

ORDINANCE NO. 2023 - 38

AN ORDINANCE CLARIFYING THE SETBACKS TABLE WITHIN TWO-FAMILY DWELLING STANDARDS TO CLARIFY HEIGHT LIMITS, 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:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.04 TWO-FAMILY DWELLINGS.

(c) *Standards.*

(4) *Setbacks.* Two-family dwelling garage and living space must meet the following minimum setback requirements from property lines:

| | |
|------------------------------|---------|
| Front | 30 feet |
| Side adjacent to street* | 30 feet |
| Side not adjacent to street* | 10 feet |
| Rear | 30 feet |

* Height. Two-family dwelling structure height must meet the height limits of city code § 21.301.10.

(5) *Reserved.*

(6) *Garages.* Two-family dwellings must have at least one attached garage space per unit. Two-family dwelling garages must be at least 242 square feet per unit and must not exceed 900 square feet per unit. When a two-family dwelling is on a corner lot adjacent to two local streets as classified by the Comprehensive Plan, the garage for each unit must face a separate street. The height of the garage must not exceed the height of the

two-family dwelling. Garage door openings, measured from the floor to the trim covering the door header must not exceed eight feet in height.

(7) *Garage frontage*. Two-family dwelling garage doors facing a public or private street is limited to 40% of the structure width facing the same street.

(8) ~~[Height. Two-family dwelling structure height must meet the height limits of city code § 21.301.10.]~~Reserved.

Passed and adopted this 18th day of December, 2023.

/s/ Tim Busse
Mayor

ATTEST:

/s/ Matt Brillhart
Secretary to the Council

APPROVED:

/s/ Melissa J. Manderschied
City Attorney