DRAFT

ORDINANCE NO. 2025 - ___

AN ORDINANCE MODIFYING USE ALLOWANCES AND PERFORMANCE STANDARDS FOR REMOTE AIRPORT PARKING AND HOTEL AIRPORT PARKING USES, 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 [ ] with strikethrough text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

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ARTICLE II: DISTRICTS AND USES

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DIVISION F: SPECIALIZED ZONING DISTRICTS

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§ 21.207.03 HIGH INTENSITY MIXED USE WITH RESIDENTIAL (HX-R) DISTRICT.

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  (c) *Permitted limited and accessory uses.*

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   (2) *Accessory uses*. The following uses are permitted as accessory uses:

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    (C)   Transient merchant sales in hotel interiors only;[and]
    (D)   Other uses customarily incidental and clearly subordinate to a permitted principal or conditional use. Drive through uses are prohibited[.]; and
      (E)   Hotel airport parking.

  (d) *Conditional uses.*

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   (3)   Expansion of hotel facilities in existence prior to January 1, 2005, subject to the provisions of subsection (p) below;[and]
   (4)   Manufactured home parks pursuant to standards as set forth in § 21.302.10[.]; and
   (5)   Remote airport parking pursuant to the standards set forth in § 21.302.41.

  (e) *Interim uses.*
   (1) [Remote airport parking, subject to the provisions of subsection (p) below; and
   (2)] Temporary Pandemic, Epidemic, or Emergency Service Facility.

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(f) *Residential uses required.*
   (1) *Minimum density.* Development within the HX-R Zoning District must include at least 30 residential dwelling units per acre of gross site area, with the following exceptions.

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   (E)   The residential use requirement of this subdivision (f) does not apply to remote airport parking facilities.

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(g) *Floor area ratio.*
   (1)   The minimum floor area ratio required for development within the HX-R Zoning District is 1.5.
   (2)   The floor area ratio requirement of this subdivision (g) does not apply to remote airport parking facilities.
   ([2]3)   Floor area ratio calculations include all residential and nonresidential development on a site but exclude structured or underground parking.
   ([3]4)   In cases where development on a site occurs in phases, each individual development phase must comply with the floor area ratio requirements of this subsection (g) on its own or in conjunction with previous phases if previous phases exceeded floor area ratio requirements. The overall development must also comply with the floor area ratio requirements of this subsection (g).
   ([4]5)   The maximum floor area ratio for development within the HX-R Zoning District is 2.0, but may be increased through the following bonus provisions:

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DIVISION H: USES

§ 21.209 USE TABLES.

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(d) *Neighborhood and Freeway Commercial Zoning Districts.*

Use Type	Zoning District								References; See Listed Section
	B-1	*B-2*	*B-4*	*C-1*	*C-2*	*C-3*	*C-4*	*C-5*	
***									
Motor Vehicle Services									
***									
Remote airport parking									21.302.41
***									

Accessory									
***									
Hotel airport parking		[C]A		[C]A	[C]A	[C]A	[C]A	[C]A	21.302.41(d)
***									

(e) *Industrial Zoning districts.*

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	
***								
Motor Vehicle Services								
***								
Remote airport parking								21.302.41
***								
Accessory								
***								
Hotel airport parking	[C]A		[C]A				[C]A	21.302.41(d)
***								

(f) *Specialized zoning districts.*

Use Type	Zoning District		References See Listed Section
	CX-2	LX	
***			
Motor Vehicle Services			
***			
Remote airport parking	C		21.302.41(b)
***			
Accessory			
***			
Hotel airport parking	[C]A	[C]A	21.302.41(d)
***			

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

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§ 21.301.06 PARKING AND LOADING.

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(d) *Number of off-street parking spaces required.*

(1)   The minimum number of off-street parking spaces provided within a development must meet the provisions of this subsection (d), varying by land use as provided in the following table. If more than one land use is present on a site, the required parking is determined by adding together the required number of parking spaces for each use.

If the number of off-street parking spaces results in a fraction, each fraction of one-half or more will constitute another space required. A lesser number of constructed off-street parking spaces may be allowed through flexibility measures (see subsection (e) below). The requirements for off-street surface parking space dimensions are set forth in subsection (c) above.

Minimum Off-Street Parking Requirements		
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Hotel	Hotel	1.1 spaces per room plus spaces equal in number to 1/3 capacity in persons for meeting/banquet area; maximum hotel parking supply is equal to 120 percent of the parking requirement.
	Hotel airport parking	Hotel airport parking[or storage] is an[conditional] accessory use and must be in excess of spaces designated for the above hotel related uses; it must not be shared with adjacent uses; the maximum number of off-street vehicle parking spaces provided for hotel airport parking purposes within a development must not exceed 1 space per 10 hotel rooms.
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DIVISION B: USE STANDARDS

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§ 21.302.41 REMOTE AIRPORT PARKING AND HOTEL AIRPORT PARKING.

(a)   *Purpose*. The following standards are intended to regulate remote airport parking facilities and hotel airport parking in the interest of the public health, safety, and general welfare of the community.

(b)   *Existing remote airport parking standards*. The following standards are applicable to existing remote airport parking facilities in active operation as of August 25, 2025:

(1)   *Development set aside.* A development site of at least three acres in area must be set aside for development consistent with the intent of the HX-R zoning district. The development set aside site must be oriented along American Boulevard East. Remote airport parking must vacate the development set aside site by the compliance date established in subdivision (b)(4).

(2)   *Surface parking allowed.* Remote airport parking may remain surface parking.

(3)   *Screening.* Remote airport parking areas, whether surface or structured parking, must be screened at ground level from the development set aside site.

(4)   *Compliance date.* Remote airport parking facilities must be in compliance with the above listed standards by December 31, 2029.

(c)   *Remote airport parking standards*. The following standards are applicable remote airport parking facilities established after August 25, 2025:

(1)   Remote airport parking must be located entirely within a parking structure in existence as of August 25, 2025 that is determined to have excess off-street parking supply.

(A)   The excess supply dedicated to remote airport parking may be determined either by parking spaces exceeding the off-street parking requirement in §21.301.06(d) or by a parking study. The parking study must be conducted in accordance with accepted methodology approved by the city issuing authority and prepared by an independent traffic engineering professional under the supervision of the city and paid for by the applicant. In the event other uses that share the parking structure are vacant, the parking study must model the parking demand for all uses as if they were operating at full occupancy.

(2)   All parking, access gates, and shuttle storage must be located within the parking structure.

(d)   *Hotel airport parking standards.* The following standards are applicable to hotel airport parking:

(1)   To be considered an accessory use, hotel airport parking must include at least one overnight stay at the hotel where the vehicle is parked.

(2)   Hotel airport parking must take place within designated parking areas not required for other hotel uses. Parking cannot take place within fire lanes, drive lanes, or in tandem, and must be on a code-compliant parking surface.

(3)   Hotel airport parking must take place on the same property as the hotel use and must not be on a separate property or site adjacent to the hotel or shared with adjacent uses.

(e)   *Compliance with other sections.* All remote airport parking and hotel airport parking must meet all applicable standards within city code, including but not limited to:

(1)   Mixed Use (CX-2) District Standards (§21.207.01);

(2)   High Intensity Mixed Use with Residential (HX-R) District Standards (§21.207.03);

(3)   Parking (§21.301.06);

(4)   Lighting (§ 21.301.07); and

(5) Landscaping (§ 21.301.15).

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ARTICLE VI: DEFINITIONS

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§ 21.601 DEFINITIONS.

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HOTEL AIRPORT PARKING. Parking accessory to a hotel for the use of <u>overnight</u> hotel guests to park or store motor vehicles[~~for up to seven days~~] while out of town[~~provided such parking is in addition to the parking spaces required by this code for the hotel and its accessory uses and provided the parking does not exceed one space per ten hotel rooms~~].

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Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this _____ day of _____, 2025.

_____
  Mayor

ATTEST: APPROVED:

_____   _____
Secretary to the Council   City Attorney