

ORDINANCE NO. 2020-24

AN ORDINANCE ESTABLISHING A MORATORIUM ON DEVELOPMENT,
CONSTRUCTION, OR EXPANSION OF SELF-STORAGE FACILITIES PENDING
COMPLETION OF A PLANNING STUDY ASSESSING THE NEED FOR AN
AMENDMENT TO THE CITY'S OFFICIAL CONTROLS

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 adding those words that are underlined, to read as follows:

CHAPTER 21
ZONING AND LAND DEVELOPMENT

ARTICLE V. ADMINISTRATION AND NONCONFORMITY

Division E. Moratoria

Sec. 21.505. MORATORIA

(a) *Authority.* The city is authorized under M.S. § 462.355, subd. 4, as it may be amended from time to time, to regulate, restrict or prohibit any use, development or subdivision within the jurisdiction or a portion thereof while the city is conducting studies, or has authorized a study to be conducted or has scheduled a hearing to consider adoption or amendment of the Comprehensive Plan or official zoning controls. The city declares that the following moratoria are established pursuant to the aforementioned statute.

(b) ~~Reserved.~~ Self Storage Facility Moratorium. A moratorium is hereby adopted City-wide as follows:

(1) **Findings and Purpose.** The City of Bloomington regulates self-storage units in order to protect the health, safety, and general welfare of its residents. A need exists to conduct a study to better understand the future market demand for this type of use in the community; where it is currently allowed and the appropriateness of those locations to accommodate additional development how other communities regulate this use; whether there is a need for additional or more prescriptive standards of approval; and whether there are additional design criteria for these types of uses to incorporate into the zoning code. Such interim ordinance may regulate, restrict, or prohibit any use, development or subdivision within the municipality or a portion thereof not to exceed one year from the effective date, and may be extended for such additional periods as a municipality may deem appropriate, not exceeding a total additional period of eighteen (18) months. An interim ordinance is necessary to protect the planning process and health, safety and general welfare of the citizens of the City and there is a need to restrict new self-

storage facilities until the study has been completed and modifications, if any, are made to the zoning code

- (2) **Study.** Staff is hereby directed to study the impact of new self-storage facilities and determine whether there should be amendments to the City's official controls or its comprehensive plan regarding self-storage facilities in the City.
- (3) **Duration.** In accordance with the findings set forth in 21.505(b)1 and from the effective date of this ordinance a one- year moratorium is hereby adopted on the development, construction, or expansion of self-storage facilities. The self storage shall expire, without further action from the City Council, one year from its effective date. In the alternative, it may be repealed earlier if the Council determines that the requisite study has been completed and that appropriate evaluation and action, including any necessary revisions to the City Code, official controls, or Comprehensive Plan, have been finalized, adopted by the City Council and made effective by publication.
- (4) **Applicability.** The moratorium shall not apply to the repair and/or maintenance of any self-storage facility existing at the time of the adoption of this interim moratorium ordinance. The moratorium shall not apply to the construction of any self-storage facility with a Conditional Use Permit and Final Site and Building Plan approval at the time of the adoption of this interim moratorium ordinance.
- (5) **Effect of Moratorium.** The moratorium is applicable throughout all zoning districts in the City. No development applications related to self-storage facilities will be accepted or approved by the City regardless of location during the scope of this moratorium. This Ordinance is effective immediately upon adoption.

Passed and adopted this 22nd day of June, 2020.

/s/ Tim Busse
Mayor

ATTEST:

/s/ Denise M. Christenson
Secretary to the Council

APPROVED:

/s/ Melissa J. Manderschied
City Attorney