

**ORDINANCE NO. 2021 - 24**

**AN ORDINANCE CREATING AN EXCEPTION TO MAXIMUM FLOOR AREA RATIO AND IMPERVIOUS SURFACE REQUIREMENTS FOR FIRE STATIONS IN RESIDENTIAL ZONING DISTRICTS, 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:

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**CHAPTER 21: ZONING AND LAND DEVELOPMENT**

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**ARTICLE III. DEVELOPMENT STANDARDS**

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**DIVISION A: GENERAL STANDARDS**

**§ 21.301.01 DEVELOPMENT INTENSITY AND SITE CHARACTERISTICS**

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(c) *Residential Zoning Districts.*

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(2) *Nonresidential site standards*

<b>Zoning District</b>	<b>Site Area</b>	<b>Site Width</b>	<b>Floor Area Ratio</b>	<b>Impervious Surface Area</b>
	<b>Minimum</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Maximum</b>
R-1, RS-1, R-1A	30,000 sq. ft.	120 feet	0.5	75%
R-3, R-4, RM-12, RM-24, RM-50, RM-100	40,000 sq. ft.	200 feet	0.5	Same as 21.301.01(c)(1)

(A) Fire stations are not subject to the maximum floor area ratio and maximum impervious surface standards for non-residential sites in residential zoning districts. Fire stations are required to be strategically located within

residential zoning districts to meet the public health, safety, and welfare needs of the City in order to minimize emergency response times.

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**DIVISION B: USE STANDARDS**

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**§ 21.302.06 INSTITUTIONAL USE STANDARDS**

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(b) *Standards.*

(1) *Street adjacency.*

- (A) New institutional use sites located in residential zoning districts of R-1, R-1A, RS-1, R-3, R-4, RM-12, RM-24, RM-50 and RM-100 may not be established unless adjacent to an arterial or collector street, along at least one shared property line. Conversion of existing institutional use sites or buildings from one institutional use to another is allowed only when the new institutional use is allowed in the underlying zoning district, all necessary land use approvals are issued and all applicable city code standards are met.
- (B) New institutional use sites located in all other zoning districts are not required to be adjacent to an arterial or collector street.

(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.

<b>Maximum Floor Area Ratio</b>		
	<b><i>When Adjacent to Arterial or Collector Street</i></b>	<b><i>When Not Adjacent to Arterial or Collector Street</i></b>
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	2.00	1.00
<del>[Other districts without district based standards I-1, I-2, I-3, FD-2, IT, JSC District</del>	0.50	0.50
All other districts	See district requirements	See district requirements

(A) Exceptions:

- (i) ~~[¶]~~ The density of assisted living facilities with fully functional and separated living units including code complying kitchens, bathrooms and living space is regulated by the units per acre standards in the underlying zoning district rather than the floor area ratio standards listed above.
- (ii) Fire stations are not subject to the maximum floor area ratio standards listed above. Fire stations are required to be strategically located within residential zoning districts in order to meet the public health, safety, and welfare needs of the City.

Passed and adopted this 2<sup>nd</sup> day of August, 2021.

/s/ Tim Busse  
Mayor

ATTEST:

/s/ Kim Larson  
Acting Secretary to the Council

APPROVED:

/s/ Peter Zuniga  
Acting City Attorney