

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**

DIVISION B: DEFINITIONS

§ 19.03 DEFINITIONS.

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.

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

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

(f) *Residential uses required.*

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

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 III: DEVELOPMENT STANDARDS

Division A: Use Standards

§ 21.301.06 PARKING AND LOADING.

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

| <i>Minimum Off-Street Parking Requirements</i> | | |
|--|--|--|
| Office | 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 | [A range from] 1 space per 165 square feet [to 1 space per 100 square feet] of gross floor area [as determined by the issuing authority] |

Division B: Use Standards

§ 21.302.06 INSTITUTIONAL USE STANDARDS.

(b) *Standards.*

(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> [1.00] | <u>1.0</u> [0.50] |
| 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 |

§ 21.302.09 MULTIPLE-FAMILY DWELLING DESIGN AND PERFORMANCE STANDARDS.

(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.

Passed and adopted this 7th day of January, 2019.

/s/ Gene Winstead

Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson

Secretary to the Council

/s/ Melissa J. Manderschied

City Attorney