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)