

ORDINANCE NO. 2026-02

AN ORDINANCE AMENDING THE STANDARDS REGULATING STRUCTURE HEIGHT, AMENDING RESIDENTIAL STEP BACK STANDARDS, AND AMENDING THE OFFICIAL HEIGHT LIMITS MAP, 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

§ 21.301.10 HEIGHT.

(b) *Height limits.*

(1) *Buildings and structures other than towers.*

(A) *Height limits map.* Buildings and structures other than towers may not exceed the maximum height ~~and building stories~~ shown for their location on the official height limits map, which is hereby incorporated by reference as a part of the city code and is available online and in the Planning Division offices. Any proposed amendments to the height limits map will be considered amendments to the city code and must follow the same approval procedure.

Buildings and structures other than towers are also subject to the use related height limits, airport related height limits, shadow standards and building step back standards discussed below.

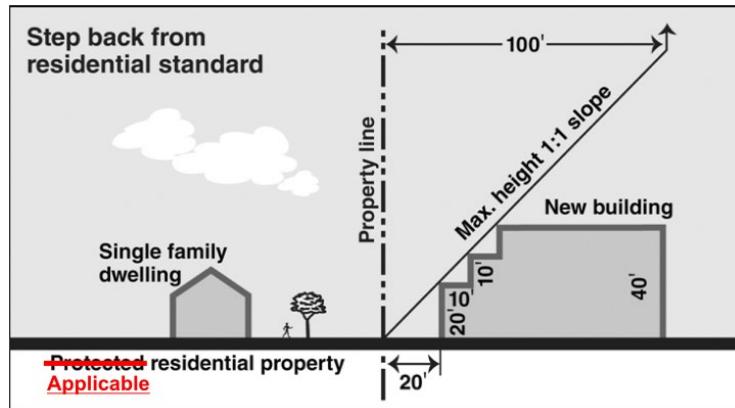
(f) *Step back from residential standards.* The following required standards are intended to minimize the impacts of shadows on low density~~protected~~ residential property and preserve residential neighborhood character. The standards apply to new buildings and structures within 100 feet of ~~protected residential~~ property that is used or subdivided for single-family or two-family residential uses, zoned residentially, and guided Low Density Residential by the Comprehensive Plan~~, except s~~ Single-family, two-family, townhouse and rowhouse dwellings, and their accessory buildings and structures~~, which~~ are exempt from residential step back standards.

(1) *Step back from residential standard.* The height of any portion of a new building or structure may not exceed the horizontal distance of that portion of the structure to the nearest

[protected]applicable residential property line, except that portions of buildings or structures more than 100 feet from the nearest [protected]applicable residential property line are exempt from further step back. See Figure 21.301.10(f)(2) below for an illustration of the step back from residential standard. For the purposes of step back from residential standards, building height is calculated relative to the elevation at the [protected]applicable residential property line.

(1) *Graphic Illustration: step back standard near protected residential property.*

Figure 21.301.10(f)(2)



(g) *Exceptions.* The following are exceptions to the standards of this section[apply:]. Notwithstanding the foregoing, all authorized exceptions must comply with the requirements of subsection (e).

(7) Access doors and garage doors to basements, underground garages and tuckunder garages may exceed the height limitations of this section by up to 11 feet provided the width of wall area or areas exposed to accommodate the doors does not exceed 50% of the width of the elevation through which it provides access and does not exceed 10% of the total width of all facades on the building measured in elevation view.

(8) Roof-mounted equipment and stair or elevator towers may exceed the height limitations of this section provided they comply with airport related height limits required by subsection (c).

(h) *Flexibility.* Flexibility to the requirements of this section may be granted by the City Council through the planned development approval process discussed in § 21.208.03 and through the variance process discussed in § 21.501.10.

(i) *Measurement.*

(1) *Height.* The height of structures, buildings and towers is determined by measuring the vertical distance from the lowest proposed ground elevation that abuts the structure, building or tower to the highest point on any part of the structure, building or tower, [including]excluding [rooftop]roof-mounted equipment, stair or elevator towers, exhaust

pipes, antennas and lightning rods. In the event a tower is mounted on top of another structure or building, the tower height is determined by measuring the vertical distance from the lowest proposed ground elevation that abuts the structure or building on which the tower is mounted to the highest point on any part of the tower, including antennas and lightning rods.

Section 2. The amended Official Height Limits Map, shown in Exhibit A of this Ordinance, is incorporated herein and adopted by the City Council. As required by City Code, the amended Official Heights Limit Map will be made available online and in the Planning Division offices.

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 2nd day of February, 2026.

/s/ Tim Busse
Mayor

ATTEST:

/s/ Priyanka Rai
Secretary to the Council

APPROVED:

/s/ Melissa Manderschied
City Attorney

Exhibit A. Amended Official Height Limits Map

