

**ORDINANCE NO. 2019 – 6**

**AN ORDINANCE THAT INCLUDES MULTIPLE CITY CODE AMENDMENTS:**

**DELETING THE EXEMPTION OF MULTI-FAMILY RESIDENCE REQUIREMENTS IN THE HX-R ZONING DISTRICT (19.29);**

**REDEFINING HIGH INTENSITY OFFICE AND UPDATING RELATED PARKING REQUIREMENTS (21.301.06);**

**INCREASING ALLOWED FLOOR AREA RATIO FOR INSTITUTIONAL USES IN RM-50 AND RM-100 ZONING DISTRICTS (21.302.06).**

**THEREBY AMENDING CHAPTERS 19 AND 21 OF THE CITY CODE.**

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

Section 1. That Chapter 19 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**

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**§ 19.03 DEFINITIONS.**

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**OFFICE, HIGH INTENSITY/CALL CENTERS AND TELEMARKETING.** An ~~[establishment principally engaged in the sale of merchandise or services by phone]~~office use with a high level of employment per square foot of floor area, characterized by eight or more employees per 1,000 square feet of gross floor area.

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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.**

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(f) *Residential uses required.*

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~~[(3) Multiple-family residence requirements. The multiple-family residence requirements of § 21.302.09 do not apply within the HX-R Zoning District.]~~

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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 III: DEVELOPMENT STANDARDS**

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**Division A: Use Standards**

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**§ 21.301.06 PARKING AND LOADING.**

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

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<i>Minimum Off-Street Parking Requirements</i>		
<b>Office</b>	General, medical or dental and medical marijuana distribution facilities	1 space per 285 square feet of gross floor area
	High intensity/call centers and telemarketing	<del>[A range from] 1 space per 165 square feet [to 1 space per 100 square feet]</del> of gross floor area <del>[as determined by the issuing authority]</del>

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**Division B: Use Standards**

**§ 21.302.06 INSTITUTIONAL USE STANDARDS.**

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(b) *Standards.*

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(2) *Maximum floor area ratio.* All institutional uses must not exceed the following floor area ratio standards, which vary by zoning district and street adjacency.

<i>Maximum Floor Area Ratio</i>		
	<i>When Adjacent to Arterial or Collector Street</i>	<i>When Not Adjacent to Arterial or Collector Street</i>
Single-Family Districts R-1, R-1A, RS-1	0.35	0.20
Multi-Family Districts R-3, R-4, RM-12, RM-24	0.50	0.35
Multi-Family District RM-50, RM-100	<u>2.0</u> <del>[1.00]</del>	<u>1.0</u> <del>[0.50]</del>
Other districts without district based standards I-1, I-2, I-3, FD-1, FD-2, SC	0.50	0.50
All other districts	See district requirements	See district requirements

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**§ 21.302.09 MULTIPLE-FAMILY DWELLING DESIGN AND PERFORMANCE STANDARDS.**

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(d) *Performance standards.*

(1) *Site size.* Multiple-family development sites must meet the minimum land area requirements of city code § 21.301.01(c)(1) or §§19.29(f) - 19.29(h), which vary by zoning district.

(2) *Building setbacks.* See city code § 21.301.02 or §19.29(h)(1) for setback requirements, which vary by zoning district.

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Passed and adopted this 7<sup>th</sup> day of January, 2019.

/s/ Gene Winstead

Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney