

**ORDINANCE NO. 2024 - 2**

**AN ORDINANCE CLARIFYING CONFORMANCE TRIGGERS FOR NONCONFORMING SITE CHARACTERISTICS RELATED TO FLOOR AREA EXPANSION, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE.**

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

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**CHAPTER 21: ZONING AND LAND DEVELOPMENT**

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**ARTICLE V: ADMINISTRATION AND NONCONFORMITY**

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**DIVISION D: NONCONFORMITY**

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**§ 21.504 NONCONFORMITY.**

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(c) *Standards.*

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- (4) *Conformance triggers.* Nonconformities must be brought into conformance upon the following events.

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(D) Nonconforming site characteristics. Nonconforming site characteristics must be brought into conformance with current site characteristic requirements of the city code upon:

(i) Redevelopment of the site or expansion of total floor area on the site by 25% or greater, measured cumulatively for floor area expansions on or after January 24, 2008;

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Passed and adopted this 12<sup>th</sup> day of February, 2024.

/s/ Tim Busse

Mayor

ATTEST:

APPROVED:

/s/ Safaa Mercer

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney

