting processing or repair. This use does not include "Vehicle Sales or Rental" or accessory "Outdoor Retail and Display" uses.

Storage, Self-Service³⁴³

A building or group of buildings consisting of individual, self-contained units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

Story³⁴⁴

The portion of a building intended for human occupancy included between the upper surface of a floor and the upper surface of the floor next above or the roof, ignoring atriums and other features that extend vertically more than 15 feet.

Student Housing or Dormitory³⁴⁵

A multiple-family dwelling designed primarily as housing for unmarried undergraduate or post-graduate students, including all multiple-family dwellings in which more than 25 percent of the living units contain more than three bedrooms and more than two bathrooms within a total living unit area of less than 1,000 square feet. For purposes of determining whether a multiple-

³³⁹ New.

³⁴⁰ New.

³⁴¹ New.

³⁴² Removed language categorizing items for sale or lease as outdoor storage. Last sentence is new.

³⁴³ New.

³⁴⁴ New.

³⁴⁵ New. This definition is still being considered by staff and may be revised in future drafts.

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."

Supermarket

See "Grocery or Supermarket."

Supportive Housing³⁴⁶

A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring medical, correctional, or other mandated supervision whose right to live together is not protected by the federal Fair Housing Act Amendments, as amended and as interpreted by the courts, and that does not meet the definition of another use in this UDO. This use does not include an "Opioid Rehabilitation Home, Small" or "Opioid Rehabilitation Home, Large," but includes and is not limited to:

- 1) An owner-occupied or nonprofit residential dwelling for the exclusive use of at least two but not more than eight persons, who, together with staff, live as a single housekeeping unit but do not require 24-hour medical or nursing care.
- 2) A shelter for persons experiencing temporary homelessness.
- 3) A domestic violence shelter, which is a public or private building or structure housing residents for the purpose of the rehabilitation or special care for victims of domestic violence or emotional or mental abuse.
- 4) A battered women's shelter.

Supportive Housing, Large

A facility designed for and occupied by eight or more residents living together.

Supportive Housing, Small

A facility designed for and occupied by no more than seven residents living together.

Synagogue

See "Place of Worship."

Tattoo or Piercing Parlor

An establishment whose principal business activity is the practice of one or more of the following:

- 1) The placement of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin;
- 2) Creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Tavern

See "Bar or Dance Club."

Tobacco Sales

See "Liquor or Tobacco Sales."

Trade School

See "School, Trade or Business"

Trailer

See "Dwelling, Mobile Home" and "Dwelling, Manufactured Home."

Transportation Terminal³⁴⁷

Any premises for the transient housing or parking of motor driven trucks or buses and the loading and unloading of passengers or materials.

University

See "School, College or University."

³⁴⁶ New. Replaces definition for "homeless shelter." This definition is intended to address the size/scale of the supportive housing facility rather than the persons occupying it.

³⁴⁷ Revised to include trucking operations.

Urban Agriculture³⁴⁸

The cultivation of food and/or horticultural crops, composting, aquaponics, aquaculture and/or hydroponics. Such use may include the production of food products from food grown on the premises. 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.

Utility Substation and Transmission Facility

An assemblage of equipment for purposes other than energy generation or use, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public; provided that in residential districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business.

Vehicle Fleet Operations³⁴⁹

A central facility for the dispatch, distribution, storage, staging, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services. This use does not include a "Transportation Terminal."

Vehicle Fleet Operations, Small

A facility or establishment designed to accommodate up to 25 vehicles.

Vehicle Fleet Operations, Large

A facility or establishment designed to accommodate more than 25 vehicles.

Vehicle Fuel Station³⁵⁰

A facility limited to retail sales to the public of gasoline, biodiesel, electricity, ethanol fuel blends, hydrogen, natural gas or other fuels for motor vehicles, as well as motor oil, lubricants, travel aides, and minor automobile accessories. When a primary use of land, accessory use may include convenience food and beverage sales.

Vehicle Impound Storage

A lot or part of a lot used only for the temporary storage of damaged, abandoned or impounded motor vehicles, excluding salvage and sales. This use does not include "Salvage or Scrap Yard," except where separately permitted.

Vehicle Parking Garage³⁵¹

A structure or portion of a structure composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade, with those levels being either open or enclosed. This use does not include a primary use surface parking lot.

Vehicle Repair, Major³⁵²

An establishment primarily engaged in vehicle repair, rebuilding, reconditioning, or mechanical servicing of motor vehicle engines, transmissions, frames, including auto body repairs, frame work, welding, and major painting. This use does not include "Vehicle Fuel Station or Vehicle Wash"

Vehicle Repair, Minor³⁵³

An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This

³⁴⁸ Replaces current definition. Did not carry forward language limiting this use to be accessory since that is addressed in the Allowed Use Table..

³⁴⁹ New.

³⁵⁰ Consolidates "gas station" and "convenience store (with gas or alternative fuels)." Last sentence is new.

³⁵¹ Last sentence is new.

³⁵² Consolidated "vehicle repair" and "auto body shop."

³⁵³ Consolidates "oil change facility" and "vehicle accessory installation."

definition does not include engine degreasing or major repairs such as vehicle bodywork, painting, or repair of engines or transmissions or “Vehicle Fuel Station or Vehicle Wash”

Vehicle Sales or Rental³⁵⁴

An establishment that specializes in the sale, display, lease, rental, or storage of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.

Vehicle Wash³⁵⁵

A facility for washing, cleaning, drying and waxing of passenger vehicles, recreational vehicles, or other light duty equipment. A car wash may be self-service or full service.

Veterinary Clinic³⁵⁶

An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. This use does not include a “Kennel”, and overnight boarding of animals shall only be permitted when incidental to such medical treatment and limited to short periods of time.

Wind Energy System, Large³⁵⁷

A facility or equipment that converts wind energy into electrical power for the primary purpose of sale, resale, or off-site use and that has an output rating greater than 100 KW.

Wind Energy System, Small Ground-Mounted³⁵⁸

A facility or equipment that converts wind energy into electrical power primarily to support the principal use(s) on the same property, that is mounted to the ground, and that has a rated capacity of 100 KW or less.

Wind Energy System, Small Rooftop-Mounted³⁵⁹

A facility or equipment that converts wind energy into electrical power primarily to support the principal use(s) on the same property, that is mounted to a rooftop, that has a rated capacity of 100 KW or less.

³⁵⁴ Consolidates “vehicle sales/rental” and “boat sales.”

³⁵⁵ Renamed from “car wash” for consistent terminology.

³⁵⁶ Wording revised for clarity.

³⁵⁷ New.

³⁵⁸ New.

³⁵⁹ New.