

**ORDINANCE NO. 2020-**

**AN ORDINANCE AMENDING STANDARDS RELATED TO BREWERIES, WINERIES,  
TAPROOMS, COCKTAIL ROOMS, AND BREWPUBS, THEREBY AMENDING CHAPTERS  
19 AND 21 OF THE CITY CODE**

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

Section 1. That Chapter 1 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 19**

**ZONING**

**ARTICLE I: GENERAL PROVISIONS**

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**DIVISION B: DEFINITIONS**

**§19.03 DEFINITIONS.**

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**WINERY, CRAFT.** A facility that manufactures wine, which includes vermouth, cider, sherry, and sake as defined by M.S. § 340A.301, with a capacity of ~~[620,000]~~ 108,500 or fewer gallons a year.

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**ARTICLE III: ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES**

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**§ 19.29 HIGH INTENSITY MIXED USE WITH RESIDENTIAL (HX-R) DISTRICT.**

(d) *Conditional uses.*

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(3) Expansion of hotel facilities in existence prior to January 1, 2005, subject to the provisions of subsection (p) below; ~~and~~

(4) Manufactured home parks pursuant to standards as set forth in § 21.302.10~~[-]~~;

(5) Brewpub as a limited use;

(6) Taproom/cocktail room as a limited use; and

(7) Craft and micro-brewery/distillery/winery as a limited use.

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**§ 19.31.01 REGIONAL COMMERCIAL (CR-1) DISTRICTS**

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(d) *Conditional uses.*

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(9) Medical marijuana distribution facility~~[- and]~~

(10) Major commercial golf facility~~[-]~~;

- (11) Brewpub;
- (12) Taproom/cocktail room; and
- (13) Craft and micro-brewery/distillery/winery.

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**§ 19.40.07 COMMERCIAL SERVICE DISTRICTS CS-0.5 AND CS-1**

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(d) *Conditional uses.*

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- (20) Manufactured home parks pursuant to standards as set forth in § 21.302.10; [~~and~~]
- (21) Major commercial golf facility[-:];
- (22) Brewpub;
- (23) Taproom/cocktail room; and
- (24) Craft and micro-brewery/distillery/winery.

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**§ 19.40.08 COMMERCIAL OFFICE DISTRICT CO-1**

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(d) *Conditional uses.*

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- (14) Manufactured home parks pursuant to standards as set forth in § 21.302.10; [~~and~~]
- (15) Major commercial golf facility[-:];
- (16) Brewpub;
- (17) Taproom/cocktail room; and
- (18) Craft and micro-brewery/distillery/winery.

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

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### ARTICLE II: DISTRICTS AND USES

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### DIVISION H: USES

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#### § 21.209 USE TABLES.

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(b) *Table key.* The following labeling conventions apply to each table in this section.

- (1) *Uses.* Uses are often defined in § 19.03. Uses not defined are subject to standard dictionary definitions.
- (2) *Permitted uses.* Uses identified in the zoning district column with the letter “P” are allowed as permitted uses, primary or accessory, in the respective zoning district.
- (3) *Conditional uses.* Uses identified in the zoning district column with the letter “C” are allowed as conditional uses, primary or accessory, in the respective zoning district. Conditional uses must obtain a conditional use permit prior to commencing.

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- (5) *Accessory uses.* Uses identified in the zoning district column with the letter “A” are allowed as accessory uses in the respective zoning district as defined in § 19.03.
- (6) *Conditional accessory uses.* Uses identified in the zoning district column with the letter “CA” are allowed as conditional accessory uses in the respective zoning district. Conditional accessory uses must obtain a conditional use permit before commencing and are subject to the floor area limitations of accessory uses discussed in subsection (b)(5) above.
- (7) *Limited uses.* Uses identified in the zoning district column with the letter “L” are allowed as limited uses in the respective zoning district as defined in § 19.03.
- (8) *Conditional limited uses.* Uses identified in the zoning district column with the letter “CL” are allowed as limited uses in the respective zoning district as defined in § 19.03 provided a conditional use permit is issued before the use commences.
- (9) *Prohibited uses.* Uses not associated with a letter in the zoning district column are prohibited uses in the respective zoning district. Uses not listed are prohibited in all zoning districts.

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(d) *Neighborhood and Freeway Commercial Zoning Districts.*

<b>Use Type</b>	<b>Zoning District</b>								<b>References; See Listed Section</b>
	<b>B-1</b>	<b>B-2</b>	<b>B-4</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	
*** <b>OFFICE and RETAIL/SERVICES</b>									
*** <b>Restaurants and Food Service</b>									
Restaurant, without drive through (including take-out)		C	C	C	C	CL	CL	CL	
<u>Brewpub</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
<u>Taproom/cocktail room</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
*** <b>OFFICE</b>									
Manufacturing as part of an approved warehouse							CA		
<u>Craft and micro-brewery/distillery/winery</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>CL</u>	<u>CL</u>	<u>CL</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
<u>Brewery, regional/national</u>									

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(f) *Specialized zoning districts.*

<b>Use Type</b>	<b>Zoning District</b>		<b>References; See Listed Section</b>
	<b>CX-2</b>	<b>LX</b>	
<b>RETAIL/SERVICES</b>			
*** <b>Restaurants and Food Service</b>			
Restaurant, without drive through (including take-out)	P	P	
<u>Brewpub</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
<u>Taproom/cocktail room</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
*** <b>Technology and Manufacturing</b>			
Warehousing			

<u>Craft and micro-brewery/distillery/winery</u>	<u>C</u>	<u>C</u>	<u>Chapter 13 Article III, Chapter 14 Article I, 21.302.29</u>
<u>Brewery, regional/national</u>			

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### ARTICLE III: DEVELOPMENT STANDARDS

#### DIVISION A: GENERAL STANDARDS

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#### § 21.301.06 PARKING AND LOADING.

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(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 land use is present on a site, the required parking is determined by adding together the required number of parking spaces for each use.

If the number of off-street parking spaces results in a fraction, each fraction of one-half or more will constitute another space 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.

<b>Minimum Off-Street Parking Requirements</b>		
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<b>Industrial</b>	General manufacturing/ makerspace/ industrial/ <u>commercial brewing or distilling area</u>	1 space per 500 square feet of gross floor 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 square feet of gross floor area, plus 1 additional off-street parking space for each 2,500 square feet of outside storage area
	Open storage without a building on site	1 space for each 2,500 square feet of outside storage area
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<b>Restaurant, [and/or] Club, or Brewpub</b>	Indoor or rooftop seating	1 space per 3 seats, plus spaces equal in number to 1/3 capacity in persons for meeting/banquet area;
	Seasonal/outdoor <u>seating</u>	1 space per 5 seasonal outdoor dining seats
	[ <del>Restaurant seating</del> ]	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 2.5 seats
	With drive through	6 additional queuing spaces per lane
<b><u>Taprooms and Cocktail Rooms</u></b>		<u>1 space per 3 seats, plus 1 space per 100 square feet of open floor area</u>

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**DIVISION B: USE STANDARDS**

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**§ 21.302.29 BREWERIES, BREWPUBS, DISTILLERIES, TAPROOMS, COCKTAIL ROOMS, WINERIES.**

- (a) Standards. The following standards are applicable to breweries, distilleries, taprooms, cocktail rooms, and wineries.
  - (1) Uses must comply with all regulations within Chapters 13 and 14 of the Bloomington city code regarding alcoholic beverages and licenses.
  - (2) Parking must comply with the standards in § 21.301.06.
  - (3) Adequate space must be provided for off street loading and unloading of all trucks.
  - (4) Loading docks must be located and designed so they are screened from adjoining public streets or adjoining property that is residentially used and zoned.
  - (5) In industrial zoning districts, [F]floor area of taprooms, brewpubs, cocktail rooms and wineries may be used for retail sales of associated products provided the retail floor area does not exceed 10% of the gross floor area.
  - (6) Hours of operation must comply with Chapter 13.
  - (7) No exterior storage is permitted on the site, with the exception that waste handling (refuse and/or recycling) may occur in an enclosure that meets the requirements of § 21.301.17.
  - (8) All exterior lighting must comply with the requirements of § 21.301.07.
  - (9) ~~[Sites shall provide a statement by an engineer that the building design could accommodate an odor control remedy in the future. Subsequent complaints of odor impacts may result in a determination by the Issuing Authority that a planned odor control device be installed.]~~ Odor control must comply with the requirements of Chapter 10, Article III.
  - (10) Outdoor seating is permitted pursuant to outdoor dining standards in § 21.302.19(d).

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Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED:

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

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