

20.03.020 Allowed Use Table

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P = permitted use, C = conditional use permit, A = accessory use, T = temporary use, Uses with an *= use-specific standards apply
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Use	Residential								Mixed-Use							Non-Residential		Use-Specific Standards
	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	
RESIDENTIAL USES																		
Household Living																		
Dwelling, single-family (detached)	P	P	P	P	P	P*	P*	P	P	P	P*	P*			P*			20.03.030(b)(1)
Dwelling, single-family (attached)			P*	P*	P*	P*	P*		P*	P*	P*				P*			20.03.030(b)(2)
Dwelling, duplex	C	*	*	*	P*	P*	P*		P*	P*	P*	C*			P*			20.03.030(b)(3)
Dwelling, triplex		*	*	*	P*	P*	P*		P*	P*	P*	C*			P*			20.03.030(b)(4)
Dwelling, fourplex					C*	P*	P*		P*	P*	P*	P*			P*			20.03.030(b)(4)
Dwelling, multifamily					C*	P	P		P	P*	P*	P	P*	C	P*			20.03.030(b)(5)
Dwelling, live/work					C*	P*	P*			P*	P*	P*			P*			20.03.030(b)(6)
Dwelling, cottage development		C*	C*	C*	C*	C*	C*	C*		C*								20.03.030(b)(7)
Dwelling, mobile home								P*										20.03.030(b)(8)
Manufactured home park								P*										20.03.030(b)(9)
Group Living																		
Assisted living facility					C	P	P			C	P	P		P	P	P		
Continuing care retirement facility					C	P	P			C	P	P		P	P	P		
Fraternity or sorority house									P*					P*				20.03.030(b)(10)
Group care home, FHAA small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*		20.03.030(b)(11)
Group care facility, FHAA large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(b)(11)
Nursing or convalescent home					C	P	P			C	P	P	P	P	P	P		
Opioid rehabilitation home, small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*		20.03.030(b)(11)
Opioid rehabilitation home, large					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		20.03.030(b)(11)
Residential rooming house						P*	P*		P	P*	P	P	C*					20.03.030(b)(12)
Student housing or dormitory						C*	P*		P	C*	P*	P*		P*	C*			20.03.030(b)(13)
Supportive housing, small										C	C	C		C	C	C		
Supportive housing, large											C	C		C	C	C		

COMMERCIAL USES

Agricultural and Animal Uses

Crops and pasturage	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*			20.03.030(d)(1)
Kennel												C*					C*		20.03.030(d)(2)
Orchard or tree farm, commercial	P	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P		20.03.030(d)(3)
Pet grooming										P*	P*	P*			P*		P*		20.03.030(d)(4)
Plant nursery or greenhouse, commercial	C										P	P	P						
Veterinarian clinic										C*	P*	P*			P*				20.03.030(d)(4)

Entertainment and Recreation

Bloomington, Indiana – Unified Development Ordinance
 Adoption Date: January 14, 2020
 Effective Date: April 18, 2020

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	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Amenity center	P*	P*	P*	P*	P*	P	P	P	A	P	P	P	P	P	P				20.03.030(d)(5)
Country club	C											P							
Recreation, indoor				P*	P*	P*	P*		A	C	P	P			P				20.03.030(d)(6)
Recreation, outdoor	C											C	P	P			C		
Sexually oriented business											C*	P*					P*		20.03.030(d)(7)
Stadium														C					

Food, Beverage, and Lodging

Bar or dance club									P		P	P			P				
Bed and breakfast	C*	C*	C*	C*	C*	C*	P			P	P	P			P				20.03.030(d)(8)
Brewpub, distillery, or winery									P*	P*	P*	P*	P*		P*		P*		20.03.030(d)(9)
Hotel or motel									P			P	C		P				
Restaurant						C*	C*		P	P	P	P	P*	A	P	A	A		20.03.030(d)(10)

Office, Business, and Professional Services

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Artist studio or workshop	A*	A*	A*	A*	A*	P	P			P	P	P	C	C	P				20.03.030(d)(11)
Check cashing											C	C							
Financial institution								P		P	P	C			P		A		
Fitness center, small						A	A	P	P	P	P	A	A	P	A	A			
Fitness center, large								P	P	P	P			P	A				
Office									P	P	P	P	P	P	P*	P			20.03.030(d)(12)
Personal service, small						A	A	P	P	P	P	P	C	P					
Personal service, large								C	C	P	P	P		P					
Tattoo or piercing parlor										P	P			P					

Retail Sales

Building supply store										P	P						P		
Grocery or supermarket						A	A	P	P	P	P	P		P					
Liquor or tobacco sales										P	P			P					
Pawn shop										P	P			P					
Retail sales, small						C	C	P	P	P	P	P		P					
Retail sales, medium								P		P	P			P					
Retail sales, large											P			P					
Retail sales, big box											P						P		

Vehicles and Equipment

Equipment sales or rental										P*	P*	P*			P*		P*		20.03.030(d)(13)
Transportation terminal											P	P		P	P		P		
Vehicle fleet operations, small											P	P					P		

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	RE	R1	R2	R3	R4	RM	RH	RMH	MS	MN	MM	MC	ME	MI	MD	MH	EM	PO	
Vehicle fleet operations, large												P					P		
Vehicle fuel station											P*	P*	P*		P*		P*		20.03.030(d)(14)
Vehicle impound storage																	P*		20.03.030(d)(15)
Vehicle parking garage						A	A		A		P	P	P	A	P*	C			20.03.030(d)(16)
Vehicle repair, major												P*					P*		20.03.030(d)(17)
Vehicle repair, minor										C*	P*	P*			P*				20.03.030(d)(17)
Vehicle sales or rental											P	P	P						
Vehicle wash											P*	P*					P*		20.03.030(d)(18)

EMPLOYMENT USES

ACCESSORY USES																		20.03.030(g)(1)	
Chicken flock	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				P*	20.03.030(g)(2)
Detached garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								20.03.030(g)(3)
Drive-through											A*	A							20.03.030(g)(4)
Dwelling, accessory unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		A*	A*		20.03.030(g)(5)
Electric vehicle charging facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Greenhouse, noncommercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			20.03.030(g)(6)
Outdoor retail and display										T*	T*	T*			T*		A*	20.03.030(g)(7)	
Outdoor trash and recyclables receptacles						A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		20.03.030(g)(8)
Recycling drop-off, self-serve						A	A		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*	A*	20.03.030(g)(9)
TEMPORARY USES																		20.03.030(h)(1)	
Book buyback										T*	T*	T*	T*		T*	T*			20.03.030(h)(2)
Construction support activities	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	20.03.030(h)(3)
Farm produce sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*			20.03.030(h)(4)
Real estate sales or model home	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*		20.03.030(h)(5)
Seasonal sales										T*	T*	T*	T*	T*	T*	T*			20.03.030(h)(6)
Special event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	

20.03.030 Use-Specific Standards

(a) Generally

- (1) 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, or Temporary uses. These Use-Specific standards cannot be modified through the Conditional Use approval process in Section 20.06.050(b) (Conditional Use Permit), but relief may be granted through the Variance process in Section 20.06.080(b) (Variance).