

ORDINANCE NO. 2025-53

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 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