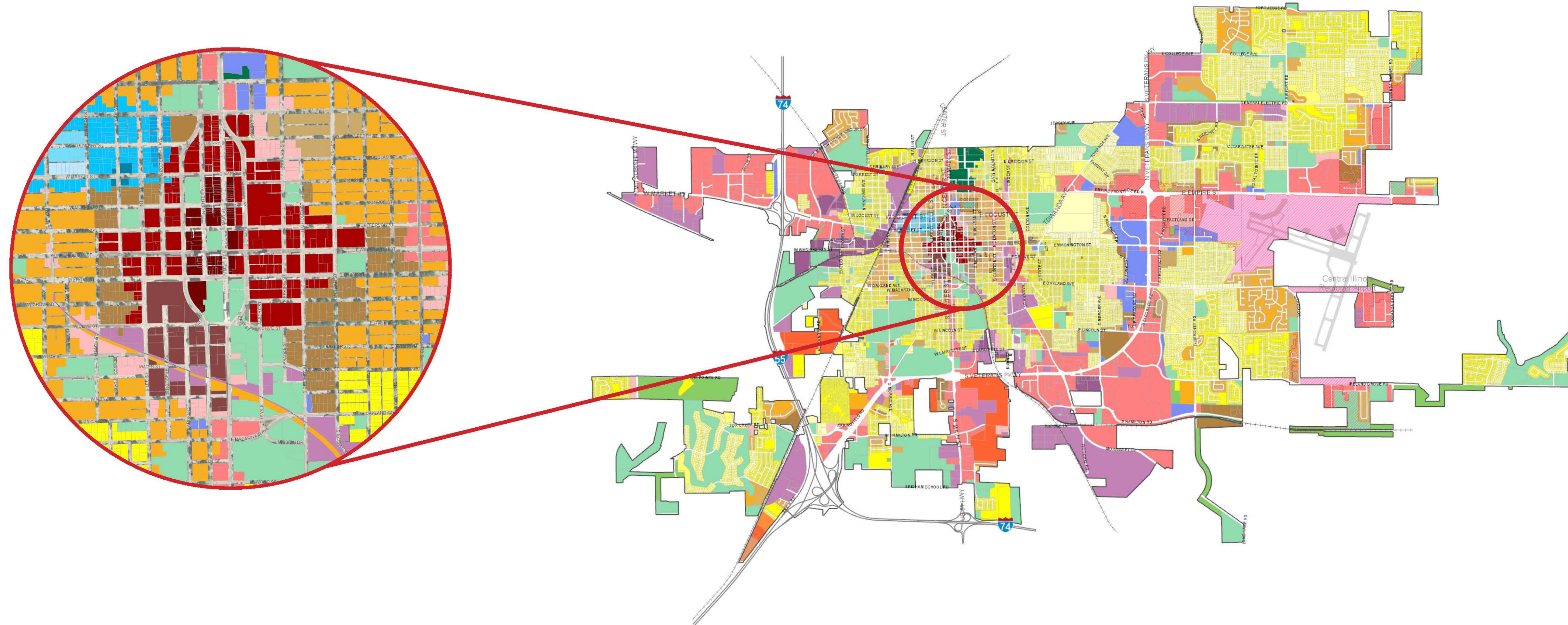


R-3B Zoning District Regulations

R-3B Multiple-Family Residence District Purpose and Intent

The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of seventy (70) dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present.



Lot Characteristics and Site Design
44.4-3(A) - 44.4-3(D)

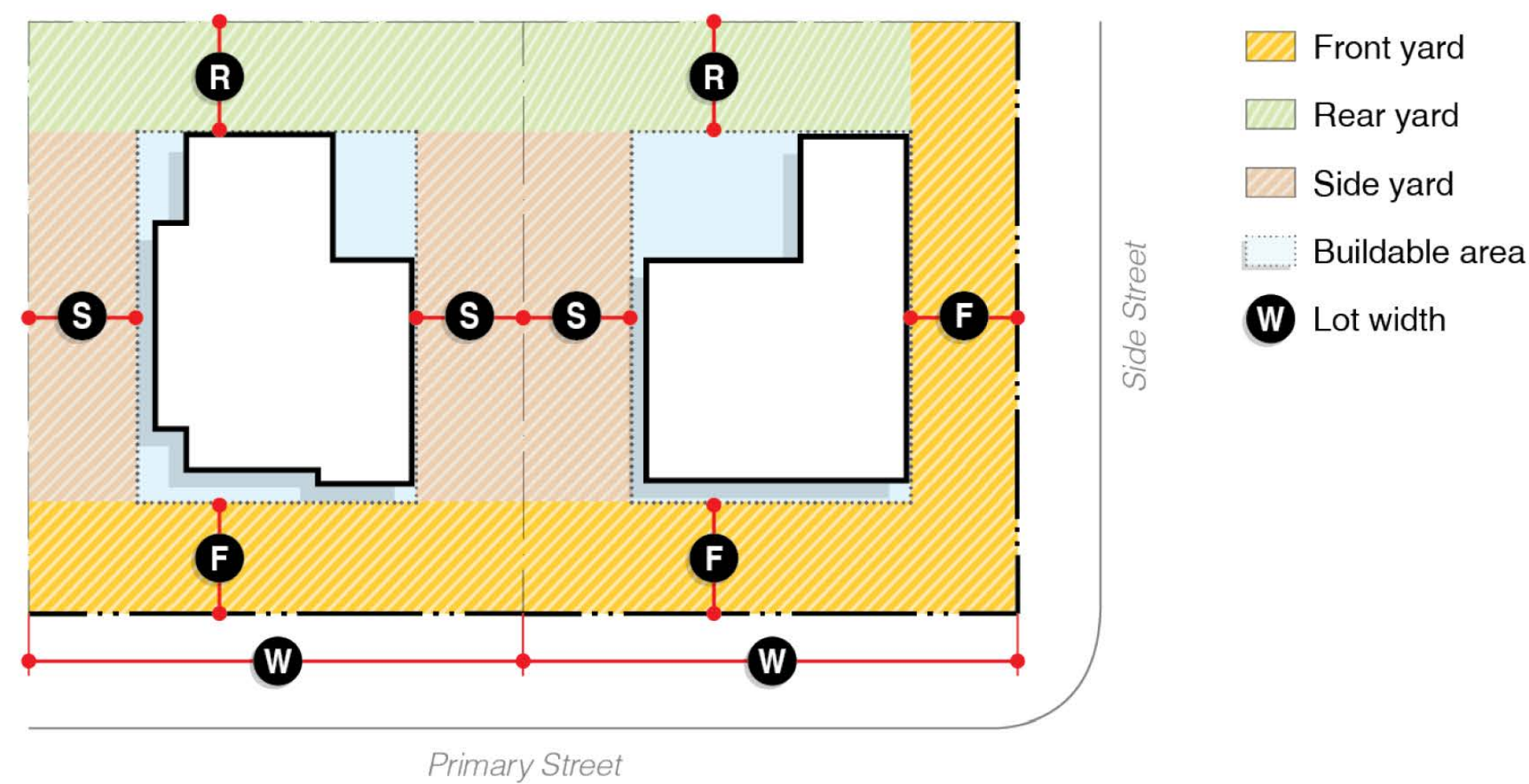


TABLE 44.4-3(C): BULK AND SITE STANDARDS R-3 DISTRICTS

District	Lot Characteristics		Site Design			Development Intensity				
	Min. Lot Width (W)	Min. Lot Area (s.f.)	Front Yard (F) Min.	Side Yard (S) Min.	Rear Yard (R) Min.	Min. Lot Area per Dwelling Unit (s.f.)	Floor Area Ratio (FAR)	Max. Building Height Feet Stories		
R-3B										
Single- and Two-Family Residential	60'	5,000	20'	6'	25'	2,500	-	35'	2.5	
Attached and Multi-Residential	60'	5,000	20'	Min. 9' or 1/3 of building height for buildings > 3 stories	25'	620	0.8	65'	6	
Other Uses	60'	7,000	20'	Min. 9' or 1/3 of building height for buildings > 3 stories	25'	7,000	-	65'	6	

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-3B	Reference
AGRICULTURAL		
Apiary/Bee Keeping	P	10-5
Chicken Keeping	S	10-11
Urban Agriculture	S	
Urban Garden	P	
RESIDENTIAL		
Household Living		
Dwelling Unit, Single-Family	P	
Dwelling Unit, Single-Family Attached	P	
Dwelling Unit, Two-Family	P	
Dwelling Unit, Multiple-Family	P	
Manufactured Homes		
Mobile Homes		
Dwelling Unit, Accessory		
Live/Work Unit	S	
Group Living		
Agency Supervised Homes	S	10-19
Agency-Operated Family Homes	P	10-19
Agency-Operated Group Homes	P	10-19
Convents, Monasteries	P	10-19
Dormitories	P	10-19
Group Homes for Parolees	S	10-19
INSTITUTIONAL		
Education		
Pre-schools	S	
Government		
Government Services and Facilities	P	
Police Stations, Fire Stations	P	
Religious		
Place of Worship	S1	
Cemetery and Columbarium	S	10-10
Residential-Type		
Domestic Violence Shelter	P	
Home for the Aged	S	10-19
Other Institutional, Cultural		
Clubs and Lodges	S	
Food Pantry	S	10-18
RECREATIONAL		
Country Clubs, Golf Clubs, Golf Courses	S	10-12
Community Center	S	10-13
Parks and Recreation Facilities	P	
Swimming Clubs	S	
Swimming Pools, Community	S	10-32
COMMERCIAL		
Entertainment and Hospitality		
Sports and Fitness Establishments	S	10-13
Lodging		
Bed & Breakfast Establishments	S	10-7
Boarding and Rooming Houses	P	10-19
Offices		
Medical or Dental Office or Clinic	S	10-24
Medical Laboratory	S	
Personal Services		
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	S2	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	S2	
Day Care Centers	S	
Retail and Service		
Drug Stores and Pharmacies	S2	
Grocery Stores, Supermarkets	S2	
INDUSTRIAL		
Utilities		
Public or Private Utility Facility, Minor	P	
Private Solar Energy Conversion Facilities	P	10-31
Wireless Communication Facilities	S	10-37

NOTES

1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores