

ORDINANCE NO. 2025-____

**AN ORDINANCE EDITING THE DEFINITION OF ABANDONED SIGN, 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 D: SIGN REGULATIONS

§ 21.304.07 DEFINITIONS.

A-FRAME SIGN. A double-faced temporary sign that is comprised of two sign boards attached at the top and separate at the bottom, not permanently attached to the ground.

ABANDONED SIGN. For a period of more than one year, a sign that does not have a sign face, a sign that has a sign face that is blank or illegible, or a sign that refers to a use that no longer occupies the site or a portion thereof.

ACCESS DOOR SIGN. A sign placed on or near an accessory door, typically used to identify a secondary building access point.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE REPLACING REFERENCES TO THE AIRPORT SOUTH AREA TO THE SOUTH LOOP DISTRICT AND UPDATING REFERENCES TO AMERICAN BOULEVARD, THEREBY AMENDING CHAPTERS 17 AND 21 OF THE CITY CODE.

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

Section 1. That Chapter 17 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:

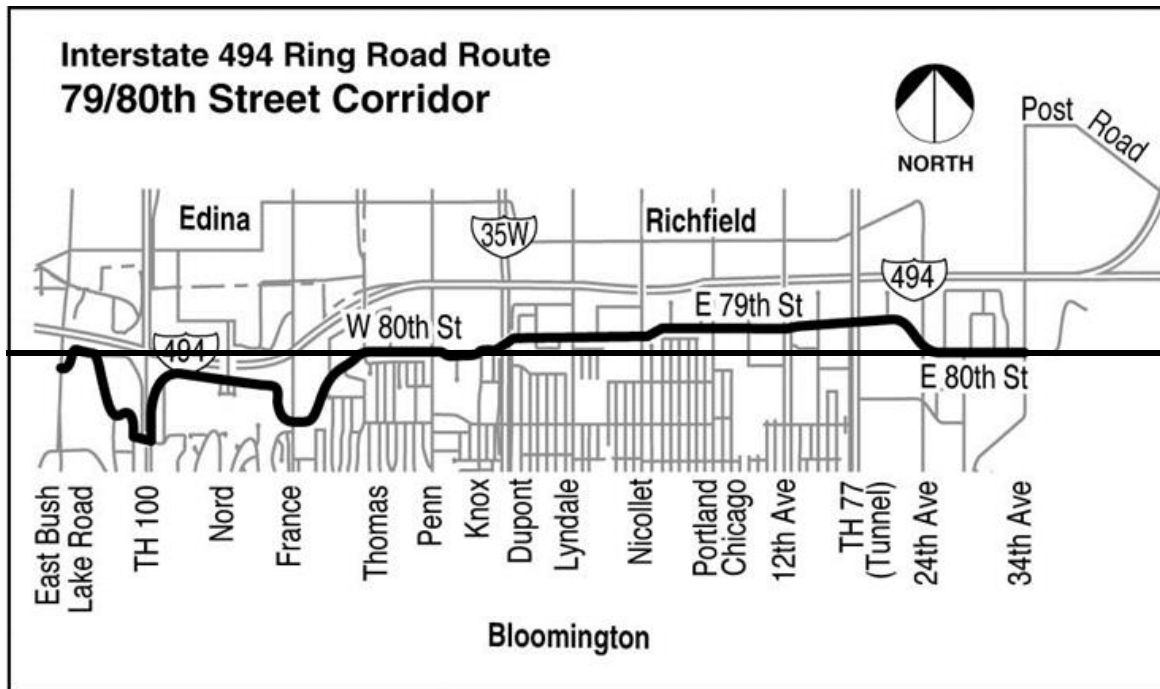
CHAPTER 17: STREETS AND RIGHTS-OF-WAY

ARTICLE IV: RIGHT-OF-WAY MANAGEMENT AND LOCATING OF UNDERGROUND FACILITIES

§ 17.80 LOCATION OF FACILITIES - UNDERGROUNDING.

Within the City's ~~[Airport South area]~~South Loop District, ~~[which consists of that portion of the city east of Cedar Avenue (Minnesota Trunk Highway 77) and the area of the city's proposed Interstate 494 parallel arterial project, which is identified in Exhibit A below,]~~ and any other location where the city determines that underground location and relocation, installation and reinstallation of in the right-of-way or in or on other public ground promotes the safe travel of the public over the right-of-way, the safety of homes and buildings in the vicinity or the orderly development of the city, the city may direct that any construction and installation of new facilities and the replacement of old facilities shall be done underground or contained within buildings or other structures in conformity with applicable codes. Telecommunications right-of-way users may attach equipment and facilities to existing poles and structures maintained by a service or utility service. This section of city code is intended to be enforced consistently with state and federal law regulating right-of-way users, specifically including, but not limited to, M.S. §§ 161.45, 237.162, 237.163, 301B.01, 222.37, 238.084 and 216B.36, as they may be amended from time to time, and the Telecommunications Act of 1996, 47 U.S.C. §§ 253 et seq.

[~~EXHIBIT A~~]



Section 2. 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 II: DISTRICTS AND USES

DIVISION F: SPECIALIZED ZONING DISTRICTS

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

(k) Pedestrians and bicycles. Achieving the intent of the HX-R Zoning District will require high quality, linked sidewalks and bikeways.

(1) Development must provide sidewalks and bikeways that support movement throughout the ~~[Airport South]~~South Loop District and are consistent with the ~~[Airport South]~~South Loop District sidewalk and bikeway plan.

Section 3. 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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE CORRECTING REFERENCES TO APPROVED SURFACE MATERIALS AND VEHICLE STORAGE LOCATIONS FOR OFF-STREET PARKING AREAS, 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 A: GENERAL STANDARDS

§ 21.301.06 PARKING AND LOADING.

(i) *Single-family and two-family residential driveways and off-street parking.*

(5) *Off-drive parking areas.* The construction of new or the expansion of existing off-drive parking area must comply with the following standards and is allowed only when the cumulative total width of all driveways on site is 26 feet or less. See Figure 21.301.06(i)(12)(A) below:

(D) The off-drive parking area must be an approved surface as set forth in subsection (i)(~~[7]~~8) below;

§ 21.301.20 VEHICLE AND TRAILER PARKING AND STORAGE IN RESIDENTIAL AREAS.

(a) *Vehicles.*

(3) *Standards.*

(E) *Location requirements.* The location of parked and stored vehicles on residentially zoned lots must adhere to the requirements of [~~subsection (i)(4) above~~]§ 21.301.06(i)(4).

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE CLARIFYING CERTAIN PERFORMANCE STANDARDS FOR DAY CARE FACILITIES IN INDUSTRIAL ZONING DISTRICTS APPLY WHEN IT IS AN ACCESSORY USE, 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 II: DISTRICT AND USES

DIVISION H: USES

§ 21.209 USE TABLES.

(e) *Industrial Zoning districts.*

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	

Educational Facilities								
Day care facility [(with no exterior signage)]	A	A	A	A	A	C	C	21.302.06, 21.302.27

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.27 DAY CARE FACILITIES.

(c) *Standards.*

(5) *Day care facilities, when an accessory use in industrial districts.*

(A) Permitted as an accessory [~~or conditional~~] use in buildings primarily occupied by business and professional offices and manufacturing uses pursuant to § 21.209(e).

(B) No exterior signage is allowed for accessory use day care facilities in industrial districts.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE CLARIFYING THE REQUIREMENTS OF A PARKING LOT PERMIT, THEREBY AMENDING CHAPTERS 15 AND 21 OF THE CITY CODE

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

Section 1. That Chapter 15 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 15: BUILDINGS AND STRUCTURES

ARTICLE I: BUILDING CODE

§ 15.13 CONSTRUCTION OR MODIFICATION OF PARKING AREAS.

(a) *Where required.* A parking lot permit is required prior to constructing, enlarging, replacing or resurfacing a parking area or changing the parking space or drive aisle dimensions of a parking area, including striping or restriping of a parking space or drive aisle.

(b) *Exemptions.* A parking lot permit is not required for patching of up to 20% of a parking surface. All patching within a two year period is considered one project for the purposes of determining compliance with the 20% limit.

(c) *Reviews.* The proposed parking lot will be reviewed for compliance with city, state and federal requirements including, but not limited to: storm water management and wetlands protection (see ~~[city code]~~ Chapter 16 of City Code), accessibility to the physically disabled, parking space and drive aisle dimensions (see § 21.301.06), driveway approaches (see Chapter 17, Article 1 of City Code), and lighting standards (see § 21.301.07). Modification[s] to any parking space and drive aisle dimensions may require approval by the City Engineer or their designee. Modification in the public right-of-way requires a separate right-of-way permit. All new striping, restriping, accessibility elements, and signage shall meet the requirements of the City Code and the Minnesota State Building Code as adopted in § 15.01.

(d) *Storm water management.* Storm water management pursuant to the requirements of city code Chapter 16 and the Comprehensive Surface Water Management Plan is required when at least 50 cubic yards or 5,000 square feet of subgrade is disturbed.

(e) *Lighting code compliance.* Removal or replacement of less than 50% of the parking lot surface on a site within a two year period requires that portion of the parking area to be brought into compliance with current lighting standards ~~[see city code § 21.301.07)]~~. Removal or replacement of 50% or more of the parking lot surface on a site within a two year time period

requires all parking lot surface on the site to be brought into compliance with current lighting standards. Removing parking lot surface material down to the stone base constitutes removal.

(f) *Reserved.* ~~[Surfacing. The requirements for off-street parking areas and driveways are set forth in § 21.301.06 of this code. The requirements for driveway approaches are set forth in Chapter 17, Article I of this code.]~~

Section 2. 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 A: GENERAL STANDARDS

§ 21.301.06 PARKING AND LOADING.

(g) *Permit.* A parking lot permit is required prior to constructing~~[-or]~~, enlarging, replacing or resurfacing a parking area, or changing the~~[removing]~~ parking space or drive aisle dimensions of a parking area, including striping or restriping of a parking space or drive aisle, in accordance with § 15.13.~~[lot surface material down to the aggregate base and replacing it.]~~ The proposed parking lot will be reviewed for compliance with city, state and federal requirements including, but not limited to:~~;~~ storm water management~~;~~ and wetlands protection ~~[(see city code § 16.58)]~~, accessibility to the physically disabled, parking space and drive aisle dimensions, and lighting standards. Modification~~[s]~~ to any parking space and drive aisle dimensions may require approval by the City Engineer or their designee. Modification in the public right-of-way requires a separate right-of-way permit in accordance with Chapter 17, Article I of this City ~~[e]~~Code. Removal or replacement of less than 50% of the parking lot surface on a site within a two-year period requires that portion of the parking area to be brought into compliance with current lighting standards ~~[(see city code § 21.301.07)]~~. Removal or replacement of 50% or more of the parking lot surface on a site within a two- year period requires all parking lot surface on the site to be brought into compliance with current lighting standards. All new striping, restriping, accessibility elements, and signage shall meet the requirements of the C~~[e]~~ity C~~[e]~~ode and the Minnesota State Building Code, as adopted in § 15.01.

Section 3. 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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ADDING LICENSE FEES FOR CO-LIVING DEVELOPMENTS,
THEREBY AMENDING APPENDIX A OF THE CITY CODE**

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

Section 1. That Appendix A 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:

APPENDIX A: ADMINISTRATIVE RELIEF AND FEE SCHEDULE

<i>Chapter 14: Licenses and Permits</i>			
<i>CODE SECTION</i>	<i>CROSS-REF</i>	<i>DESCRIPTION</i>	<i>FEE</i>

	§ 14.569	Rental Housing	

		(I) Rental reinspection fee, property owner or agent makes an appointment for an inspection but fails to appear for the inspection or allow access to the dwelling unit.	\$300
		<u>(J) Co-Living development, 5 or more units</u>	
		<u>(1) Per building (a double fee will not incur if the building includes both co-living units and multiple-family dwellings)</u>	<u>\$270</u>
		<u>(2) Each unit</u>	<u>\$20</u>

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ADDING A FEE FOR AN APPLICATION FOR TIME EXTENSION
ON EXPIRATION OF A CONDITIONAL USE PERMIT, THEREBY AMENDING
APPENDIX A OF THE CITY CODE**

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

Section 1. That Appendix A 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:

APPENDIX A: ADMINISTRATIVE RELIEF AND FEE SCHEDULE

<i>CODE SECTION</i>	<i>CROSS-REF</i>	<i>DESCRIPTION</i>	<i>FEE</i>
<i>CHAPTER 21: Zoning and Land Development</i>			
§ 21.502.01(c)	§ 21.502.01(b)(11)	***	
		Conditional Use Permits (CUPs)	
		Conditional Use Permit	\$220
		<u>Time extension on expiration</u>	<u>\$170</u>

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE REMOVING A REFERENCE TO A CONDITIONAL USE PERMIT
REQUIREMENT FOR PET SERVICES FACILITIES, 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

§ 21.302.28 PET SERVICES FACILITIES.

(b) *Review and approval.* New freestanding pet services facilities must receive either final site and building plan approval or final development plan approval prior to issuance of a building permit. ~~[All pet services facilities require a conditional use permit.]~~

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE CREATING A DEFINITION FOR DISTILLED SPIRITS
MANUFACTURER, 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 VI: DEFINITIONS

§ 21.601 DEFINITIONS.

DISPLAY BOX. A shallow, framed box structure containing a glass or glazed windowpane that is built into or attached to a building wall and intended to be used for visual displays.

DISTILLED SPIRITS MANUFACTURER. A facility that produces ethyl alcohol, hydrated oxide or ethyl, spirits of wine, brandy, gin, or other distilled spirits, including all dilutions and mixtures thereof, for non-industrial use in a total quantity of more than 40,000 gallons in a calendar year.

DISTILLERY, MICRO. A facility that produces ethyl alcohol, hydrated oxide or ethyl, spirits of wine, rum, brandy, gin, or other distilled spirits, including all dilutions and mixtures thereof, for non-industrial use in total quantity not to exceed 40,000 gallons in a calendar year.
A ***DISTILLERY*** may include a cocktail room.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE REMOVING AN OUTDATED REFERENCE TO ADMINISTRATIVE
VARIANCES FOR A DRIVEWAY SETBACK, 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 A: GENERAL STANDARDS

§ 21.301.06 PARKING AND LOADING.

(i) *Single-family and two-family residential driveways and off-street parking.*

(10) *Driveway and off-drive parking area setbacks.* Driveways and off-drive parking and turnaround areas must meet the following setback requirements.

~~[(F) *Variances.* Variances to driveway setbacks from property lines may be processed as administrative variances, in accordance with the provisions of Chapter 2, Article II of this code.]~~

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ALLOWING SPECIAL FREESTANDING SIGN PROVISIONS FOR
THE BLOOMINGTON COMMUNITY HEALTH AND WELLNESS CENTER,
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 D: SIGN REGULATIONS

§ 21.304.16 FREESTANDING SIGNS.

(f) *Special freestanding sign provisions.* The following special freestanding sign provisions are applicable across all sign districts:

(2) *High usage parks, playfields, golf courses, and community facilities.* Freestanding signage allowances at high usage park sites (Bush Lake Beach, Valley View Playfield, Gene C. Kelly Playfield, Dred Scott Playfield, Moir Park, Mount Normandale Lake Park, and Hyland Regional Park), high school playfields (Jefferson, Kennedy, and Lincoln school fields), ~~[and]~~ golf courses (Dwan, Hyland Greens, and Minnesota Valley), and community facilities (Bloomington Ice Garden, Bloomington Community Health and Wellness Center) are as follows in place of the sign number, height, and size regulations in subsection (c) above:

(A) *Main freestanding sign.* One freestanding sign up to 80 square feet in area is allowed.

(B) *Additional freestanding signs.* For parks, golf courses, and community facilities with more than one public entrance, one additional freestanding sign up to 24 square feet in area is allowed per entrance.

(C) *Playfield entrance signs.* One freestanding sign, either monument or pylon, is permitted at the primary entrances of Jefferson, Kennedy, and Lincoln school fields subject to the following standards:

(i) *Size.* The sign must not exceed 200 square feet.

(ii) *Height.* The sign must not exceed a height of 20 feet.

(iii) *Setbacks.* The freestanding entrance sign must comply with setback requirements in subsection (c) above.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE EXEMPTING INTERNALLY LIT SIGNAGE FROM REQUIRING A LIGHTING PLAN, 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 D: SIGN REGULATIONS

§ 21.304.22 SIGN LIGHTING.

(c) *Lighting standards.* Lighting integrated into or associated with a sign must comply with the standards of § 21.301.07, including sign brightness. Lighting internally integrated into the sign does not require a lighting plan.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025 –

AN ORDINANCE ADDING AN EXCEPTION TO COMMERCIAL ANIMAL ESTABLISHMENT LICENSES FOR TEMPORARY EVENTS WITH THERAPY DOGS OR CATS, THEREBY AMENDING CHAPTER 14 OF THE CITY CODE

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

Section 1. That Chapter 14 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 14: LICENSES AND PERMITS

ARTICLE III: ANIMAL LICENSES

DIVISION B: COMMERCIAL ANIMAL ESTABLISHMENTS

§ 14.97 LICENSE APPLICATION EXECUTION, VERIFICATION AND CONSIDERATION.

(d) *Exemptions.* Exempt from commercial animal establishment licenses:

(1) Veterinary clinics and animal hospitals are exempt from obtaining a commercial animal establishment license if animals are only boarded for veterinary treatment purposes; and

(2) Those commercial animal establishment temporary events lasting less the 12 hours and located on property residentially zoned or used and not open to the public~~[-]; and~~

(3) Temporary events where therapy dogs or cats are used for therapy visits or presentations.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ALLOWING HOT TUBS IN RESIDENTIAL ZONING DISTRICTS
AND PLAY STRUCTURES RELATED TO INSTITUTIONAL USES IN
NONRESIDENTIAL ZONING DISTRICTS TO ENCROACH INTO REQUIRED
SETBACKS, 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 A: GENERAL STANDARDS

§ 21.301.02 STRUCTURE PLACEMENT.

(g) *Encroachments.* Selected site features and equipment are allowed to encroach into the required setback area to the extent specified below.

(4) *In residential zoning districts (R-1A, R-1, RS-1, R-4, RM-12, RM-24, RM-50, and RM-100).*

(J) Other recreational equipment, such as, but not limited to, play apparatus over four feet in height, ice rinks, skateboard ramps over two feet in height, trampolines, hot tubs or whirlpools, and children's swimming pools over two feet in height are not permitted within the front yard. Such features are permitted in side and rear yards provided that side and rear setbacks of not less than 15 feet must be maintained, including those instances where the side or rear yard abuts a public street. [~~Such features may encroach on public easements of record with the written approval of the issuing authority.~~]

(5) *In nonresidential zoning districts.*

(G) Structured areas for active play or play structures related to daycare facilities, instructional centers, schools and other institutional uses may encroach into any front, side, or rear setback, provided that a front setback of not less than 20 feet and side and rear setbacks of not less than ten feet must be maintained.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ESTABLISHING THE BASIS FOR LANDSCAPING
REDEVELOPMENT COMPLIANCE REQUIREMENTS, 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 A: GENERAL STANDARDS

§ 21.301.15 LANDSCAPING AND SCREENING.

(i) *Redevelopment compliance.* Landscaping requirements for redevelopment compliance are determined based on the total disturbed area, which is the combined volume of excavation, filing, and other movement of earth material on site.

(1) *Redevelopment or large addition.* When either full redevelopment of a site is proposed or an addition that would increase total floor area on a site by 25% or more, a landscape plan for the entire site, demonstrating compliance with the requirements of this section, must be submitted for approval.

(2) *Small addition.* When an addition is proposed that would increase total floor area on a site by less than 25%, but would physically impact existing landscaping, a modified landscape plan for the portion of the site affected by the addition, demonstrating compliance with the requirements of this section, must be submitted for approval.

(3) Reserved.

(4) *Additional requirements.* Additional requirements for nonconformities are set forth in § 21.504~~[-of this code]~~.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE AMENDING LOCATION STANDARDS FOR FENCES WITH
RESPECT TO CLEAR VIEW TRIANGLES AS DEFINED IN § 21.601 OF THE CITY
CODE, 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 A: GENERAL STANDARDS

§ 21.301.08 FENCES.

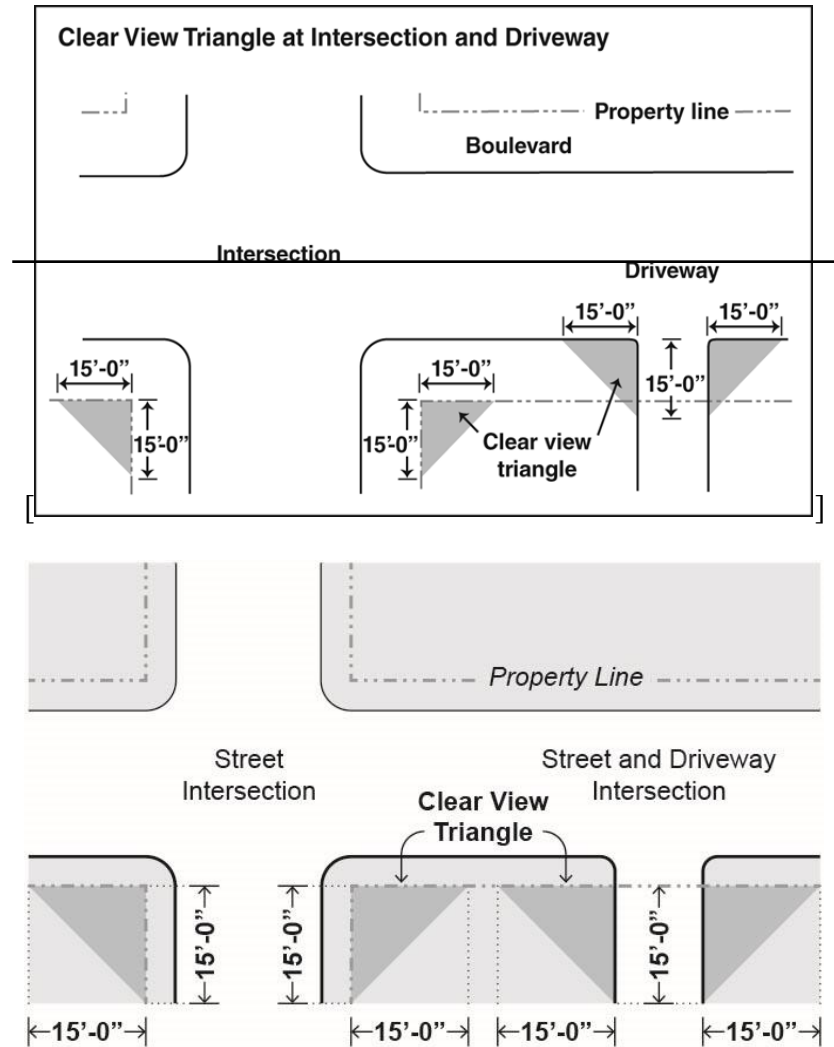
(f) *Restrictions.* The following restrictions on fences apply to protect the public health, safety and welfare.

(3) *Clear view triangle.*

~~[(A) Requirement; intersection of two streets.]~~ Fences of any style or material ~~[placed on corner lots]~~ must maintain a clear view triangle area as defined in § 21.601 and shown in Figure 21.301.08(f)(3)(A).

~~[(B) Requirement; driveways. Fences of any style or material must maintain a clear view triangle area from the street curb or street edge, not including alleys, for visibility from driveways on the lot or on an adjacent lot.]~~

Figure ~~[21.301.08(f)(3)(C)]~~ 21.301.08(f)(3)(A)



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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

**AN ORDINANCE REMOVING REFERENCES TO THE HEARING EXAMINER,
THEREBY AMENDING CHAPTER 21 OF THE CITY CODE**

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:

§ 21.502.01 APPLICATION PROCESSES.

<i>Application</i>	<i>Review and Decision Making Authority</i>					<i>Notice</i>	
<i>Process</i>	<i>DRC</i>	<i>ST</i>	<i>HE</i>	<i>PC</i>	<i>CC</i>	<i>N</i>	<i>Mail</i>

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025 –

AN ORDINANCE DELETING OUTDATED AIR POLLUTION CONTROL DEVICE PERMITS, THEREBY AMENDING CHAPTERS 6 AND 10 AND APPENDIX A OF THE CITY CODE

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

Section 1. That Chapter 6 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 6: FIRE PREVENTION AND PROTECTION

ARTICLE I: FIRE CODE

§ 6.11 OPEN BURNING PROHIBITED EXCEPT BY PERMIT.

(e) The Fire Marshal may limit an open burning permit by location, time, and in such other manner as the Fire Marshal may prescribe and shall be issued only under such circumstances as may be allowed by the air pollution regulations described in Minnesota Statutes Chapter 116~~[10.02(a) of this city code]~~.

Section 2. That Chapter 10 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 10: ENVIRONMENTAL CONTROL

ARTICLE I: ~~[AIR POLLUTION]~~RESERVED

§ 10.01 ~~[SCOPE]~~RESERVED.

~~[This Article I shall be applicable to all new and existing sources of air pollution or contamination located in or operated within the city. This Article I is designed to lessen or prevent the discharge of air contaminants or pollutants through the regulation of the following:~~

- ~~—(1) The design and installation of accessory or appurtenant parts and equipment of buildings and structures, and the uses of land connected with the emission of air contaminants;~~
- ~~—(2) The operation or use of equipment and appliances emitting air contaminants;~~
- ~~—(3) The conduct or carrying on of uses of land which cause the emission of air contaminants;~~

~~and~~

~~—(4) The abatement of an operation, activity or use causing air contamination.]~~

§ 10.02 [~~AIR POLLUTION CONTROL REGULATIONS~~]RESERVED.

~~[(a) *Minnesota Statutes.*~~

~~—(1) Pursuant to M.S. § 471.62, as it may be amended from time to time, the Air Pollution Control Regulations and Ambient Air Quality Standards 1-17, inclusive, of the Minnesota Pollution Control Agency (M.S. § 116.07, as it may be amended from time to time, filed with the Commissioner of Administration of the state as of January 21, 1973), are hereby adopted by reference, except insofar as said regulations and standards are modified by or inconsistent with other provisions of this section.~~

~~—(2) The City Clerk shall mark and keep on file in the office of the City Clerk one copy of said regulations for use and examination by the public and shall furnish a copy of this Article I and said regulations at cost to any person upon request.~~

~~—(b) *Definitions.* The following words and terms, when used in this Article I, shall have the following meanings, unless the context clearly indicates otherwise.~~

~~—***AIR POLLUTION CONTROL DEVICE.*** Any article, machine, apparatus, equipment or contrivance used or installed to reduce the amount of contaminants expelled into the ambient air. Such devices shall include, but not be limited to, the following:~~

- ~~—(A) Incinerators;~~
- ~~—(B) Settling chambers;~~
- ~~—(C) Cyclones;~~
- ~~—(D) Liquid scrubbers;~~
- ~~—(E) Electrostatic precipitators;~~
- ~~—(F) Fabric collectors;~~
- ~~—(G) Condensers;~~
- ~~—(H) Absorption cleaning devices;~~
- ~~—(I) Adsorption cleaning devices; and~~
- ~~—(J) Filter devices.~~

~~—***MANAGER.*** The Environmental Health Manager for the city.~~

~~—(c) *Installation and operation of devices.*~~

~~—(1) *Permit required.*~~

~~—(A) An operational permit must be obtained from the Environmental Health Division of the city for each air pollution control device, and no air pollution control device may be operated until an operational permit has been obtained. Each permit shall be valid for a period of one year.~~

~~—(B) No operational permit shall be issued or renewed for any pollution control device until the Manager or his or her agent has evaluated and approved the performance of said device according to the standards incorporated herein.~~

~~—(C) If an operational permit is not obtained or renewed in accordance with the above provisions, the operation of the device must be terminated until a permit is secured.~~

~~— (D) A nonrefundable fee shall be paid to the city by the applicant at the time of filing an application for a permit. The fee shall be as set forth in City Code Appendix A.~~

~~— (2) Reasonable access. All permit holders shall allow the Manager or any of his or her agents reasonable access to the premises on which the pollution control device is located for purposes of enforcing this Article I.~~

~~— (3) Suspension of permit. Upon determination that a violation of any provision of this Article I has occurred or is occurring, the Manager or his or her agents may suspend the operational permit until the violation has been corrected.~~

~~— (d) Unapproved air pollution control devices.~~

~~— (1) Incinerators.~~

~~— (A) Sealing of interior and exterior incinerators.~~

~~— (i) Within a reasonable time, not to exceed seven days from the time that any incinerator ceases to be approved by the Manager or his or her agent, said incinerator shall be sealed by the owner thereof according to the provisions of subsection (d)(1)(B) below.~~

~~— (ii) The Manager shall have the authority to establish reasonable and specific standards of efficacy for sealments. Each sealment shall meet these standards as promulgated.~~

~~— (iii) Compliance with the provisions of this subsection (d)(1) shall not relieve the owner of the incinerator from compliance with subsection (d)(2) below.~~

~~— (B) Removal of exterior incinerators. Within a reasonable time, not to exceed 60 days from the time that an incinerator exterior to the building ceases to be approved by the Manager or his or her agent, said incinerator shall be removed and disposed of by the owner in a manner approved by the Manager or his or her agent.~~

~~— (C) Existing unapproved incinerators. The owners of those incinerators which exist and which are unapproved on the effective date of this section shall be treated in the following manner:~~

~~— (i) The owner of such incinerator shall have seven days from the effective date of this section to comply with the sealing requirements of subsection (d)(1) above.~~

~~— (ii) The owner of such exterior incinerator shall have 60 days from the effective date of this section to comply with the removal and disposal requirements of subsection (d)(2) above.~~

~~— (D) Violation and penalty. A separate violation of subsections (d)(1), (d)(2) and (d)(3) above shall accrue for each week during which the terms of those subsections are not met. In addition to any other remedy provided herein, violation of any of the provisions of this Article I is hereby made a misdemeanor.]~~

Section 3. That Appendix A 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:

APPENDIX A: ADMINISTRATIVE RELIEF AND FEE SCHEDULE

This appendix contains the various fees adopted by ordinance in the listed sections of the City Code.

Chapter 10: Environmental Control			
CODE SECTION	CROSS- REF	DESCRIPTION	FEE

§ 10.02	§ 14.03	Air Pollution Control Device Operating Permit	\$56.50

Section 4. 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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-_____

**AN ORDINANCE REMOVING OUTDATED REFERENCES TO CHAPTER 19,
THEREBY AMENDING CHAPTERS 14, 15, AND 21 OF THE CITY CODE**

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

Section 1. That Chapter 14 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 14: LICENSES AND PERMITS

ARTICLE IV: BUSINESS LICENSES AND REGULATIONS

DIVISION B: COURTESY BENCHES AND NEWSPAPER RACKS

§ 14.153 STANDARDS FOR LOCATION AND OPERATION.

(b) *Location of newspaper racks and courtesy benches.* No courtesy bench or newspaper rack shall be located in whole or in part on private or public property without the express written consent of the property owner or the owner's representative and in no case shall a courtesy bench or newspaper rack be located:

(6) At any location so as to obstruct the clear-view triangle of street intersections or street and driveway intersections, as defined and regulated by city code Chapters 17 and 21[~~19~~] or so as to otherwise interfere with the clear and unobstructed vision and cross view of motorists at street intersections, driveways or alleys;

(c) *Installation and maintenance.*

(3) *Number at one location.* There shall be no more than one courtesy bench located on one side of any one-block area at each approved site. Newspaper racks may be clustered together in groups of two or more so long as the units are situated side-by-side with no more than a two foot separation between each individual unit and installed in a line parallel to the street with that line extending no further than 15 feet, including the separation space between units. Each cluster must be separated by a distance of not less than 100 feet. However, no newspaper racks shall be

clustered together within 15 feet of any street intersection or street and driveway intersection or in a manner that obstructs the clear-view triangle of the street intersection as defined and regulated by Chapters 17 and 21~~[19]~~ of this city code or otherwise interferes with the clear and unobstructed vision and cross view of motorists at street intersections, driveways, or alleys.

(6) *Location of advertising.* No advertising shall be displayed on any courtesy bench except upon the front and rear surfaces of the backrest. Newspaper racks shall display no advertising except a logo or other identification of the newspaper being dispensed on the front of the newspaper rack. No courtesy bench or newspaper rack advertising shall display the words, “Stop,” “Look,” “Danger” or any other word, phrase or symbol that might interfere with, or distract traffic. Courtesy benches and newspaper racks are not subject to the requirements of Chapter 21, Article III, Division D~~[§§ 19.100 through 19.127]~~ of this city code.

Section 2. That Chapter 15 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 15: BUILDING AND STRUCTURES

ARTICLE IX: LICENSES AND PERMITS

DIVISION B: LICENSES AND PERMITS; GENERAL

§ 15.202 TEMPORARY STOCKPILES.

(e) *Height, area, slope and setback.*

(4) *Location.* The location of a temporary stockpile must not interfere with the clear view triangle as specified in §§ 17.31 and 21.601~~[19.126.6 of the city code]~~.

Section 3. 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:

[illegible]

Use Type	Zoning District								References; See Listed Section
	B-1	B-2	B-4	C-1	C-2	C-3	C-4	C-5	

Social and Cultural Facilities									
Place of assembly		C	CL				CL	CL	[19.63.07] 21.302.06, 21.302.36

Motor Vehicle Services									

Vehicle rental facility		P			L				21.302.38 [19.63.07]

Accessory									

Vehicle rental accessory to Class I motor vehicle sales				CA					<u>21.302.38</u> [19.63.07] (e)

(e) *Industrial Zoning districts.*

Use Type	Zoning District							References; See Listed Section
	IT	I-1	I-2	I-3	IP	TI	FD-2	

Social and Cultural Facilities								
Place of assembly in existence prior to January 17, 2019 not to exceed 50% of building floor area			C	C				[19.63.] 21.302.06, <u>21.302.36</u>

Motor Vehicle Services								

Vehicle rental facility (less than 35 vehicles)				C				<u>21.302.38</u> [19.63.07]

(f) *Specialized zoning districts.*

Use Type	Zoning District		References See Listed Section
	CX-2	LX	

Social and Cultural Facilities			

Place of assembly	P		[19.63,]21.302.06, 21.302.36

Motor Vehicle Services			

Vehicle rental facility	C		21.302.38

			[19.63.07]

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.03 STRUCTURE DESIGN.

(b) *Additional structure design standards for Mixed Use Districts.* To provide an attractive street-level environment that promotes pedestrian activity, comfort and public safety in the B-4, C-5 and LX zoning districts, buildings fronting on a public or private street must meet additional design standards as described below. The highest design standards must be provided on the street front intended for the highest pedestrian-orientation; this is the primary façade. The Issuing Authority will determine which elevation is considered to be the primary façade. All other street frontages are considered to be secondary facades.

(3) *Structure height.* To promote intensity in the mixed use districts (C-5, LX), at least 60% of the building footprint area on a site must rise to at least two stories or 25 feet in height. Structures in the mixed use districts must meet the height limitations of § 21.301.10. Additionally, structures in the LX District must meet the height limitations of the Airport Runway Overlay Districts in § 21.208.04~~[19.38.03]~~.

DIVISION B: USE STANDARDS

§ 21.302.13 HOME BUSINESSES.

(d) *Standards.*

(11) *Garbage disposal.* All rubbish and garbage disposal facilities must be properly screened in compliance with Chapter ~~[19-07]~~ 21 of this code and no single container may exceed the 96-gallon container size used for single-family residential property.

§ 21.302.25 SCHOOLS AND COLLEGES.

(d) *Performance standards.*

(6) *Compliance with other sections.* Schools and colleges must meet applicable standards within city code, including but not limited to:

(A) Refuse and recycling (§ 21.301.17~~[19.51]~~);

ARTICLE V: ADMINISTRATION AND NONCONFORMITY

DIVISION A: APPROVALS AND PERMITS

§ 21.501.03 FINAL DEVELOPMENT PLANS.

(c) *Review, approval, and appeals.* Final development plans must be reviewed and acted upon as follows:

(1) New final development plans and major revisions to previously approved final development plans with requested flexibility as specified in § 21.208.03~~[19.38.01]~~(c) must be reviewed by the Planning Commission and acted upon by the City Council, which has the authority to attach conditions of approval;

(2) Major revisions to previously approved final development plans without requested flexibility as specified in § 21.208.03~~[19.38.01]~~(c) must be reviewed and acted upon by the Planning Commission, which has the authority to attach conditions of approval. The applicant or a member of the public may appeal the decision of the Planning Commission to the City Council by submitting an appeal request with supporting materials within three business days of the decision. The appellant will be given the opportunity to present their case in front of the City Council. If the Planning Commission action results in a tie vote, or if the approval or denial action is not consistent with the staff recommendation, the application is automatically sent to the City Council for final action. If the final development plans application is related to an associated

rezoning or Comprehensive Plan amendment application, the City Council must act on the final development plans application; and

Section 4. 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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE REPLACING “CHURCH” WITH “PLACE OF ASSEMBLY”,
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 II: DISTRICTS AND USES

DIVISION G: OVERLAY ZONING DISTRICTS

§ 21.208.04 AIRPORT RUNWAY OVERLAY DISTRICTS.

(c) Uses. All permitted principal, provisional, conditional, interim and accessory uses allowed in the primary zoning district are allowed in the Airport Runway Overlay Districts with the exception of the following prohibited uses.

(2) Airport Runway (AR-22) Overlay District.

(A) Within the portion of the Airport Runway (AR-22) Overlay District designated as Safety Zone B as contained in § V Land Use Safety Zoning of the 2004 MSP zoning ordinance and shown on MSP Zoning Map Safety Zones-Plate SZ-20, the following uses are prohibited unless a variance permitting the use is granted by the Board of Adjustment established by the 2004 MSP zoning ordinance:

(III) [~~Churches~~] Places of assembly;

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.37 TOWERS AND ANTENNAS.

(b) *Area specific requirements for towers and antennas.*

(1) Towers outside the right-of-way in residential zoning districts. Towers are allowed only in the following residentially zoned areas:

(B) Towers supporting commercial antennas and conforming to all applicable provisions of this code are allowed only in the following residentially zoned locations:

(i) [~~Church~~] Place of assembly sites, when the antenna support structure is fully camouflaged as a bell tower, steeple or similar structure;

(f) *Tower setbacks.* Towers must conform with each of the following minimum setback requirements.

(4) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the approving body, to allow the integration of a tower into an existing or proposed structure such as a [~~church~~]place of assembly steeple, light standard, power line support device or similar structure.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE CLARIFYING THAT CERTAIN STRUCTURES, BUILDING
FEATURES, SITE FEATURES, AND EQUIPMENT MUST NOT ENCROACH INTO
PUBLIC EASEMENTS OF RECORD UNLESS THERE IS WRITTEN APPROVAL BY
THE CITY TO ALLOW AN ENCROACHMENT, 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 A: GENERAL STANDARDS

§ 21.301.02 STRUCTURE PLACEMENT.

(c) ~~[Reserved.]~~ Easement encroachments. Structures must not encroach into public easements of record unless there is written approval of the issuing authority to allow an encroachment. An encroachment agreement between the issuing authority and the owner of the property in question must be recorded against the aforementioned property to allow an encroachment into public easements of record. The issuing authority reserves the right to not issue an encroachment agreement and to not allow an encroachment into public easements of record.

(g) Setback ~~[E]~~ encroachments. Selected building features, site features, structures, and equipment are allowed to encroach into the required setback area to the extent specified below. Selected building features, site features, structures and equipment specified below must not encroach into public easements of record, unless there is written approval of the issuing authority to allow an encroachment as outlined in subsection (c).

(1) *General.* Except where otherwise regulated by this code and as established below, all buildings, building features, site features, structures and equipment must maintain the setback requirements established for the zoning district in which they are located.

(2) *Permitted encroachments; required setbacks.* Except as prohibited by Chapter 17, Article II, Division E of this code, the building features, site features, structures and equipment listed below will be permitted to locate in yards and to encroach into required zoning district setbacks to the extent specified in this section, but in all cases must maintain the minimum setback indicated.

(3) *In all zoning districts.*

(A) Utility poles and wires, water, gas and other public utility appurtenances are permitted at any location in a front, side or rear yard with no minimum setback from any property line.

(B) Retaining walls up to four feet in height are permitted at any location in a front yard provided that a front setback of not less than ten feet is maintained and at any location in a side or rear yard with no minimum setback from any property line. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(C) Steps, stoops, egress windows and exterior landings are permitted in a front, side or rear yard providing that front, side and rear setbacks of not less than five feet are maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(D) Private sidewalks are permitted in a front yard without a minimum front setback provided that a side setback of not less than five feet is maintained, and a side or rear yard providing that side or rear setbacks of not less than five feet is maintained. ~~[Private sidewalks cannot encroach into public easements of record without the written approval of the issuing authority.]~~

(E) Overhanging eaves may encroach up to three feet into a required front, side or rear setback. Where a required setback to a property line is reduced to less than three feet by reason of a variance or other approval granted by the city, the allowed eave encroachment can in no event cross the property line. An overhanging eave may encroach up to six feet into a required front or rear setback when placed over steps, stoops or an exterior landing providing that the encroachment does not exceed eight feet in width along the wall plane. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(F) Underground garages, in accordance with § 21.301.06(h), may encroach into any required front, side or rear setback, provided that a front setback of not less than 15 feet and side and rear setbacks of not less than five feet is maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(G) Antennas and supporting structures, including satellite receiving antennas greater than one meter in diameter in residential districts and greater than two meters in diameter in nonresidential districts, cannot be located within a front yard and will be located only to the side or rear of the principal structure where side and rear setbacks of no less than ten feet are maintained. All antennas and supporting structures, including satellite receiving antennas, must

meet the applicable requirements of §§ 15.14, 21.302.37 and 21.301.10. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(H) Ramps and other devices for access to buildings and sites by disabled persons in compliance with the American Disabilities Act may encroach into any required front, side or rear setback, provided that a front setback of not less than 20 feet and side and rear setbacks of not less than two feet are maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(I) Fences are permitted to encroach into front, side and rear yard setbacks when specifically permitted by the city code.

(J) Open air dog runs may encroach into any required front, side or rear setback, provided that a front setback of not less than 15 feet and side and rear setbacks of not less than five feet must be maintained. Structures as part of the dog run must meet the required setback. Fencing must comply with city code requirements. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(K) Sunshades up to 15 feet in height may encroach into any front, side or rear setback, provided that a front setback of not less than 20 feet and side and rear setbacks of not less than five feet must be maintained. ~~[Such features must not encroach into public easements of record without written approval of the issuing authority.]~~

(4) *In residential zoning districts (R-1A, R-1, RS-1, R-4, RM-12, RM-24, RM-50, and RM-100).*

(A) Patios and terraces may encroach ten feet into a required front setback, five feet into a required side setback and 20 feet into a required rear setback, provided that a front setback of not less than 20 feet, a side setback of not less than five feet and a rear setback of not less than ten feet must be maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(B) Open decks and balconies not greater than five feet above grade at any point may encroach ten feet into a required front setback, five feet into a required side setback and 20 feet into a required rear setback, provided that a front setback of not less than 20 feet, a side setback of not less than five feet and a rear setback of not less than ten feet must be maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(C) Open decks and balconies greater than five feet in height above grade at any point may encroach five feet into a required front setback and ten feet into a required rear setback, provided that a front setback of not less than 25 feet, a rear setback of not less than 20 feet and a side setback of not less than ten feet must be maintained. Such features are permitted in a side yard provided that a side setback of no less than ten feet must be maintained. ~~[There will be no encroachment into public easements of record without the written approval of the issuing authority.]~~

(D) Chimneys may encroach three feet into a required front, side or rear setback, provided that front and rear setbacks of not less than 27 feet and a side setback of not less than seven feet must be maintained. ~~[Chimneys cannot encroach into public easements of record without the written approval of the issuing authority.]~~

(E) Awnings may encroach three feet into a required front, side or rear setback, provided that front and rear setbacks of not less than 27 feet and a side setback of not less than seven feet must be maintained. An awning may encroach up to six feet into a required front or rear setback and up to five feet into a required side setback when placed over steps, stoops or an exterior landing, provided that the encroachment will not exceed eight feet in width along the wall plane and that front and rear setbacks of not less than 24 feet and a side setback of not less than five feet must be maintained. ~~[Awnings will not encroach into public easements of record without the written approval of the issuing authority.]~~

(F) Clothes lines and laundry drying equipment are not permitted within the front yard and will be located only in side and rear yards where side and rear setbacks of not less than five feet must be maintained. In instances where the side or rear yard abuts a public street, the required setback will be no less than the required setback for a principal building in the zoning district. ~~[These features must not encroach into public easements of record without the written approval of the issuing authority.]~~

(G) Arbors and trellises may encroach ten feet into a required front setback, five feet into a required side setback and 20 feet into a required rear setback, provided that a front setback of not less than 20 feet, a side setback of not less than five feet and a rear setback of not less than ten feet must be maintained. A setback of not less than 20 feet must be maintained from any public street. ~~[These features will not encroach into public easements of record without the written approval of the issuing authority.]~~

(H) Permanently installed outdoor fireplaces and barbecues are not permitted within the front yard and will be located only in side and rear yards. Such features shall not encroach into the required side setbacks and may encroach up to 15 feet into the required rear setback provided that a rear setback of not less than 15 feet must be maintained. In instances where the side or rear yard abuts a public street, a setback of not less than the required front setback must be maintained. ~~[Such features will not encroach into public easements of record without the written approval of the issuing authority.]~~

(I) Basketball backboards, rims and support structures may encroach 15 feet into required front and rear setbacks and five feet into a required side setback in the front yard, provided that front and rear setbacks of not less than 15 feet and a side setback in the front yard of not less than five feet must be maintained. In side and rear yards, side setbacks of not less than 15 feet must be maintained. ~~[Such features may encroach on public easements of record with the written approval of the issuing authority.]~~

(J) Other recreational equipment, such as, but not limited to, play apparatus over four feet in height, ice rinks, skateboard ramps over two feet in height, trampolines, and children's swimming pools over two feet in height are not permitted within the front yard. Such features are

permitted in side and rear yards provided that side and rear setbacks of not less than 15 feet must be maintained, including those instances where the side or rear yard abuts a public street. [~~Such features may encroach on public easements of record with the written approval of the issuing authority.~~]

(K) Air conditioning equipment may encroach five feet into any required front, side and rear setback, provided that front and rear setbacks of not less than 25 feet and side setbacks of not less than five feet must be maintained. [~~Air conditioning equipment will not encroach into public easements of record without written approval of the issuing authority.~~]

(L) Bay and bow windows may encroach two feet into any required front, side and rear setback, provided that front and rear setbacks of not less than 28 feet and a side setback of not less than eight feet must be maintained. [~~Such features will not encroach into public easements of record without written approval of the issuing authority.~~]

(M) Entry vestibules ten feet or less in width may encroach six feet into any required front and rear setback, provided that front and rear setbacks of not less than 24 feet must be maintained. The overhanging eaves of the entry vestibule may encroach up to an additional three feet into the required front, side or rear setback provided that the entry vestibule eaves do not exceed the prevailing dimension of overhanging eaves on the elevation of the house to which the entry vestibule is attached. No encroachment will be allowed into a required side setback, except for an overhanging eave as described above. Such features must not encroach into public easements of record.

(N) Covered but open porches without windows or screens may encroach eight feet into any required front setback and ten feet into any required rear setback, provided that a front setback of not less than 22 feet and a rear setback of 20 feet is maintained. No encroachment will be allowed into a required side setback. Such features must not encroach into public easements of record.

(5) *In nonresidential zoning districts.*

(A) Telephone booths are permitted in any front, side or rear yard, provided that a front setback of not less than 15 feet, a side setback of not less than five feet and a rear setback of not less than that required for the principal building in the zoning district must be maintained. [~~Telephone booths cannot encroach into public easements of record without written approval of the issuing authority.~~]

(B) Newspaper boxes are permitted in the front, side and rear yards when the property is occupied by a principal building, provided that a front setback of not less than 15 feet and side, and rear setbacks of not less than five feet must be maintained. In instances where the side or rear yard abuts a public street, a setback of not less than the required front setback must be maintained. [~~Such features will not encroach into public easements of record without the written approval of the issuing authority.~~]

(C) Awnings and canopies may encroach six feet into required front and rear setbacks and four feet into required side setbacks provided that a front setback of not less than ten feet, and

side and rear setbacks of not less than five feet must be maintained. [~~Such features will not encroach into public easements of record without the written approval of the issuing authority.~~]

(D) Underground storage tanks for any purpose (but not above-ground appurtenant equipment) are permitted in any front, side or rear yard, provided that front, side and rear setbacks of not less than ten feet must be maintained. Such features must[~~will~~] not encroach into public easements of record.

(E) Above-ground equipment appurtenant to underground storage tanks (except fuel dispensing equipment and stations as per § 21.302.15 is not permitted within a front yard and must be located only in side and rear yards. The side setback for such equipment not over five feet in height above grade must be not less than ten feet and the equipment must be screened from public streets and adjacent properties in accordance with the requirements of § 21.302.15(d). The side setback for such equipment over five feet in height above grade must be not less than the required side setback of the principal building in the zoning district or ten feet, whichever is greater. The rear setback for all such equipment must be not less than ten feet. Such equipment must not encroach into public easements of record.

(F) Refuse and recyclable material storage rooms may encroach eight feet into a required side setback and 12 feet into a required rear setback, provided that a side setback of not less than five feet and a rear setback of not less than 15 feet must be maintained. Such features are not permitted within the yard area between a building and the public right-of-way. [~~Such features will not encroach into public easements of record without written approval from the issuing authority.~~]

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE UPDATING DEFINITIONS AND STANDARDS FOR MANAGED NATURAL LANDSCAPES IN CHAPTER 21 OF THE CITY CODE TO MATCH THOSE WITHIN CHAPTER 10 OF THE CITY CODE, 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 A: GENERAL STANDARDS

§ 21.301.15 LANDSCAPING AND SCREENING.

(c) *Landscaping standards.*

(5) *Managed natural landscapes.* As defined in § 21.601, these landscapes are allowed as specified in Chapter 10, Article VI, subject to the following standards:

(C) ~~[*Thatch.* Thatch, as defined in § 21.601, must be cleared at least once per year through mowing, burning, or other appropriate means. A burning permit must be issued by the City Fire Marshal.]~~ *Reserved.*

(f) *Restrictions.* The following restrictions on landscaping and screening apply to protect the public health, safety and welfare.

(5) *Fire hydrant and utility clear zone.* ~~[The area three feet in radius around all fire hydrants, fire hose connections and utility boxes must be kept free of any trees, shrubs or other landscaping feature that could impede access to or use of the hydrant, fire hose connection or~~

~~utility box.] Plants must not impede access to a fire hydrant, fire hose connection, or utility box,~~
or obstruct the view of such from the street.

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

TENT. Any structure, including portable or temporary structures, consisting of a composite frame of stakes, beams, ropes, or cables, that is covered or enclosed or readily covered or enclosed with canvas or similar pliable materials and supported in any manner except by air or by the contents it protects.

~~[**THATCH.** The accumulation of dead plant material, including stems, roots, and plant foliage.]~~

THERAPEUTIC MASSAGE ENTERPRISE. Any business establishment providing therapeutic massage services to the public as defined in Chapter 14.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ADDING THE TERM “FLAG LOT”, ITS ASSOCIATED
DEFINITION, AND A GRAPHIC EXAMPLE TO THE CITY CODE, 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:

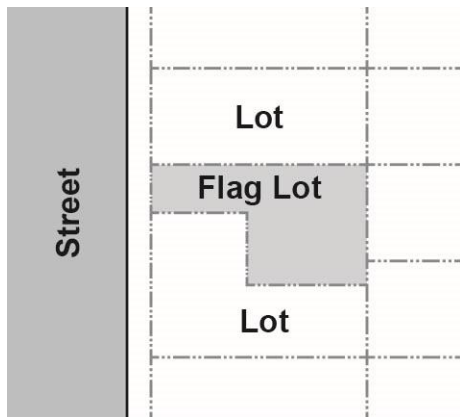
CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE VI: DEFINITIONS

§ 21.601. DEFINITIONS

LOT DEPTH. The mean horizontal distance between the front lot line and rear lot line of a lot measured within the lot boundaries.

LOT, FLAG. A lot with substandard lot or site width on a public road right-of-way, where access to the public road right-of-way is over the portion of the lot with substandard lot or site width.



LOT INTERIOR. A lot other than a corner lot.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE REMOVING REFERENCE TO BUFFER REQUIREMENTS FOR
RESIDENTIAL CARE FACILITIES ADMINISTERED BY THE STATE, 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

§ 21.302.23 RESIDENTIAL CARE FACILITIES.

(c) *Where allowed.* See § 21.209 ~~[of this code]~~ for the classification of residential care facilities within the zoning districts.

~~[(1) Except where exempt in M.S. § 245A.11, as it may be amended from time to time, no Minnesota Department of Human Services licensed residential care facility may be located within 1,320 feet of another existing or approved Minnesota Department of Human Services licensed residential care facility, as measured without regard to intervening structures or objects from the closest point of the residential care facility's site boundaries to the closest point of an existing residential care facility's site boundaries.~~

~~—(2)—~~ The facility may not be located in a two-family or multiple-family dwelling unless it occupies the entire structure.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025 - ____

AN ORDINANCE CLARIFYING PLATTING VARIANCE APPLICATION PROCEDURES, THEREBY AMENDING CHAPTER 22 OF THE CITY CODE

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

Section 1. That Chapter 22 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 22: SUBDIVISION AND PLATTING

DIVISION C: PROCESS

§ 22.08 APPLICATION PROCESSES.

(a) *Purpose.* This section outlines various application processes. See City Code Appendix A for fees.

(b) *Table key.* The following labeling conventions apply to the table in this section:

(8) DM means that the noted group has final decision making authority; and

~~[(9) V means that the review of the noted group varies — consult the applicable ordinance section; and]~~

(9[40]) Any number listed in the Mail column represents the number of feet out from the applicant's site to which direct mail notice is required to be sent for that particular application.

(c) *Application processes.*

<i>Application Process</i>	<i>Review and Decision Making Authority</i>				<i>Notice</i>	
	<i>DRC</i>	<i>ST</i>	<i>PC</i>	<i>CC</i>	<i>N</i>	<i>Mail</i>

Platting variance <u>for</u> <u>deviations from the</u> <u>platting standards of</u> <u>Chapter 22, Division D</u>	R	R	<u>PH</u> [V]	[PH] DM	N	500
<u>Platting variance other</u>	R	R		<u>PH</u> <u>DM</u>	<u>N</u>	<u>500</u>

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ALLOWING THE PLANNING MANAGER TO EXEMPT THE
LIGHTING PLAN REQUIREMENT, AND ESTABLISHING LIGHTING
MAINTENANCE STANDARDS, 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 A: GENERAL STANDARDS

§ 21.301.07 EXTERIOR LIGHTING.

(b) *Lighting plan.* Except for single- and two-family dwellings, no exterior lighting may be installed prior to approval of a lighting plan by the issuing authority, unless exempted by the Planning Manager. Modifying approved lighting, including lamp or fixture substitution, requires issuing authority approval. All plans must be signed by a registered electrical engineer or a lighting certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions. The lighting plan must include the following information and attachments, unless exempted by the Planning Manager:

(i) [~~Reserved.~~] *Maintenance.* All lighting and lighting structures must be maintained in good repair and appearance by the property owner and must not be in a condition of disrepair or danger, and must not constitute a public nuisance.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

AN ORDINANCE ALLOWING MULTIPLE-FAMILY DWELLINGS IN THE B-1, B-2, CR-1, AND CS-1 ZONING DISTRICTS AND CLARIFYING USE STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS, 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 II: DISTRICTS AND USES

DIVISION D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.06 REGIONAL COMMERCIAL (CR-1) DISTRICTS.

(b) *Permitted principal uses.*

(18) Taproom/cocktail room; ~~[and]~~

(19) Craft and micro-brewery/distillery/winery; and[-]

(20) Multiple-family dwelling subject to standards set forth in § 21.302.02.

§ 21.205.07 COMMERCIAL SERVICE (CS-0.5 AND CS-1) DISTRICTS.

(b) *Permitted principal uses.*

(14) Multi-family dwellings ~~[in the CS-0.5 District]~~, provided they are developed in accordance with the provisions of the RO-24 District;

DIVISION H: USES

§ 21.209 USE TABLES.

(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	
RESIDENTIAL									
Residences									
Multiple-family residence	P	P	P		P	P	P	P	21.302.02

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION B: USE STANDARDS

§ 21.302.02 RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS.

(a) *Purpose and application.* Many of the city's commercial zoning districts allow the inclusion of residential uses. This section establishes standards for residential uses within the B-1, B-2, B-4, C-2, C-3, C-4, [and] C-5, CR-1, and CX-2 Commercial Zoning Districts.

(b) *Nonresidential uses required.* While the B-1, B-2, B-4, C-2, C-3, C-4, [and] C-5, CR-1, and CX-2 Zoning Districts allow residential uses when they do not stand alone, a primary purpose of these zoning districts is to provide convenient community access to commercial goods and services. To ensure that nonresidential uses are included within these commercial zoning districts, development sites must include nonresidential floor area as follows:

<i>Zoning District</i>	<i>Minimum Required Nonresidential Floor Area</i>
<u>B-1</u>	<u>Floor area ratio – 0.10</u>
<u>B-2</u>	<u>Floor area ratio – 0.10</u>
B-4	Floor area ratio - 0.10
C-2	Floor area ratio - 0.20
C-3	Floor area ratio - 0.25
C-4	Floor area ratio - 0.20

C-5	Floor area ratio - 0.25
<u>CR-1</u>	<u>Floor area ratio – 0.25</u>
<u>CX-2</u>	<u>Floor area ratio – 0.25</u>

§ 21.302.09 MULTIPLE-FAMILY DWELLING DESIGN AND PERFORMANCE STANDARDS.

(c) *Applicability.* The provisions of this section do not apply to multiple-family residential uses in the B-1, B-2, B-4, C-2, C-3, C-4, [~~and~~]C-5, CR-1, and CX-2 commercial zoning districts. See § 21.302.02 for applicable standards for residential uses in the B-1, B-2, B-4, C2, C-3, C-4, [~~and~~]C-5, CR-1, and CX-2 commercial zoning districts.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

**AN ORDINANCE UPDATING THE DECISION MAKING AUTHORITY AND
PROCESSES FOR APPEALS FOR VARIANCES AND CERTIFICATES OF
APPROPRIATENESS FOR HISTORICAL PRESERVATION, THEREBY AMENDING
CHAPTER 21 AND APPENDIX A OF THE CITY CODE**

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:

<i>Application Process</i>	<i>Review and Decision Making Authority</i>					<i>Notice</i>	
	<i>DRC</i>	<i>ST</i>	<i>HE</i>	<i>PC</i>	<i>CC</i>	<i>N</i>	<i>Mail</i>

Variances							

Variance for other uses	R	R		PH DM		N	200
<u>Appeal of decision by the Planning Commission (fee applies only if applicant appeals)</u>		<u>R</u>			<u>PH</u> <u>DM</u>	<u>N</u>	<u>200</u>

Miscellaneous							

Certificate of appropriateness for historical preservation		R		PH DM			
Certificate of appropriateness – appeal of Planning Commission decision (<u>fee applies only if applicant appeals</u>)		R		[PH DM]	<u>DM</u>		

Section 2. That Appendix A 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:

APPENDIX A: ADMINISTRATIVE RELIEF AND FEE SCHEDULE

<i>CODE SECTION</i>	<i>CROSS-REF</i>	<i>DESCRIPTION</i>	<i>FEE</i>
CHAPTER 21: Zoning and Land Development			
§ 21.502.01(c)	§ 21.502.01(b)(11)	Miscellaneous	
		Certificate of appropriateness for historical preservation	\$170
		<u>Appeal of decision by the Planning Commission for Certificate of appropriateness (fee applies only if applicant appeals)</u>	<u>\$220</u>

Section 3. 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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE ALLOWING ACCESSORY STRUCTURES AND GARAGES TO BE A
MAXIMUM OF 15 FEET IN HEIGHT, REGARDLESS OF THE HEIGHT OF THE
PRINCIPAL STRUCTURE, 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 A: GENERAL STANDARDS

§ 21.301.19 ACCESSORY BUILDINGS.

(a) *Purpose and intent.* To regulate the number, size, location and appearance of all structures accessory to the principal buildings on lots. These regulations apply to attached garages and detached structures, including but not limited to garages, carports, storage buildings, gazebos, growing season extenders, screen houses, playhouses, guard houses, dispatch houses, security houses, gate houses and similar structures.

(d) *Maximum height.*

Zoning District	Structure Type	Maximum Height	Special Regulations
Single-Family Districts R-1, R-1A, RS-1	Accessory buildings, excluding garages	15 feet measured from the lowest exterior point to the highest point of the roof [and in no event may the overall height exceed the height of the dwelling].	
	Garages	See § 21.301.10 for applicable standards. [and in no event may the overall height exceed the height of the dwelling.] <u>When exceeding the height of the dwelling, the garage may not exceed 15 feet.</u>	(1) The overall height of any garage door opening, measured from the floor to the trim covering the door header, may not exceed 8 feet. (2) Where the height of a side wall exceeds 10 feet from the floor of the garage to the top of the side wall, the side and rear setbacks of the garage must be increased 1 inch for each inch of side wall height over ten feet.

All other districts	Accessory buildings	16 feet measured from the lowest exterior point to the highest point of the roof.	
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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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE REMOVING THE ARCHITECTURAL UNITY REQUIREMENT FOR
NONRESIDENTIAL STRUCTURES IN CERTAIN COMMERCIAL ZONING
DISTRICTS, 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 A: GENERAL STANDARDS

§ 21.301.03 STRUCTURE DESIGN.

(a) *General structure design standards.* Structures in the B-1, B-2, B-4, C-1, C-2, C-3, C-4, C-5, TI, and LX Zoning Districts must meet the following requirements.

(1) *Blank facades.* Blank building facades or walls must not exceed 20 feet in length when the building facade or wall faces a public street. A building facade or wall is considered to be blank if it is uninterrupted by windows, doors, ornamentation, decoration, articulation or other architectural detailing.

(2) *Building massing.* To reduce the apparent scale and uniformity of long, one- or two-story building facades and to provide visual interest, one- or two-story building facades facing public streets that exceed 200 feet in linear building length must include wall projections or recesses of three or more foot depth for every 100 linear feet of facade and/or vertical height variations of four or more feet for every 100 linear feet of facade.

(3) *Reserved.* ~~[Architectural unity. When multiple nonresidential structures are constructed on one site, all nonresidential buildings must be related in architectural style, color scheme and building materials.]~~

(4) *Windows.* For windows facing public or private streets or pedestrian corridors, no more than 25% of the total window area and no more than 25% of linear eye-level window width may be obscured by signs, film coverings, product displays or similar covering. Blinds, curtains and similar temporary coverings for privacy or sunlight control are permitted.

(5) *Entrance buffer.* To ensure that pedestrians can safely exit a building before entering traffic flow, any building must provide a sidewalk buffer area of at least eight feet between a public entrance and any vehicular circulation drive. Any single tenant building or individual tenant space of 20,000 square feet or above must provide a sidewalk buffer area of at least ten feet between a public entrance and any vehicle circulation drive.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney

ORDINANCE NO. 2025-____

**AN ORDINANCE MODIFYING WIDTH REQUIREMENTS FOR PUBLIC
SIDEWALKS ALONG MINOR COLLECTOR ROADS, 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 A: GENERAL STANDARDS

§ 21.301.04 SIDEWALKS.

(d) *Design standards.* Except for private sidewalks on single- and two-family residential sites, sidewalks must conform to the following design standards.

(1) *Width.*

(A) *Public sidewalks.* Public sidewalks must have an unobstructed, walkable width (see Figure 21.301.04(f) below) equal to or greater than the following standards. Additional width is encouraged in appropriate areas to accommodate outdoor seating, benches, landscaping, light posts, trash receptacles, bicycle parking and similar pedestrian oriented infrastructure. The City Council may require greater sidewalk width through condition of approval when greater width is deemed necessary to meet anticipated pedestrian needs or federal or state standards:

- (i) Adjacent to local street: six feet;
- (ii) Adjacent to minor collector street: eight feet, may be reduced to six feet at the discretion of the City Engineer. Increased width must be provided for sidewalks abutting the curb;
- (ii) Adjacent to major collector or arterial street: eight feet; and
- (iii) Not adjacent to street: determined case by case.

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 November, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney