BLOOMINGTON INDIANA









UNIFIED DEVELOPMENT ORDINANCE

Effective Date: April 18, 2020

Last Amended Date: August 14, 2023





(b) MN: Mixed-Use Neighborhood Scale

(1) Purpose

The MN district is intended to promote a mix of neighborhood-scale residential, commercial, and institutional uses with pedestrian-oriented design and multi-modal transportation availability, in order to promote context sensitive neighborhood-serving development at nodes and corridors near low-and medium-density residential neighborhoods.



Figure 17: Illustrative Scale and Character

(2) Dimensional Standards

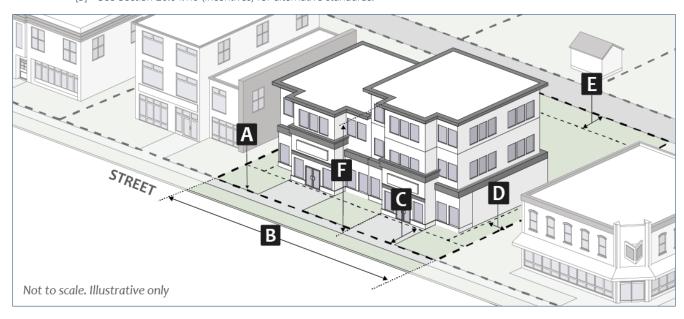
The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.010 (Dimensional Standards) also apply.

Table 02-10: MN District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)	
A Lot area	5,000 square feet (0.115 acres)
B Lot width	50 feet
Building Setbacks (Minimum)	
C Front build-to range	15 to 25 feet
Front building facade at build-to range (minimum)	70%
D Side	7 feet [1]
E Rear	10 feet [1]
Other Standards	
Front parking setback (minimum)	20 feet behind the primary structure's front building wall
Impervious surface coverage (maximum)	60%
Landscape area (minimum)	40%
Area of any individual commercial tenant (maximum)	5,000 square feet gross floor area
F Primary structure height (maximum)	3 stories, not to exceed 40 feet [1] [2] [3]
Accessory structure height (maximum)	20 feet

Notes:

- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (Neighborhood Transition Standards).
- [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be 12 feet.
- [3] See Section 20.04.110 (Incentives) for alternative standards.



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