

ORDINANCE NO. 2019-

AN ORDINANCE MODIFYING ACCESSORY DWELLING UNIT (ADU) PERFORMANCE STANDARDS; THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

The City Council of the City of Bloomington, Minnesota ordains that Chapter 21 of the City Code is hereby amended by deleting those words that are contained in brackets [ ] and adding those words that are underlined, to read as follows:

CHAPTER 21

ZONING AND DEVELOPMENT

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ARTICLE III. DEVELOPMENT STANDARDS

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Division B. Use Standards

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§ 21.302.03 ACCESSORY DWELLING UNITS

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(b) *Standards.*

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(2) Reserved. [~~Minimum site size. Accessory dwelling units must not be located on a site less than 11,000 square feet in area.~~]

(3) Parking. The total number of vehicles parked or stored at a site must conform with the standards in §12.03. Accessory dwelling units are not permitted on residential sites that do not meet the following minimum parking standards [~~for a single-family dwelling unit (four off-street spaces, two of which are within a garage or area that could be occupied by a garage; see § 21.301.06)].~~ The total number of vehicles parked or stored must conform with the standards in §12.03.];

(A) Existing single-family dwelling sites abutting streets with on-street parking permitted. The site must have a minimum of three off-street parking spaces, one of which is within a garage or area that could be occupied by a garage.

(B) Existing single-family dwelling sites abutting streets with no on-street parking permitted or new single-family dwelling sites. The site must have a minimum of four off-street parking spaces, two of which are in a garage or area that could be occupied by a garage: see §21.301.06.

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(8) *Size.*

(A) Minimum size. Accessory dwelling units must be at least 300 square feet in area. ~~[but]~~

(B) Maximum size. Accessory dwelling units must be less than 960 square feet in area.

(C) Proportionate size. ~~[Accessory dwelling unit floor area]~~ The floor area of an accessory dwelling unit must not exceed 33% of the combined four season living area of the accessory dwelling unit and the associated single-family dwelling unit ~~[(exclusive of the accessory dwelling unit)].~~

(D) Common utility exception. Areas containing common utility or mechanical equipment, up to a maximum of 100 square feet, that are within the accessory dwelling unit but serve both the accessory dwelling unit and single-family dwelling unit are exempt from the size calculation of the accessory dwelling unit.

(E) Associated single-family dwelling size. The associated single-family dwelling unit must continue to meet minimum floor area requirements: see §21.301.01.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Secretary to the Council

APPROVED:

\_\_\_\_\_  
City Attorney