

ORDINANCE NO. 2026-____

**AN ORDINANCE AMENDING OFF-STREET PARKING STANDARDS, THEREBY
AMENDING CHAPTERS 12 AND 21 OF THE CITY CODE.**

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

Section 1. That Chapter 12 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 12: PUBLIC PEACE AND SAFETY

ARTICLE I: GENERAL PROVISIONS

§ 12.01.01 DEFINITIONS.

NUISANCE SERVICE CALL. Public officer response to a verified incident of any activity, conduct or condition occurring on private property that is likely to unreasonably interfere with the quiet enjoyment of neighboring properties or the safety, health, morals, welfare, comfort or repose of the residents therein or misuse city resources, including without limitation:

(28) Illegal parking or storage of vehicles in violation of § 21.301.06(m) or § 21.301.20(c)~~[f
this city code]~~;

ARTICLE II: NUISANCE CONDUCT AND CONDITIONS

DIVISION A: PUBLIC NUISANCE PROPERTY CONDITIONS

**§ 12.03 PROPERTY CONDITIONS CONSTITUTING A PUBLIC NUISANCE OR
PUBLIC HEALTH NUISANCE.**

The following conditions are declared to be nuisances affecting public peace, welfare and safety (“public nuisance” or “public health nuisance”):

(29) At single-family, ~~and~~ two-family, detached townhome, or cottage court dwelling units, the parking or storage of vehicles in excess of the numerical limitations of § 21.301.20(c). ~~[more than four vehicles per unit outside of a garage or on the street. Counting of vehicles: vehicles temporarily parked at the residence for visitation or business service reasons, Class I recreational vehicles as defined in § 21.301.13 of this code, or any vehicle parked or stored within a garage shall not be counted for the purposes of this numerical limitations. All other vehicles, whether screened or not, including abandoned vehicles, junk vehicles, inoperable vehicles as defined in § 8.04 of this code shall be counted as vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street. Nothing in this section shall be interpreted as permitting the storage of vehicles if such storage is not otherwise permitted by this code. Only one vehicle per unit may be a vehicle with a snowplow attached or other Type II vehicle. Type II vehicles will be counted as a vehicle for the purposes of this section.]~~

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 D: FREEWAY COMMERCIAL ZONING DISTRICTS

§ 21.205.05 FREEWAY MIXED USE (C-5) DISTRICT.

(c) *Standards.* Development in the C-5 District must comply with the standards in §21.301.01, 21.301.02, 21.301.03, 21.301.10 and the following.

(1) *Residential uses encouraged.* To promote the inclusion of residential uses within the C-5 District, the following incentives are available to development that includes residential uses.

(C) *Height bonus.* Residential structures in the C-5 District may be constructed above the maximum height allowed in § 21.301.10 ~~[of this code]~~ as follows. A height bonus of one foot is allowed per residential dwelling unit up to a maximum height bonus of 45 feet.

~~[(D) *Parking reduction.* The requirements for number of parking spaces for residential uses in the C-5 District are 95% of the requirements in § 21.301.06 of this code.]~~

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS.

(c) *Residential Zoning Districts.*

(3) *Building floor area minimum.*

<i>Unit</i>	<i>Floor Area</i>
	<i>Minimum*</i>

Accessibility and-[Senior Citizen] <u>independent 55+ or older adult</u> housing	

§ 21.301.06 PARKING AND LOADING.

(a) *Purpose and intent.* The city recognizes the health, safety, welfare and aesthetic value of providing parking standards in the community. The provisions of this section are intended to:

~~[(11) Restrict the parking or storage of vehicles and trailers that, due to their size, use, design, type, or characteristics, adversely affects the health, safety or welfare of the community in residentially zoned and used lots. The Council finds that these vehicles intrude upon the aesthetics and visual peace and quiet of a residential neighborhood, that they can impair the free flow of traffic on residential streets and by their size are detrimental to residential traffic safety, that they often create excessive noise for such surroundings, that their presence tends to encourage and effectuate the expansion of uses that are inconsistent with or inappropriate to residential areas, and that their presence therefore is likely to have a negative impact upon residential property values.]~~

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

(1) The minimum number of off-street parking spaces provided within a development must meet the provisions of this subsection (d), varying by land use as provided in the following table. If more than one principal land use is present on a site, the required parking is determined by adding together the required number of parking spaces for each use. Areas and uses that, as determined by the Planning Manager, are incidental, customary, supportive of, and subordinate to the principal use, including administrative offices, storage areas, employee areas, hallways, restrooms, breakrooms, and similar areas, shall not be considered a separate land use for purposes of determining required parking.

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

<i>Minimum Off-Street Parking Requirements</i>		
RESIDENTIAL		

Multiple-family dwelling	One bedroom and efficiency units	[1.6] <u>1.3</u> spaces per dwelling unit
	Two or more bedrooms	[2.0] <u>1.6</u> spaces per dwelling unit
	Additional requirements for multiple-family units of all sizes	Of the above requirements, at least 1 space per unit must be within a fully enclosed garage or covered within a structured parking ramp; guest parking spaces must be appropriately provided and dispersed throughout the development, subject to approval of the issuing authority, 1 space per 50 units must be equipped with a Charging Level 2 electric vehicle charger or higher.

[Senior citizen] Independent 55+ or older adult housing, accessibility housing		[1.5] 1.3 spaces per dwelling unit, where 0.5 spaces per

		unit must be available for general parking.
		Guest parking spaces must be appropriately provided and dispersed throughout the development, subject to approval of the issuing authority

Residential care facility	Group home, nursing home, rest home, adult care home	[1.5] <u>1.2</u> spaces for each 4 beds
		Guest parking spaces must be appropriately dispersed throughout the development

NONRESIDENTIAL		
[Automobile Service/Gas Stations]		
[Vehicle repair]	[Parking in addition to fueling for the following:]	
	[Minor (oil, muffler, glass, tires, brakes, batteries)]	[1 space per 300 square feet of gross floor area excluding service bays, plus 2 spaces per service bay]
	[Major (transmission, engine, body work -)]	[1 space per 300 square feet of gross floor area excluding service bays, plus 3 spaces per service bay]
[Convenience retail facility]	[1 space per 200 square feet of gross floor area, with no more than 0.5 of the required spaces located at fuel pumps]	
Bank or Financial Institution	With or without drive through	1 space per [240] <u>300</u> square feet of gross floor area; additional [6] <u>2</u> queuing spaces per lane
Car Wash	Full service, or automatic	[8] <u>6</u> queuing spaces per bay plus 1 space per [375] <u>750</u>

		square feet of gross floor area
	Self service car wash	[6] 3 queuing spaces per bay for self service wash
[Catering Business, Major and Minor]	[One space per 500 gross square feet of floor area plus one space per delivery/catering vehicle]	
<u>Convenience Retail Facility</u>	<u>1 space per 250 square feet of gross floor area. No more than 0.5 of the required spaces can be located at fuel pumps</u>	

Educational Institution	Elementary/ middle/ junior high school (public/ private/ charter)	1 space per 800 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [4/3] 1/4 capacity in persons are required), plus adequate drop off/ pick up area for students
	Senior high school (public/ private/ charter)	1 space per 400 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [4/3] 1/4 capacity in persons are required), plus adequate drop off/ pick up area for students
	University, college, technical college, seminary, trade school business school or instructional center[5] (public/ private/ charter)	1 space per 200 square feet of gross floor area, (except for auditoriums, theaters, gymnasiums or activity centers, where spaces equal in number to [4/3] 1/4 capacity in persons are required), plus adequate

		drop off/ pick up area for students
[Grocery Store]		[1 space per 225 square feet of gross floor area]
Health Club		1 space per [250] <u>300</u> square feet of gross floor area (not including swimming pools, or racquet/padel courts), and additional off-street parking for the following uses:
		Swimming pool: 1 space per 500 square feet of gross floor area
		Tennis, <u>pickleball</u> , <u>handball</u> or racquetball: 2 spaces per court
Hotel	Hotel	[1-1] <u>1</u> space[s] per room plus spaces equal in number to [1-3] <u>1/4</u> capacity in persons for meeting/banquet area; maximum hotel parking supply is equal to 120% of the parking requirement.
	Hotel airport parking	Hotel airport parking is an accessory use and must be in excess of spaces designated for the above hotel related uses; it must not be shared with adjacent uses; the maximum number of off-street vehicle parking spaces provided for hotel airport parking purposes within a development must not exceed 1 space per 10 hotel rooms.
Industrial	General manufacturing, ^[7] makerspace, ^[7] <u>general</u>	1 space per [500] <u>1,000</u> square feet of gross floor

	industrial, ¹ [/] [commercial] brewing or distilling area, <u>catering business (major or minor)</u>	area [-, plus 1 additional off- street parking space for each 2,500 square feet of outside storage area as determined by the issuing authority]
	Warehousing, storage	1 space per [1,000] <u>2,000</u> square feet of gross floor area [-, plus 1 additional off- street parking space for each 2,500 square feet of outside storage area]
	Data center	10 spaces plus additional 1 space per 5,000 square feet of gross floor area over 10,000 square feet
	[Open storage without a building on site]	[1 space for each 2,500 square feet of outside storage area]
Office	General, medical or dental	1 space per [285] <u>325</u> square feet of gross floor area
	[High intensity/call centers and telemarketing]	[1 space per 165 square feet of gross floor area]
<u>Social and Cultural Facilities, Institutional Uses, or Other Places of Assembly</u>	<u>Community education or arts center, conservatory, convention center, funeral home or mortuary, library, museum, place of assembly</u>	<u>Spaces equal in number to ¼ capacity in persons; if use includes an educational component, those facilities are required to provide additional parking as provided in the ordinance under educational institutions</u>
<u>[Arena; Dance Hall; Library; Mortuary; Museum; Place of Assembly; Stadium; or Theater, Indoor or Outdoor]</u>		<u>[Spaces equal in number to [1/3] 1/4 capacity in persons; if use includes an educational component, those facilities are required to provide additional parking as provided in the</u>

		ordinance under educational institutions]
Restaurant[, Club,] or Brewpub	Indoor or rooftop seating	1 space per [3] <u>4</u> seats, plus spaces equal in number to [1/3] <u>1/4</u> capacity in persons for meeting/banquet area;
	Seasonal/outdoor seating	1 space per [5] <u>6</u> seasonal outdoor dining seats
		[Exception: if seasonal outdoor dining seats exceed 20% of indoor/rooftop seating, the required parking for outdoor dining seats exceeding 20% is one space per 3 seats]
	With drive through	6 additional queuing spaces per lane
Restaurant, Take-out <u>only</u> with no indoor, outdoor or rooftop seating	Calculated as a retail sales or service use	
Taprooms and Cocktail Rooms	1 space per [3] <u>4</u> seats [, plus 1 space per 100 square feet of open floor area]	
Retail Sales and/or Service	General retail under 10,000 square feet of gross floor area	1 space per [180] <u>250</u> square feet of gross floor area
	10,000-99,999 square feet of gross floor area	[55] <u>40</u> spaces plus additional 1 space per [220] <u>300</u> square feet of gross floor area over 10,000 square feet
	100,000 square feet of gross floor area and over	[460] <u>340</u> spaces plus additional 1 space per [285] <u>500</u> square feet of gross floor area over 100,000 square feet
Large Item Retail Sales	Large item retail under 20,000 square feet of gross floor area	1 space per [220] <u>300</u> square feet of gross floor area

	20,000-49,999 square feet of gross floor area	[90] <u>67</u> spaces plus additional 1 space per [600] <u>750</u> square feet of gross floor area over 20,000 square feet
	50,000 square feet of gross floor area and over	[140] <u>107</u> spaces plus additional 1 space per [1,000] <u>2,000</u> square feet of gross floor area over 50,000 square feet
Self- Storage Facility		1 parking space for each [50] <u>75</u> storage units, evenly distributed throughout storage area; and one parking space for every 100 storage compartments must be located at the manager's office for the use of visitors
<u>Vehicle Repair (Major or Minor)</u>		<u>4 spaces plus 2 spaces per service bay</u>
Wholesale Establishments (selling only to retailers and contractors)		1 parking space for each [1,000] <u>2,000</u> square feet of floor area for non-showroom area and 1 additional off-street parking space for each 500 square feet of showroom area
OTHER		
Uses not covered by this table		Parking requirements for uses not listed above will be determined by the issuing authority based on similar uses and/ or authoritative sources accepted by the city issuing authority

(2) Development Districts Parking Reduction. The requirements for number of parking spaces for developments located and defined within the Normandale Lake District Plan area, South Loop District Plan area, the Penn American District Plan area, and the 86th Street and 98th Street Nodes

identified in the Lyndale Avenue Retrofit Plan are 85% of the applicable parking requirements of this section.

(e) *Parking reduction flexibility measures.* The number of required off-street parking spaces, as specified in subsection (d) above, except for single-family and two-family residential off-street parking, may be reduced through the following flexibility measures when the applicant demonstrates in documented form that parking demand will likely be less than required by this chapter. The City entity empowered to approve each parking flexibility measure is noted below. A use may select a maximum of two parking flexibility measures to reduce its off-street parking requirement. A nonresidential use that completes a required Tier I TDM Plan per the requirements of § 21.301.09 will receive a 10 percent reduction of its off-street parking requirement in addition to one of the parking reduction flexibility measures listed below.

(2) *Shared parking between businesses or other entities.* It is the city's policy to encourage efficient use of land and resources by allowing shared parking for multiple use developments or uses that are located near one another and that have different peak parking demands or different operating hours. The issuing authority may approve the shared use of parking facilities under the following conditions:

(A) *Proximity.* The proposed shared parking space is within 500 feet of the ~~[entrance to the use it will serve]~~ site;

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

(c) *Vehicle and trailer standards.*

(4) *Limitations on quantity.*

(A) No more than ~~[four]~~ six motor vehicles per unit may be parked or stored at single-family, ~~[and]~~ two-family, detached townhome, or cottage court dwelling units outside a garage or on a street.

(B) No more than one commercial motor vehicle may be parked or stored per single-family or two-family dwelling unit. Commercial motor vehicles are counted toward the total motor vehicle limit.

(C) No more than two trailers of any type, including trailers for recreational vehicle use as defined in § 21.301.13(b), may be parked or stored per single-family, ~~[or]~~ two-family, detached townhome, or cottage court dwelling unit. Trailers will not be counted toward the total motor vehicle limit established for the property.

(D) Motor vehicles temporarily parked at a residence for visitation or business service reasons or any motor vehicle parked or stored within a garage will not be counted for the purposes of these numerical limitations.

(E) All other motor vehicles, whether screened or not, including abandoned vehicles, junk vehicles, or inoperable vehicles, as defined in § 8.04, will be counted as motor vehicles for purposes of determining the number of vehicles parked or stored outside of a garage or on the street.

DIVISION B: USE STANDARDS

§ 21.302.02 RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS.

(e) *Site and Building Design.*

(6) *Storage space.* A fully enclosed, lockable storage space, located outside the unit (excluding accessibility and [~~senior citizen~~] independent 55+ or older adult housing), must be provided for each dwelling unit.

(C) *Accessibility and [~~senior citizen~~] independent 55+ or older adult housing.* A designated storage space of at least 96 cubic feet, with minimum dimensions at least four feet high, four feet wide and four feet deep must be located within each dwelling unit.

§ 21.302.22 MEDICAL AND ADULT-USE CANNABIS BUSINESSES.

(c) *Applicable use classification and parking category by state license type.*

<i>State License Type</i>	<i>Zoning Use Types*</i>	<i>Parking Category</i>
Cannabis cultivator	Agriculture, indoor	[General Manufacturing] <u>Warehousing</u>

ARTICLE VI: DEFINITIONS

§ 21.601 DEFINITIONS.

[~~SENIOR CITIZEN~~] INDEPENDENT 55+ OR OLDER ADULT HOUSING. Housing designed and intended to be occupied principally by elderly persons or elderly families in accordance with any of the following:

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 _____, 2026.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney