

ORDINANCE NO. 2019-64

AN ORDINANCE TO EXCLUDE BUILDINGS USED FOR PARKING FOR MULTIFAMILY USES FROM THE MAXIMUM ACCESSORY BUILDING NUMBER AND SIZE AND MODIFYING SETBACK REQUIREMENTS, THEREBY AMENDING CHAPTER 21 OF THE CITY CODE

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 ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 21

ARTICLE III: DEVELOPMENT STANDARDS

DIVISION A: GENERAL STANDARDS

§ 21.301.19 ACCESSORY BUILDINGS.

(a) *Purpose and intent.* To regulate the number, size, location and appearance of all structures accessory to the principal buildings on lots. These regulations apply to attached garages and detached structures, including but not limited to garages, carports, storage buildings, gazebos, screen houses, playhouses, guard houses, dispatch houses, security houses, gate houses and similar structures.

(b) *Number.*

<i>Zoning District</i>	<i>Number Allowed</i>
Single-Family Districts R-1, R-1A, RS-1	2 detached structures on any lot. In addition, 1 structure not exceeding 50 square feet in area nor five feet in height is permitted solely for pool equipment and up to two temporary growing season extenders not exceeding 50 square feet in area and not exceeding four feet in height are permitted subject to the setback requirements of § 21.302.07(b)(1).
All other districts	1 detached structure per principal building, plus one guard, dispatch, security or gate house per site or development. Additionally, up to two temporary growing season extenders per acre not exceeding 50 square feet in area and not exceeding four feet in height are permitted subject to the setback requirements of § 21.302.07(b)(1). <u>Accessory buildings used to meet minimum parking requirements for multifamily uses are not counted toward the number limit.</u>

(c) *Location.*

<i>Zoning District</i>	<i>Minimum Setback in Front and Side Yards Along Streets</i>	<i>Minimum Setback in Rear Yards Along Streets</i>	<i>Minimum Rear Setback Not Along Streets</i>	<i>Minimum Rear Setback Along Alleys</i>	<i>Minimum Side Setback Not Along Streets</i>
All other districts	Same as principal structures in the zoning district; however, detached structures are not permitted to be located closer to the property line along a public street than the principal structure.	Same as principal structures in the zoning district.	Same as principal structures in the zoning district, <u>except that accessory buildings used to meet minimum parking requirements for multifamily uses may be set back no closer than 10 feet from the rear property line not along streets.</u>	Same as principal structures in the zoning district, <u>except that accessory buildings used to meet minimum parking requirements for multifamily uses may be set back no closer than 10 feet from the rear property line along alleys.</u>	10 feet

(e) *Maximum size.*

Zoning District	Parcel Size	Maximum Size	Special Regulations
Single-Family Districts R-1, R-1A, RS-1	15,000 square feet or less	1,120 sq. ft. for garages and accessory buildings combined; however, the combined area may not exceed the ground floor area of the permanent four season living area plus 120 sq. ft.	(1) Notwithstanding the maximum size provisions, each single-family dwelling may have a garage structure with a total floor area of up to 600 feet. (2) Exception for tuck under garages. In those instances where all garage space and accessory storage space on a site is attached to and located below floor area used for permanent 4 season living area, there is no limit on the amount of garage floor area. In these instances, the total floor area of all detached accessory buildings is limited to 120 square feet.
	Greater than 15,000 square feet	1,120 sq. ft. plus an amount of floor area equal to 5% of lot area above 15,000 sq. ft., up to a maximum of 2,000 sq. ft. for garages and accessory buildings combined; however, the combined area may not exceed the ground floor area of the permanent 4 season living area plus 120 sq. ft.	
Multi-Family Districts R-3, R-4, RM-12, RM-24, RM-50, RM-100	Any	25 square feet per dwelling unit, up to a maximum of 600 square feet except for guard, dispatch, security or gate houses, which are limited to a maximum of 250 square feet.	<u>[NA] (1) Accessory buildings used to meet minimum parking requirements for multifamily uses have no maximum size</u>
All other districts	Any	5% of the ground floor area of the principal building, up to a maximum of 600 square feet except for guard, dispatch, security or gate houses, which are limited to a maximum of 250 square feet.	<u>[NA] (1) Accessory buildings used to meet minimum parking requirements for multifamily uses have no maximum size</u>

Passed and adopted this 16th day of December, 2019.

/s/ Gene Winstead

Mayor

ATTEST:

APPROVED:

/s/ Denise M. Christenson
Secretary to the Council

/s/ Melissa J. Manderschied
City Attorney