

ORDINANCE NO. 2021 - 10

AN ORDINANCE ESTABLISHING ADDITIONAL STANDARDS FOR AND REMOVING A MORATORIUM ON SELF-STORAGE FACILITIES, 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 [] with ~~strike through~~ text and adding those words that are underlined, to read as follows:

CHAPTER 21: ZONING AND LAND DEVELOPMENT

ARTICLE II. DISTRICTS AND USES

DIVISION G. OVERLAY ZONING DISTRICTS

§ 21.302.16 SELF-STORAGE FACILITIES.

(f) ~~[Exceptions to Zoning District]~~ Additional Requirements:

(1) Location. See § 21.209 of this code for the classification of self-storage facilities within the zoning districts.

(A) No self-storage facility may be located:

(i) Within one-half mile of existing and planned light rail transit (LRT) and bus rapid transit (BRT) stations, as measured from the property lines of a LRT or BRT station to the closest point of the self-storage facility's wall without regard to intervening structures or objects;

(ii) On a site designated as protected industrial in the Comprehensive Plan;

(iii) Within the planning area for the Lyndale Avenue Suburban Retrofit Plan, reflected in a map kept permanently on file in the Community Development Department of the city and available for public inspection; or

(iv) Within 500 feet of sites zoned and used residentially, as measured from the closest point of the self-storage facility's wall to the nearest residential property line without regard to intervening structures or objects.

~~(1)~~2 Minimum Floor Area Ratio (FAR) is 1.25 and the maximum FAR is 2.0. The total floor area of all separate self-storage structures on the site may be combined to meet the minimum building floor area requirements. The maximum FAR of the underlying zoning district does not apply to self-storage facilities.

~~(2)~~3 When located in the I-1 Industrial Park zoning district, as part of a Planned Development pursuant to Section 19.38.01, self-storage facilities (including all buildings, driveways, resident manager's quarters, screening walls, and all other associated features) must not:

(A) be located within 500 feet of a roadway designated as a Principal Arterial, Intermediate Arterial or Minor Arterial Street, and;

(B) include more than one-half of the land area of the total planned development except when located in the interior of an industrial area.

§ 21.501.04 CONDITIONAL USE PERMITS.

(d) *Review and approval.* Conditional use permit applications must be reviewed and acted upon by the Planning Commission, except for the uses listed in subsection (d)(1) below, which must be reviewed by the Planning Commission and acted upon by the City Council. If the Planning Commission action results in a tie vote, the conditional use permit application is automatically sent to the City Council for their final action.

(1) *City Council review.* Because of higher potential to negatively impact surrounding property, the following use types must be reviewed by the Planning Commission and acted upon by the City Council when a conditional use permit is required by the underlying zoning district.

- (S) Firing range; ~~and~~
- (T) Work/live units~~[-]; and~~
- (U) Self-storage facilities

§ 21.505 MORATORIA.

~~[(b) *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 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 Ord. No. 2020-24 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 interim moratorium Ord. No. 2020-24. 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 interim moratorium Ord. No. 2020-24.~~

~~— (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. Ord. 2020-24 is effective immediately upon adoption.]~~

([e] b) *Reserved.*

Passed and adopted this 24th day of May, 2021.

/Tim Busse/

Mayor

ATTEST:

/Denise Christianson/
Secretary to the Council

APPROVED:

/Melissa Manderschied
City Attorney