

ORDINANCE NO. 2025-52

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.	

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 17th day of November, 2025.

/s/ Victor Rivas
Acting Mayor

ATTEST:

APPROVED:

/s/ Priyanka Rai
Secretary to the Council

/s/ Melissa J. Manderschied
City Attorney